

BUILDING MOMENTUM TOGETHER

2025 Impact Report

BUFFALO
CENTRAL
TERMINAL

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Cover photograph
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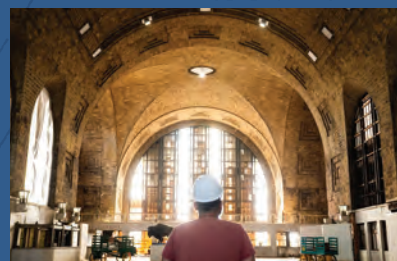
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A comprehensive look at construction
progress over the past year

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A celebration of new memories
made at Central Terminal

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A look forward to what's next for the
historic site—and how to get involved

Built between 1925 and 1929 to be the foundation of Buffalo's future, for half a century the Central Terminal helped businesses thrive and gave people of all backgrounds a new chance at life.

That legacy of momentum carries forward to today, with 2025 marking a definitive year of action. Construction surged forward, with crews making daily progress toward major milestones as we prepare the historic site for its next century. Against this backdrop, Buffalo Central Terminal continues to be a place to connect, with the community gathering for events that are quickly becoming traditions. Inspired by tangible progress and belief that's difficult to measure but impossible not to feel, the staff and board worked behind the scenes with committed partners to chart Buffalo Central Terminal's future. As possibilities come into focus, one thing is certain: the full reimagination of this living landmark is in full swing.



right Looking up through the Plaza and historic canopy at the buckhoist elevator that scales the iconic Tower.

Taking care of what is to get to what if.

A 250-foot-tall buckhoist elevator that reaches to the 16th floor of the Tower is the surest sign that incredible strides were made over the past year. But there are others, too, like the constant presence of crews onsite, and the removal of 745 tons of debris.

This is the most construction activity this historic site has seen since Central Terminal was built. Except that, in 1929, workers were putting on finishing touches, while in 2025, the focus was on preparing the site for reuse. Readiness work is hard work, and readiness work is crucial work. **Without these steps, there is no future.**

This year marked a significant milestone on the timeline of progress: halfway to reopening the Passenger Concourse for limited events in 2027. Abatement was completed, and those closest to the plan—Central Terminal staff, board, and partners—have now stood in places they had previously only seen in pictures.

It all feels so real. We can see it in our sights now.



What follows details the work that's been completed in and around Central Terminal over the past year with construction manager Buffalo Construction Consultants, architect Quinn Evans, and development support from James Lima Planning + Development with Bisonwing Planning.

None of this progress would be possible without the support of the Regional Revitalization Partnership, Empire State Development, the Center for Regional Strategies, Ralph C. Wilson, Jr. Foundation, and National Grid Foundation. All involved remain committed to advancing the vision of Central Terminal as a year-round destination that serves both the community and the regional economy.

2018

Empire State Development Corporation fuels improvements to the Entry Lobby and Passenger Concourse with a \$5 million investment in planning, design, and construction.



2021

Following extensive engagement with many invested community members, the Master Plan is complete, providing a blueprint for the future.



2020

Phase 1 capital improvements officially get underway, starting with a brand-new roof for the former restaurant space to ensure it's clean and dry for the next phase of work.



2022

The Regional Revitalization Partnership backs Buffalo Central Terminal in a big way, investing \$61 million to advance the next phase of capital improvements.

2023

As Phase 2 construction begins, critical safety and structural issues are addressed in the Main Terminal Building—one of the keys to reopening the Passenger Concourse for public access.





2,200+ square feet of brick
were repointed

PROGRESS POINT **1**

Barrel Roof Renovated

This year, significant strides were made to protect the building's interior by completing repairs to the massive barrel-vault roof and sealing the building against water intrusion and weather damage. Removing the original Cementile roof tiles was the first step. In their place, a torch-down waterproofing roof was installed, and a proper drainage system is underway. This readiness work ensures the historic integrity of the Main Terminal Building is protected from the elements, providing a safe, dry environment for the interior restoration efforts that follow.

top left A skilled crew works atop Central Terminal's distinctive barrel roof.

right Heavy equipment assists in removing Cementiles, a key step in repairing the roof.

