

# GREATER LOCKPORT DEVELOPMENT CORPORATION

## Minutes of Board of Directors Meeting

December 6th, 2018

A regular meeting of the Greater Lockport Development Corporation's Board of Directors was called to order at 7:45 a.m. at the Lockport Municipal Building, One Locks Plaza, Lockport, New York. The following Directors were present and constituted a quorum:

Joan Aul	Gary Bennett
Kathy DiMillo	Scott Cain
Allan Jack	Jackie Davis
Patrick Schrader	Allan VanDeMark
David Van Schoonhoven	David Wohleben

Excused: Franklin Knowles

Staff: Brian Smith  
Heather Peck

Others: John Ottaviano  
David Kinyon

**I. Call Meeting to Order:** Chairwoman Aul called the meeting to order.

**II. Minutes:** The reading of the Board of Directors minutes of the October 25<sup>th</sup>, 2018 meeting was waived. Moved by Mr. Bennett, seconded by Mr. Schrader that the minutes be approved. Ayes 10. Noes 0. Carried.

**III. Treasurer's Report:** Mr. Smith stated the GLDC's cash continues to decrease but that a little over \$70,000 reimbursement from the Office of Community Renewal came in for the Microenterprise program, and that a \$139,000 grant for Harrison Place will pass through the GLDC. Mr. Smith stated that he and Ms. Peck are also preparing a reimbursement request for what will end of being close to \$200,000 for the T Club. Mr. Smith said he Ms. Peck will be working on a draft budget to be presented to the finance committee, to be approved by the board at the January meeting.

Moved by Mr. Cain, seconded by Mr. VanDeMark to approve the Treasurer's Report for filing with our accountant. Ayes 10. Noes 0. Carried.

### **IV. Topics for Discussion:**

**a). Lockport Locks Heritage District Corporation:** The board welcomed Chairman of the LHDC board, David Kinyon who highlighted accomplishments from 2018 including: the renovation of the Locks District Museum, maintenance of the Erie Canal Traveler, canal clean-up, Key to the Locks winner Charlene Bower and ceremony, Locks district volunteers and demonstrations, Locks biking and walking tours, the annual Locktoberfest celebration, the Lock Tender Tribute statuary project, and Phase II rehabilitation of the Flight of Five.

As required by the incorporation of the LHDC as a subsidiary of the GLDC, it was: Moved by Mr. Jack, seconded by Mr. Schrader to approve the LHDC 2019 budget and 2019 slate of officers as presented by Mr. Kinyon. Ayes 10. Noes 0. Carried.

**b). Harrison Place:** Mr. Smith updated the board on the project taking place at Building 3. Mr. Smith stated the Community Market will hold its first indoor market there on December 15<sup>th</sup> and all board members are encouraged to attend. Mr. Smith also announced that Harrison received \$172,000 from Niagara County to be used for exterior work.

(Full resolution included in board packet). RESOLVED, that the President/CEO of the GLDC be, and hereby is, authorized to execute the Grant Agreement with the County and such other documentation as is required to effectuate the actions approved in this Resolution. Moved by Mr. Cain, seconded by Mr. Schrader. Ayes 10. Noes 0. Carried.

**c). 13 West Main Street:** Mr. Smith informed the board that the GLDC closed on the property and the corporation now owns it. Mr. Smith asked that anyone looking to serve on a committee for the building (similar to the T Club committee), to let he or Ms. Peck know. Mr. Smith stated the City received a \$500,000 Restore NY grant to help with the restoration of 17 West Main Street and 13 West Main Street, and that preliminary work will begin soon. Mr. Smith stated that the Common Council passed a resolution to enter into a subrecipient agreement with the GLDC in order to utilize the funds for 13 West Main Street.

Motion to authorize the GLDC President/CEO to enter an agreement with the City of Lockport to accept \$300,000 in grant funding for the purpose of restoration of 13 W. Main Street. Moved by Mr. Bennett, seconded by Mr. Cain. Ayes 10. Noes 0. Carried.

**d). T Club:** Mr. Smith updated the board on the status of the \$500,000 Restore NY Grant and the work at the property. Approximately, \$134,000 of that grant has been spent on site work, plumbing, masonry, roof repairs, ceiling repairs, and demolition of the structure at the back of the property.

(Full resolution included in board packet). RESOLVED, that the GLDC President/CEO be and is hereby authorized and directed to enter into a Developer Agreement incorporated herein by reference to carry out the project (at 128 Walnut Street). Moved by Mr. Jack, seconded by Mr. Schrader. Ayes 10. Noes 0. Carried.

**e). Personnel:** Moved by Mr. VanDeMark to go into executive session to discuss personnel. Seconded by Mr. Jack and approved. Ayes 10. Noes 0.

A discussion took place related to compensation of the President/CEO and the Vice President. In an effort to keep the pay for both positions competitive related to similar positions in Niagara County, the board considered a one-time stipend to both employees.

Moved by Mr. Jack, seconded by Ms. Davis to approve a one-time stipend to the GLDC President/CEO and Vice President of \$10,000 and \$2,500, respectively. Ayes 10. Noes 0.

The board came out of executive session. Ms. Aul noted that one vote was taken in executive session.

Motion to re-appoint John J. Ottaviano as general counsel to the Greater Lockport Development Corporation for 2019, per professional services agreement provided by Mr. Ottaviano (included in board packet). Moved by Mr. Schrader, seconded by Mr. Jack. Ayes 10. Noes 0. Carried.

**V. Adjourn Meeting:** Moved by Ms. Mr. VanDeMark, seconded by Mr. Cain to adjourn the meeting at 8:50 a.m. Ayes 10. Noes 0.

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Gary Bennett  
Secretary