

GREATER LOCKPORT DEVELOPMENT CORPORATION  
Minutes of Board of Directors Meeting

August 27<sup>th</sup>, 2020

The regular meeting of the Greater Lockport Development Corporation's Board of Directors was called to order at 7:48 a.m. via conference call. The following Directors were on the call and constituted a quorum:

Scott Cain	Rick Abbott
Patrick Schrader	Joan Aul
Allan VanDeMark	Kathy DiMillo
Jackie Davis	Michelle Roman
Gary Bennett	Franklin Knowles

Excused: David Van Schoonhoven

Staff: Brian Smith  
Heather Peck

Others: John Ottaviano

**I. Call Meeting to Order:** Chairman Cain called the meeting to order at 7:45 am.

**II. Minutes:** The reading of the Board of Directors minutes of the July 30<sup>th</sup>, 2020 meeting were waived. Moved by Ms. Davis, seconded by Mr. VanDeMark, that the minutes be approved. Ayes, 10. Noes, 0. Carried.

**III. Treasurer's Report:** The financial reports for July 2020 were presented. Mr. Smith reported that the addition of the \$195,000 GLDC liability, an accounts payable related to the T Club remediation project, offsets the temporary uptick in the GLDC's cash position, as the GLDC received a portion of the EPA grant in July but cut the check in August. The only notable outgoing checks for the month were the \$4,994.10 to H. Sichertman (Harrison Studio) as well as an insurance payment of \$1,989.13 related to the Lock Tender Tribute statues. The Finance Committee continues to review the financials on a monthly basis. We also continue to work towards closings for both Kendzie's and the T Club, which will greatly increase cash position.

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

**IV. Topics for Discussion:**

a). Brownfield Project Updates:

**13 W. Main Street** – An RFP for environmental work for 13 W. Main Street will go out next week.

**Tuscarora Club** – Remediation work is underway, but there has been a delay due to the fact that the asbestos contractor found additional work that needed to be done. Mr. Smith is working with the contractor, property owner and Amy Fisk to try and keep costs down. Thanks to Amy Fisk assisting in securing an additional \$50,000 in grant funding for a total of \$350,000 in funds through the Brownfield Development Corporation.

b). Bed Tax: Mr. Smith reported that he is currently exploring ways to better utilize the city's bed tax funding in order to utilize those dollars more efficiently and help ensure our economic development partners are operating effectively. Right now, a portion of the city's bed tax money helps to fund Lockport Main Street, the Lockport Locks Heritage District, the Visitor Center and to produce the city's visitor guide. Mr. Smith would propose that instead of funding these entities separately, the city fund the GLDC directly, which would leave the GLDC responsible for making sure that each of the organizations and/or programs/activities are funded appropriately, but would also allow for more flexibility with how each agency is structured. For example, Lockport Main Street would move under the GLDC's umbrella and become a subsidiary of the GLDC, similar to what the LHDC is now. The goal would be increased oversight, while reducing expenses on things like staffing, rent, insurance, etc. This reorganization would also potentially include an ask to the Grigg Lewis Foundation to directly fund the GLDC rather than Lockport Main Street, as they do now. Mr. Smith requested that if any board members are interested in serving on an exploratory committee to pursue this idea further to please let him know. Thank you to Mr. Cain, Ms. Aul and Mr. Schrader for volunteering.

c). GLDC Program and Project Updates - The DRI Small Project Fund: Ms. Peck reported that 34 applications, totaling more than \$1.65 million in funding requests were received for the DRI Small Project Fund. As a reminder, there are \$519,000 in grant funds available in the Small Project Fund. It will be a very competitive program and difficult decisions will need to be made by the committee. Mr. Smith and Ms. Peck were very encouraged that so many property owners not only took the time to fill out an application, but were also willing to invest in their properties, especially during these challenging times. We have been reviewing the applications thoroughly, making sure the applications are complete, and that all project items are eligible, budgets are realistic, and contacting property owners for more information, as needed.

Next steps – Mr. Smith and Ms. Peck will be meeting with Project Manager Tim Arlington of Apex Consulting to get his perspective on each application. We will be getting applications and a detailed one-page summary that has been prepared out to the committee within the next week or so for their review. After that, we hope to set up as many on-site interviews with as many property owners as we can. We did this during the Microenterprise program and it really helped the committee get a much better understanding of each project. The committee will then score each project, based on pre-set criteria and make recommendations for funding awards, which we hope to present to the board for approval at the September board meeting.

**V. Adjourn Meeting:** Moved by Mr. VanDeMark, seconded by Mr. Knowles to adjourn the meeting. Ayes 10. Noes 0. Carried.

**Next meeting: Thursday, September 24<sup>th</sup>, 2020.**

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Gary Bennett  
Secretary