527,604

total square feet comprise
the Main Terminal



PROGRESS POINT **2**

Masonry Perimeter Repaired

Outside, repairs have begun on the walls around the parking garage and Plaza near the Lawn and Curtiss Street. Importantly, the balustrades along the perimeter were temporarily (and carefully!) removed to allow for wall repairs and repointing, creating a stable and waterproof base for resetting the balustrades. Currently, the top edge is temporarily protected to preserve the newly repaired walls in preparation for the next step of Plaza work, which will provide safe entry across the Plaza into the Passenger Concourse. The balustrades will be reset in tandem with these structural repairs to the Plaza.

top right Close-up view of expertly repointed masonry on the parking garage.

middle left Historical aerial view of Buffalo Central Terminal looking southeast, taken in 1929.

PROGRESS POINT 3

Water Service Installed

Water access is fundamental in life and in construction. This year, a water line was installed in a newly constructed, heated room, and a sump pump was installed in the basement. Seemingly simple, this was a huge leap forward, providing easy access to water during construction and laying the groundwork for utility expansion in the future.



100,000+

gallons of water were pumped from the basement



PROGRESS POINT 4

Abatement Completed

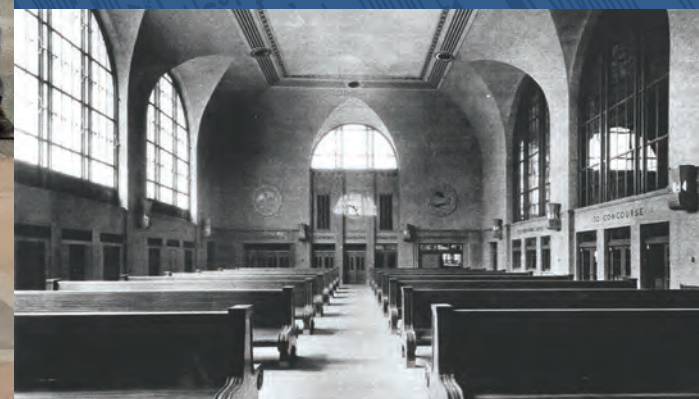
With water now onsite, abatement could be completed throughout the building—from high above in the Tower to down below in the basement and everywhere in between. Today, the Passenger Concourse, all of the Tower floors, and the former Waiting Room off the Passenger Concourse are clean and accessible for the first time in decades.

700+

 tons of debris were removed

“As a board, our job is to ensure that the reuse of the Terminal is done with the impeccable level of execution and quality that this community deserves.”

Gustavo A. Lima, AIA
Board Member



clockwise from top left Behind-the-scenes look at the water line installation; newly cleaned Waiting Room; Waiting Room in May 1929; crews from Mark Cerrone, Inc., who completed abatement.

PROGRESS POINT 5

Archiving the Past, Planning the Future

With every point of progress, the team saved incredible remnants, including Art Deco plaster medallions, masonry, marble, and metalwork. These elements are the building's history and will be used to build its future. On the planning side of things, two important milestones were achieved: the completion of a Historic Structure Report (HSR) and

throughout Various historic materials salvaged from the Main Terminal Building, including canopy fascia, marble wainscoting, and other decorative elements.

a Cultural Landscape Report (CLR), in partnership with Barbara A. Campagna/Architecture + Planning, PLLC. For an adaptive reuse like Central Terminal, it's critical to strike a balance between preserving the historic details and preparing the building for the future, and these detailed and well-researched reports will keep us on track.

2026 INITIATIVES

- ◆ Complete structural repairs on the Plaza, the base of the Passenger Concourse, and a portion of the roof in preparation to reopen the western end of the Passenger Concourse.
- ◆ Rebuild and extend the Curtiss Street stair for secondary access and egress.
- ◆ Begin interior rehabilitation: repair the Guastavino tiles lining the interior vault, repair the canopy entries, install bathrooms, and even select paint colors and fixtures.

Meet the Partners Making Tomorrow Possible.



Empire State
Development

Regional
Revitalization
Partnership



RALPH C. WILSON, JR.
FOUNDATION



Center for
Regional
Strategies

nationalgrid
Foundation



throughout From concerts to community events, the Lawn comes to life for families and neighbors.

Bringing this building back to life begins with bringing life back to this building.

