

GREATER LOCKPORT DEVELOPMENT CORPORATION

Minutes of Board of Directors Meeting

May 23rd, 2019

The 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
Franklin Knowles	Patrick Schrader
Allan VanDeMark	David Van Schoonhoven
Allan Jack	Jackie Davis
David Wohleben	Scott Cain
Kathy DiMillo	

Excused: Michelle Roman

Staff: Brian Smith
Heather Peck

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 April 25th, 2019 meeting was waived. Moved by Mr. Wohleben, seconded by Mr. VanDeMark, that the minutes be approved. Ayes, 11. Noes, 0. Carried.

III. Treasurer's Report: Mr. Smith reported that April was a quiet month in terms of financials. Major checks going out included \$11,041.00 to Lumsden McCormick and \$10,000 to Yardaroo for a portion of their Microenterprise grant. Mr. Smith stated that the GLDC recognized \$5,000 income from a reimbursement from the NYMS – TA grant. Reimbursements requests have gone in for: \$119,000 for the T Club, \$62,856 for Microenterprise and \$5,000 for the NYMS-TA grant and \$71,000 for Harrison Place.

Moved by Ms. Davis, seconded by Mr. Schrader to approve the Treasurer's Report for filing with our accountant. Ayes, 11. Noes, 0. Carried.

IV. Topics for Discussion:

A motion to go into Executive Session to discuss property was made by Mr. Wohleben, seconded by Mr. Jack. Ayes, 11. Noes, 0. Carried.

The board came out of executive session. Ms. Aul noted for the record that no votes were taken while in Executive session.

a). 13 West Main Street Proposals: Mr. Smith stated that the 13 West Main Street Committee interviewed multiple developers who submitted proposals in response to an RFP that was sent out in March. The committee recommended that the board accept the proposal submitted by Matt Martin and his development team.

A motion to accept Matt Martin's offer and enter into a contract of sale for 13 W. Main Street was made by Mr. Wohleben, seconded by Mr. Jack. Ayes, 11. Noes, 0. Carried.

b). Empire State Trail Gateway: Mr. Smith wanted to inform the board about the Empire State Trail Gateway project. Mr. Smith stated the Ralph Wilson Foundation donated funding to build seven gateways along the state's network of trails, one of which is in Lockport. A map was passed out showing its location, which is on Canal Street, next to Zimmies. Mr. Smith stated the plan calls for a rest area, which includes a bike rack and repair area, benches, a kiosk, and new trees. Mr. Smith stated the state's goal is to continue to improve and connect the trail, and eventually rebrand and market the trail. Mr. Smith stated the project will benefit Lockport, as it will encourage more bikers into downtown. Mr. Smith stated that Mayor Roman will be sitting on a Canal Corporation panel at a June 5th forum and that he would be involved in a Q&A session.

c). Harrison Place: Mr. Smith was excited to report that he and Mr. Mancuso have met with two different developers who are interested in putting loft apartments on the second floor of Building 3. Mr. Smith stated this is an exciting project, but a complicated one, as they are looking at a number of tax credits to help make the project feasible. Mr. Smith stated that, if historic tax credits are to be utilized, the entire Harrison Place campus would be required to comply with the Department of the Interior standards, not just to Building 3. Mr. Smith stated more information would follow at the June meeting.

d). Consolidated Funding Application: Mr. Smith stated that he and Ms. Peck suggested that the GLDC apply for a New York Main Street grant through the state's CFA process. A motion to allow GLDC staff to apply for a 2019 New York Main Street grant through the NYS Consolidated Funding Application was made by: Mr. Bennett, seconded by Mr. Schrader. Ayes, 11. Noes, 0. Carried.

e). Programs Update: Ms. Peck stated that the second Microenterprise reimbursement request was submitted to the state in the amount of \$62,856 the previous week. Ms. Peck also stated that a press release issuing a final call for applications with a deadline of June 30th has been sent out to the media, as only \$38,000 in grant funding remains. Ms. Peck stated that the GLDC is finalizing the \$20,000 (\$5,000 per property) NYMS Technical Assistant grant that the GLDC received to assist four properties in obtaining design plans. The Palace Theatre, 17 W. Main Street, 13 W. Main Street (the GLDC) have all received their funding, the final report and deliverables have been sent, and Ms. Peck is working on the Monitoring Questionnaire to close out the grant.

f). DRI Update: Ms. Peck stated an announcement on what projects are selected for funding is anticipated sometime this summer. Ms. Peck stated she was pleased to fill in for Mr. Smith on May 2nd at a DRI information session hosted by ESD, where she shared some of Lockport's experiences writing the DRI application. Ms. Peck stated that Lockport has also been asked to host the next WNYREDC meeting on August 12th, which will include a bus tour highlighting our DRI projects, lunch and then the meeting.

V. Adjourn Meeting: Moved by Mr. Wohleben seconded by Mr. Cain to adjourn the meeting at 8:38 a.m. Ayes 11. Noes 0.

Gary Bennett
Secretary