

GREATER LOCKPORT DEVELOPMENT CORPORATION

Minutes of Board of Directors Meeting

April 25th, 2019

The regular meeting of the Greater Lockport Development Corporation's Board of Directors was called to order at 7:48 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
Franklin Knowles	Patrick Schrader
Mayor Michelle Roman	Allan VanDeMark
Allan Jack	Jackie Davis
David Wohleben	

Excused: David Van Schoonhoven, Kathy DiMillo, Scott Cain

Staff: Brian Smith
Heather Peck

Others: John Ottaviano

Guests: Tom Mancuso and Edla Collora (Harrison Place)

I. Call Meeting to Order: Chairwoman Aul called the meeting to order at 7:45 am.

II. Minutes: The reading of the Board of Directors minutes of the March 28th, 2019 meeting was waived. Moved by Mr. Schrader, seconded by Mr. Jack, that the minutes be approved. Ayes, 9. Noes, 0. Carried.

III. Treasurer's Report: Mr. Smith stated the GLDC recognized \$124,664 in income last month from two reimbursement requests, which we should receive in the next 6 weeks or so which should improve our cash position. Mr. Smith stated that a reimbursement request for \$119,000 for the T Club has been approved by the regional office and sent to the NYC office. Mr. Smith also stated that an approximately \$71,000 reimbursement request was also submitted regarding the Harrison Place project, which would improve 210 Walnut's cash position greatly.

Moved by Mr. Bennett, seconded by Mr. Knowles to approve the Treasurer's Report for filing with our accountant. Ayes, 9. Noes, 0. Carried.

IV. Topics for Discussion:

a). Harrison Place: The board was pleased to welcome Tom Mancuso and Edla Collora to give an update on the progress being made at Harrison Place. Mr. Mancuso reported that both jobs and tenants are up from 2017, with 54 tenants and 240 jobs. He updated the board on the \$600,000 project, partially funded by a \$300,000 Empire State Development grant, that has been moving along for the last two years. The most visible component of that project has been the buildout of the artisan market space in Building 3, which has been great space to show off to potential developers. Another plus, they have been able to do the project without incurring any outside debt.

Edla Collora replaced Kevin VanDusen after he retired. Her background is diverse and includes working at GM, other manufacturing positions, restaurant experience, starting a community foundation, as well as being one of the leads in the development of Larkinsville. Edla plans to focus on connecting Harrison Place to the community and has already held one networking event and publishes a monthly newsletter. She wants to enhance marketing and expand her contacts. Operationally, she wants to continue to streamline processes and increase tenants.

Mr. Smith said he has walked a couple of developers through Building 3 in the last few weeks who, because of the DRI, are interested in potentially creating apartment units in Building 3.

b). Properties Update:

- 13 West Main Street: Proposals are due back on tomorrow, April 26th. Proposals will be reviewed ahead of the May GLDC board meeting. There has been some interest, as Mr. Smith has walked several people through the building. Any board members interested in serving on a 13 W. Main Street committee to review proposals is asked to contact Ms. Peck.
- YMCA: Mr. Smith continues to stay in contact with the YMCA. Feedback from when the RFP was issued included too short of a timeline to submit and needing updated drawings for the property. Representatives from the YMCA have continued conversations with interested developers, but the GLDC may assist with the issuing of another RFP, if and when, appropriate.
- T Club: The plan is still to close on the property this summer. We are waiting on the owner's final floor plans. Part of the condition of sale was that part of the grant funding be used for environmental remediation, and we won't know what remediation needs to be done until we have those final plans. A \$119,000 reimbursement is forthcoming.
- 17 West Main: The board will recall that this property received Restore NY Grant funds which the GLDC staff helped to secure along with 13 West Main Street. Mr. Smith encouraged the board to drive by and take a look at the progress that is being made on the building.

c). Programs Update: Ms. Peck stated that a Microenterprise reimbursement request will be submitted to the state in the next few weeks, which will help with our cash position. We are also wrapping up the \$20,000 (\$5,000 per property) NYMS Technical Assistant grant that the GLDC received to assist four properties obtain design plans. The Palace Theatre, 17 W. Main Street, 13 W. Main Street (the GLDC) have all received their funding. A reimbursement request for the Tuscarora Club will be submitted in the next two weeks, which will close out that grant.

d). DRI Update: Mr. Smith stated that Bergmann submitted the investment plan on March 29th on time. It now lies in the hands of the state decision-makers. An announcement on what projects are selected for funding is anticipated sometime this summer.

V. Adjourn Meeting: Moved by Mr. Jack seconded by Mr. Schrader to adjourn the meeting at 8:40 a.m. Ayes 9. Noes 0.

Gary Bennett
Secretary