In 2025, enthusiastic crowds gathered at this historic space, restoring a sense of vibrancy and possibility. With every interaction, new layers of the community's deep-rooted history with Central Terminal were discovered. But these shared experiences don't just honor the past; **they're becoming a blueprint for its future as a vibrant community hub on Buffalo's East Side.**

CONNECTION POINT 1

Our 2025 event series included jazz, R&B, funk, and Latin fusion performances; a Bengali heritage *mela* (a festival); and our annual car show, which drew classic and modern motor enthusiasts from across the region. Events Manager Lindsey Taylor spearheaded the vision and production of this year's events. And it was all made possible by the Ralph C. Wilson, Jr. Foundation.



CONNECTION POINT 2

We welcomed our neighbors in two Broadway-Fillmore Gatherings. The events were publicized through mailings to 2,000+ residences. Attendance was strong, and fun was had by all!

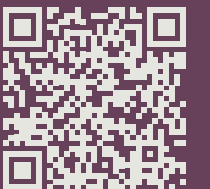


“There's a feeling of joy in the air that is so palpable. You can tell that everybody feels like this is their place.”

Monica Pellegrino Faix
Executive Director

CONNECTION POINT 3

A new way to experience Central Terminal's history is now accessible to all with a self-guided audio tour made possible by David Hochman, a longtime champion of our living landmark. Scan the QR code to listen to the 33-part tour narrated by Central Terminal believers, including Robby Takac of the Goo Goo Dolls.





Volunteers keep Central Terminal beautiful! Each year, they mow and maintain over half a million square feet of lawn (the size of nine football fields) and remove more than a thousand pounds of litter from the campus.



Today's action builds belief in all Buffalo Central Terminal's tomorrows.

The transformation of Buffalo Central Terminal is fueled by a community of believers who recognize that steady activity adds up to significant progress. In 2025, that momentum was evident in community programming, made possible by dedicated sponsors and supporters. The range of contributions is diverse: financial capital from foundations, companies, and individuals; time and energy from volunteers; and the expert leadership of our dedicated board of directors.

Together, your collective investment in the Central Terminal springs to life in myriad ways, from passing on stories near and dear to donating memorabilia to sharing your precious resources.

Every interaction is a testament to shared belief in what's possible when we work together.

clockwise from top left Message of appreciation to donors supporting the purchase of a new lawnmower; Spring Clean Up; residents weigh in on Rain Garden designs; community members cut a rug on the Lawn.



2026 INITIATIVES

- ◆ Complete an arts activation plan and host a proof-of-concept event to increase our national presence.
- ◆ Identify a structure for running indoor events in 2027.
- ◆ Build on the success of the summer event series.

Meet the Partners Making Today Possible.



M&T Bank

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INSURANCE | EMPLOYEE BENEFITS

FILLMORE DISTRICT
COUNCIL MEMBER
MITCH NOWAKOWSKI



CLEAN
MOBILITY
BUFFALO

CENTRAL
CIRCLE
DONORS

Dreaming and doing propels us forward.

We are changing the doubt of “this will never happen” to the belief that “this is already happening.” And there was no greater proof of that statement than the progress made over the past year. If the theme for 2025 was action, with the start of critical repairs that will set the stage for what’s next, the theme for 2026 is more action, more finishing, and more reasons to celebrate our shared future.



above Deputy Director Drew Canfield and Executive Director Monica Pellegrino Faix at the top of the Tower on the buckhoist elevator, the city in the distance.

right The community connects at Central Terminal.

FUTURE POINT 1

Planning Energy and Infrastructure

In 2025, energy and infrastructure planning efforts revealed that Central Terminal had never been connected to the modern electric grid—a very unusual situation. Informed by an energy study and load analysis, a collaboration with National Grid and an electrical contractor is underway to determine how to bring power to the site and the cost of a substation—no doubt a substantial investment.

FUTURE POINT 2

Beautifying for Greater Connection

Quinn Evans and Fisher Associates completed a landscape concept design in 2025, articulating a cohesive vision that prioritizes neighborhood connections, activates Curtiss Street and the Lawn for gatherings, and considers pedestrian and vehicle circulation. This design will become a blueprint in 2026 and beyond.

