



# How will Bills' offense look this season?

With Brady in charge, the goal is to improve an already potent unit | PAGE C1

# THE BUFFALO NEWS

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## State plan will map 'next great chapter' of city's waterfront

*Hochul says study will maximize corridor's potential*

**ROBERT GAVIN**  
Albany Bureau Chief

Developers and politicians have been trying to maximize the potential of Buffalo's waterfront for generations.

On Wednesday, Gov. Kathy Hochul said the state needs to take the next steps to realize that potential.

In an initiative intended to maximize the potential of Buffalo's waterfront, the Hochul administration plans to hire a consulting firm to study the creation of a year-round, mixed-use development community over the next three years to add to the area's existing revitalization.

The firm, once selected, will gauge input from residents, businesses and local leaders to plan the design of a community sited from the Erie Basin Marina to Michigan Avenue, bordered by the Buffalo River and I-190, including Sahlen Field, officials said.

Once a decaying industrial corridor, the waterfront now features Canalside, KeyBank Center and a revitalized Cobblestone District. A Hochul administration official told The Buffalo News that the study, announced Wednesday, is the "start of developing a cohesive plan to ensure that the waterfront reaches its full potential" to "ensure there is

a unified sound path forward that builds on the existing foundation to make Buffalo's waterfront into a year-round vibrant community."

The study will look at developing new parcels of land that are now either vacant or underused, and decide what the next stages should be, according to people familiar with the plan.

The effort will involve the administration's Empire State Development, as well as Erie County, the City of Buffalo and public and private stakeholders. The blueprint is expected to prioritize financial feasibility, market demand and seamless integration with other ongoing projects in the city, the Governor's Office said in a news release.

"This strategic initiative marks the next great chapter for Buffalo's waterfront, transforming decades of momentum into a unified vision for a vibrant, year-round community," Hochul said in the release. "By bringing together local partners and analyzing market demand, we will ensure that future investments don't just build a better waterfront — they build a stronger, prouder Western New York."

The study will evaluate potential development sites and scenarios, and provide the public and private partners with a vision of what is next, officials said.

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### BUFFALO NEXT: DEVELOPMENT

## How data center dodged Niagara County sales tax



JOED VIERA, NEWS FILE PHOTO

An aerial view of the Tonawanda Coke remediation site, where the Riverview Innovation & Technology Campus has paused its plans to construct a 495,000-square-foot data center to power artificial intelligence.

*Officials plan lawsuit to recoup millions it may have missed out on*

Rick Updegrove was startled to learn in the fall that Niagara County's sales tax revenues hadn't changed significantly in the last four years.



**JONATHAN D. EPSTEIN**

The county manager knew that a Maryland company had spent tens of millions of dollars since 2022 to build and equip its Lake Mariner data center in the Town of Somerset.

It had purchased computers, servers and a host of other equipment to power, connect and cool the system, enabling it to engage in energy-intensive bitcoin mining and now artificial intelligence.

But it hadn't paid a penny of sales tax, Updegrove realized.

So, he contacted the state Department of Taxation and Finance to learn why. And he

reached out to the company, TeraWulf Inc., which eventually replied that it has "treated certain purchases at Lake Mariner as exempt from sales tax," according to an email from the company to The Buffalo News that confirmed the claim.

TeraWulf said its purchases aren't subject to sales tax because of a law enacted during the administration of Republican Gov. George Pataki. That law, enacted during the fledgling days of the internet, was targeted to support email and web-hosting operations.

But TeraWulf said the law applied to its operations as well, allowing it to avoid paying sales tax on tens of millions of dollars of equipment it purchased for the Niagara County data center.

And the savings add up quickly. For every \$10 million in equipment purchased, the company normally would be expected to pay \$800,000 in sales tax, split between the state and local municipalities.

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## U.S. hits Iran with fresh strikes after Trump declaration

REUTERS

ANKARA, Turkey — The U.S. military said on Wednesday that it was launching fresh strikes on Iran aimed at keeping the critical Strait of Hormuz open to traffic, hours after President Trump declared that an interim agreement to end the war with Iran was "over."

In a flare-up that sent oil prices up about 7%, Iran said on Wednesday it had struck U.S. military sites in Bahrain and Kuwait, triggering U.S. retaliatory strikes. The escalation had been triggered by Iran's attacks on Tuesday on three cargo ships in the Strait of Hormuz.

"At the direction of the

■ **INSIDE:** Trump rips allies, but speaks of unity. **Page A2**

■ **Qatari gift jet sidelined for Air Force One.** **Page A2**

■ **Brief break didn't stem oil supply shock, analysis says.** **Page B3**

Commander in Chief, U.S. Central Command forces have started conducting additional strikes against Iran to further degrade their ability to threaten freedom of navigation in the Strait of Hormuz," U.S. Central Command wrote in a post announcing Wednesday's fresh round of strikes on X.

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### ANALYSIS

## Iran's nuclear ambitions were not the 'golden weapon' after all

**PARISA HAFEZI AND ANGUS MCDOWALL**  
Reuters

**D**UBAI — Control over the Strait of Hormuz has become a "golden weapon" to Iran, for which it is willing to risk new escalations with the United States, and is a bigger priority than a nuclear program for which it accepted

decades of sanctions.

So central is the issue to Iranian strategy that ships passing the Strait without Tehran's approval were fired upon this week, leading to an exchange of fire with the United States that threatens last month's interim peace deal.

Iranian leaders, who had

demurred for years from choking off the fifth of global energy supplies passing through Hormuz, now see it as their strongest card in a host of disputes with the West, and the reason Washington ended the war.

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A thunderstorm around. High 85, low 68. Details on Page B8



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