

BRIAN HIGGINS
27TH DISTRICT, NEW YORK

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July 19, 2010

Mr. John L. Morris
Chief Executive Officer
Bass Pro Shops
2500 E. Kearney
Springfield, MO 65898

Mr. James Hagale
President
Bass Pro Shops
2500 E. Kearney
Springfield, MO 65898

Re: Bass Pro Stores and Buffalo

Dear Mr. Morris and Mr. Hagale:

I write today to request that Bass Pro Stores act expeditiously on the draft lease for its proposed facility in Buffalo's Canal Side development which was transmitted to it approximately two months ago.

Buffalonians and Western New Yorkers have exhibited extraordinary patience since this project was first proposed in July of 2001. While I was not involved in that initial announcement or the negotiations and arrangements leading to it, since assuming my current position of responsibility I have kept an open mind to the proposal and have worked constructively to advance Canal Side in its entirety.

My role in Buffalo's waterfront development has been to secure substantial funding and to push, where necessary, the relevant governmental agencies to action. To these ends, I have secured more than \$250 million for the redevelopment of Buffalo's long-neglected waterfront, the largest part of which is \$105 million from the New York Power Authority to build out the public infrastructure associated with the Canal Side initiative.

Now that the environmental review for Canal Side is complete, and the funding is in place, we are nearing the time for actual construction. Given that reality, and given the wholly appropriate lack of patience for further delay in the development of Buffalo's waterfront which is prevalent here, I write today because I must inform you that if Bass Pro Shops is either unable or unwilling to act on the lease within the next fourteen days, I will insist that the officials of the Erie Canal Harbor Development Corporation proceed with their initiative without Bass Pro's involvement.

I am confident that having Bass Pro serve as the anchor tenant to Canal Side would be a great boon to Buffalo's waterfront development generally and would be a tremendous commercial success. However, if the Erie Canal Harbor Development Corporation must regrettably make alternative arrangements, I am also confident that they will be able to do so. At long last, Buffalo has the resources and the momentum to remake its waterfront into one of the most vibrant and exciting urban waterfronts in the United States. We will not fail to vigorously pursue and achieve that goal by all appropriate means, regardless of the contingencies which may arise.

Sincerely,

A handwritten signature in black ink that reads "BRIAN Higgins". The word "BRIAN" is in all caps and a bold, slightly slanted font, while "Higgins" is in a more cursive, lowercase script.

Brian Higgins
Member of Congress