FUTURE POINT 3

Increasing Visibility

As success stories from readiness projects and community engagement come into focus, Buffalo Central Terminal is getting ready for its close-up. Plans to be more active communicators locally, regionally, and nationally are underway. A key hire in fund development is also on the horizon, with the need to raise additional funding.

FUTURE POINT 4

Reuniting Historic Spaces

In 2025, Buffalo Central Terminal secured its role as the City Designated Developer of the Post Office Building at 59 Memorial Drive, which was part of the historic NY Central Railroad. Combined, Central Terminal, the Post Office, and the adjacent Railway Express Building span 30 acres that are now united under a shared vision for reuse.

Meet the Development Team
Envisioning What’s Next.



“The Central Terminal... that’s going to be a monument to resiliency of a strong, strong community that believes in itself again.”

Kathy Hochul
Governor of New York

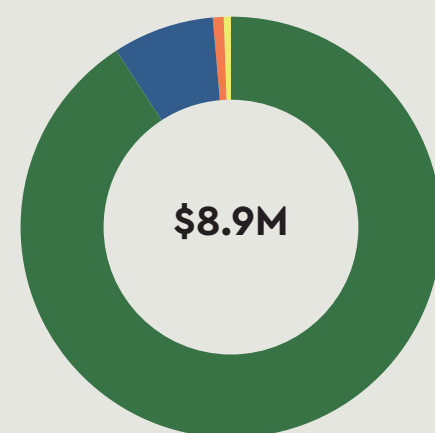
A strong future starts with strong stewardship.

Tremendous progress has been made to continue our organization's financial health, ensuring a strong future for the Buffalo Central Terminal.

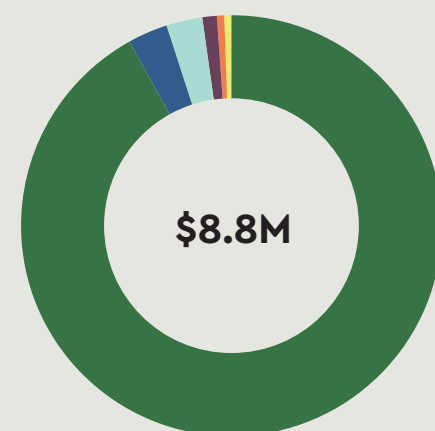
Year over year, more and more of our spending is on capital improvements, rising from 55% of total expenses in 2022 to 73% in 2023 and 76% in 2024.

That trend continued in 2025 with 92%.

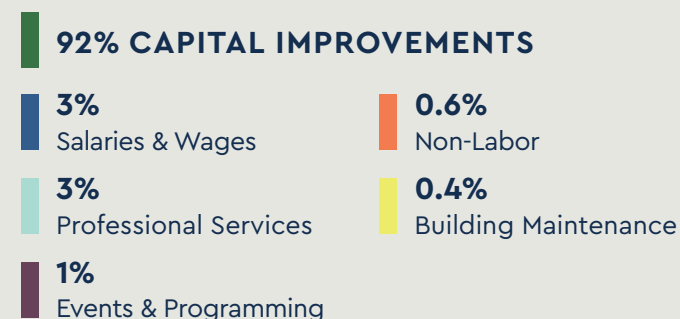
Dedicated individual supporters have been the backbone of this project for nearly three decades.



TOTAL INCOME



TOTAL EXPENSES



Become part of Central Terminal's present and future.

The transformation of Buffalo Central Terminal is a journey. Every milestone is powered by the passion and dedication of our community of believers. Looking ahead, there are many ways you can help us keep this momentum building.

STAY INFORMED

Join our mailing list to receive the latest updates on our construction progress and be the first to know about upcoming events at Central Terminal.

INVEST YOUR TIME

Our volunteers are the grit and heart of our grounds. Check out our newsletter for hands-on opportunities to donate your time and help us maintain this historic site.

SHARE YOUR CONNECTION

Central Terminal is a tapestry of personal histories. We love hearing your stories—whether they are memories of the past or your hopes for the building's future.

BE AN ADVOCATE

Help us spread the word about events on social media, ensuring this historic landmark remains an ongoing part of the community conversation.

