

GREATER LOCKPORT DEVELOPMENT CORPORATION

Minutes of Board of Directors Meeting

September 26, 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	Scott Cain
Allan Jack	David Van Schoonhoven
Kathy DiMillo	

Excused: Gary Bennett, Jackie Davis, Michelle Roman

Staff: Brian Smith
Heather Peck

Others: John Ottaviano

Guests: David Kinyon, Lockport Locks Heritage District

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 August 22nd, 2019 meeting were waived. Moved by Mr. VanDeMark, seconded by Mr. Knowles, that the minutes be approved. Ayes, 9. Noes, 0. Carried.

III. Treasurer's Report: The financial report for August 2019 was presented. Mr. Smith reported that the most notable checks for August were \$2,500, \$500 and \$500 for sponsoring the Palace Theatre, an event at the Kenan Center, and an event at the Cornerstone CFCU Arena, respectively, which is consistent with the GLDC's strategic plan to support local institutions that contribute to economic development. We continue to work towards closings for both Kenzie's and the T Club, which will greatly improve our cash position.

Moved by Mr. Jack, 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). Lockport Locks Heritage District Corporation: Chairwoman Aul welcomed Lockport Locks Heritage District Chairman David Kinyon, who gave an update on recent happenings and upcoming events in and around the Locks District. Highlights included: the dedication of the Pendleton section of the Erie Canalway Trail, the development of new tours that have been added to the LHDC's existing lineup, the upcoming Locks Dedication Ceremony and Locktoberfest on September 28th, two new signs added to Riley's Way, an update on the Lock Tender Tribute, and Phase II of the restoration of the Flight of Five. The goal is to have all five locks fully rehabilitated by 2025.

b). Lockport Harbor and Marine Project: Mr. Smith stated this was a \$6.6 million project that was submitted for consideration for \$3.3 million through the DRI and was not funded. After walking the property, Mr. Smith is considering pursuing funding for a project much smaller in scope (on the scale of \$250,000 - \$300,000) so that boaters can access downtown from the west. In order to begin to go after funding, an RFP was put out to local engineering firms to develop a concept to get an initial project started there. Mr. Smith stated that two proposals were submitted, and recommended the GLDC engage Nussbaumer & Clarke.

A motion to accept the proposal made by Nussbaumer & Clarke was made by Mr. Wohleben, seconded by Mr. Cain. Ayes, 8. Noes, 1: by Mr. Schrader. Carried.

c). Palace Update: Ms. Peck gave the board an update on the renovation project going on at the theater. Board members were also encouraged to attend an upcoming event at the Palace on November 2nd. The Palace began the first phase of what is now a \$3.1 million renovation project in the Fall of 2018. This first phase, now complete, included the renovation of the outer lobby, as well as major interior plaster restoration in the house. Phase II, which is currently underway, will feature improvements to the inner lobby including: renovations to the concession and bar area; the creation of a new merchandise area; the installation of a brand-new sound system; new carpeting and flooring; and the continued restoration of detailed plaster and paint work in the house. Future projects include: a new stage rigging system, replacing a dilapidated system original to the building from 1925; all new soft goods (curtains and backdrops); new seating/restoration; an expanded orchestra pit with the addition of a lift; new roofing system; and the installation of a rooftop solar panel array system. So far, GLDC staff has helped secured more than \$2.4 million for that project through state grants and foundation support.

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

- T Club: Remediation RFP will need to be issued soon
- 13 West Main: environmental review complete, just waiting on final report
- 17 West Main: renovations progressing. New paint and windows are a great improvement.
- Harrison Place: contract is in draft form

e). DRI Updates: Mr. Smith reported that there has been movement from one state agency – HCR to get under contract. This agency will be working with the Palace Theatre project and the GLDC to administer the Small Project Fund.

f). FOIL Requests: Mr. Smith informed the board that the GLDC had received foil requests for information and subsequent communications from Mr. Thomas Callahan, owner of the Lockport Cave and Underground Boat Ride regarding the DRI Pine Street Streetscape Improvement Project. This is a city project, not a GLDC project, but as some of the correspondence was addressed to Mr. Smith in his role at the GLDC, he felt it important to inform the board of Mr. Callahan's communications. Mr. Smith and Mr. Ottaviano have reviewed Mr. Callahan's communications and responded appropriately.

V. Adjourn Meeting: Moved by Mr. VanDeMark, seconded by Mr. Jack to adjourn the meeting at 9:00 a.m. Ayes 9. Noes 0. Carried.

Gary Bennett
Secretary