

GREATER LOCKPORT DEVELOPMENT CORPORATION

Minutes of Board of Directors Meeting

October 24th, 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	David Wohleben
Franklin Knowles	Patrick Schrader
Allan VanDeMark	Gary Bennett
Allan Jack	Jackie Davis
Kathy DiMillo	

Excused: Michelle Roman, David Van Schoonhoven, Scott Cain

Staff: Brian Smith
Heather Peck

Others: John Ottaviano

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 September 26th, 2019 meeting were waived. Moved by Mr. VanDeMark, seconded by Mr. Schrader, that the minutes be approved. Ayes, 9. Noes, 0. Carried.

III. Treasurer's Report: The financial report for September 2019 was presented. Mr. Smith reported that the most notable checks for September were \$15,000, \$5,000 and \$5,000 microenterprise checks to Bonjour Crepes, Baby Ribs, and Deanna's Styles. We are waiting on additional information from the businesses to deliver the checks, but they have been cut. In addition, we paid school taxes for the T Club and Kendzie's. We continue to work towards closings for both Kendzie's and the T Club, which will greatly improve our cash position.

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

IV. Topics for Discussion:

a). Life Insurance Release:

WHEREAS, in 1991 Ontario Label Graphics had an Economic Development Loan through the GLDC, and

WHEREAS, the above loan was secured by a life insurance policy issued by Columbia Mutual Life Insurance Company, Policy No. 10096831, and

WHEREAS, the above loan was paid in full and satisfied, and

WHEREAS, the security in the form of the above life insurance policy is no longer needed and should be released. NOW THEREFORE BE IT

RESOLVED, that Brian Smith, President of the GLDC, is authorized to sign a Release and Hold Harmless Agreement for Columbian Mutual Life Insurance Company, Policy Number 10096831.

Moved by Mr. Jack, seconded by Mr. VanDeMark. Ayes, 9. Noes, 0. Carried.

b). 128 Walnut Remediation RFP: Resolved, that Mr. Smith be authorized to request proposals to perform environmental remediation work at 128 Walnut Street was made by Mr. Wohleben, seconded by Mr. VanDeMark. Ayes, 9. Noes, 0. Carried.

c). YMCA: Mr. Smith updated the board on the status of this property. GLDC staff has assisted the YMCA with two RFP's for the building. The first was in coordination with the DRI planning committee, but did not include a lot of detail about the property. Ultimately, the property was not included in the lineup of DRI projects. The YMCA then invested in having drawings and a Phase I environmental study done. Another RFP was then submitted, but yielded no results. There have been some discussions about potential grant funding for the building and about the landbank taking it on, but nothing formal.

d). Property Updates: Mr. Smith provided brief updates on the following properties:

- Harrison Place: Negotiations with Kearney are going well and we hope to have a final contract for review at the December 5th board meeting.
- Kendzies: Mr. Smith has provided the potential buyers with a contract and is waiting for them to get it back to him. A Phase II environmental study has now been completed and we are waiting on that report. We can't close on the property until the remediation is complete.

e). Microenterprise: Ms. Peck reported that we have received word from one of grant recipients, Dr. Victor Ubiles of Lockport Physical Therapy, that he will not be proceeding with his project at this time. That means his grant of \$8,000 must be reallocated. Mr. Smith feels given the tight timeline, the fairest thing to do is have the Microenterprise Committee revisit the grant recipients in the last round – specifically, Deanna's Styles and Baby Ribs.

Resolved, that the board authorizes the Microenterprise Review Committee to reallocate the portion of the Microenterprise Program previously awarded to Lockport Physical Therapy. Ayes, 9. Noes, 0. Carried.

f). Organizational Structure: Mr. Smith stated that he would like to form a committee to begin to take a look at how the city's bed tax is allocated among partner agencies including the City, Lockport Main Street, the Lockport Locks Heritage District Corporation, and the Niagara County Historical Society to see if there are opportunities to improve efficiencies.

V. Adjourn Meeting: Moved by Mr. Schrader, seconded by Ms. DiMillo to adjourn the meeting. Ayes 9. Noes 0. Carried.

Gary Bennett
Secretary