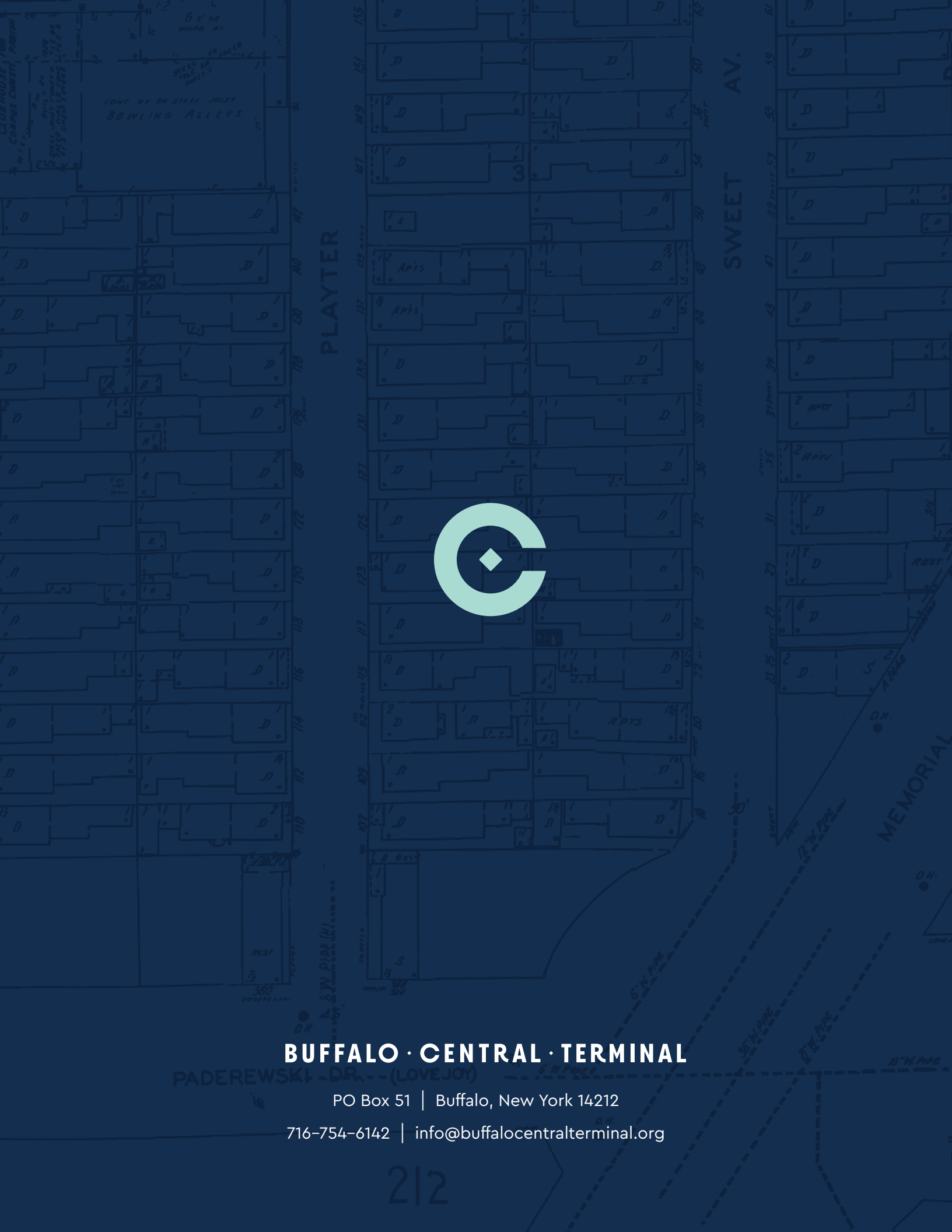
FUEL THE VISION

Every gift makes an impact. Visit our website to make a monetary contribution that directly supports the continued revitalization and preservation of this Buffalo legacy.



THANK YOU!

Images courtesy of Scott Balzer; Joshua Bessex and *The Buffalo News*; Buffalo Construction Consultants; Joe Cascio; Get Fokus'd Productions; Collection of The Buffalo History Museum (Buildings, Transportation and Storage, Depots); Quinn Evans; Steven Luangpakdy; and the Central Terminal Restoration Corp.



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