

GREATER LOCKPORT DEVELOPMENT CORPORATION  
Minutes of Board of Directors Meeting

October 29<sup>th</sup>, 2020

The regular meeting of the Greater Lockport Development Corporation's Board of Directors was called to order at 7:45 a.m. via conference call. The following Directors were on the call and constituted a quorum:

Scott Cain	Patrick Schrader
Joan Aul	David VanSchoonhoven
Kathy DiMillo	Gary Bennett
Michelle Roman	Allan VanDeMark

Excused: Rick Abbott, Jackie Davis, Franklin Knowles

Staff: Brian Smith  
Heather Peck

Others: John Ottaviano  
Amy Fisk

**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 September 24<sup>th</sup>, 2020 meeting were waived. *Moved by Ms. Aul, seconded by Mr. VanDeMark, that the minutes be approved. Ayes, 8. Noes, 0. Carried.*

**III. Treasurer's Report:** The financial reports for September 2020 were presented. Mr. Smith reported that notable outgoing checks included \$134,925.23 to C&S Engineering as part of the T Club remediation project, payments to Benchmark Engineering for the 50 Elmwood project, and school taxes for 128 Walnut and 13 W. Main Street. Harrison Place continues to do very well. At our Harrison Place committee meeting last week, Tom Mancuso informed the committee that the monthly rent income surpassed \$70,000 for the first time ever.

*Moved by Mr. VanDeMark, seconded by Mr. VanSchoonhoven to approve the Treasurer's Reports for filing with our accountant. Ayes, 8. Noes, 0. Carried.*

**IV. Topics for Discussion:**

a). Property Updates:

**1. 128 Walnut Street** – Mr. Smith informed the board that we have now closed out our EPA grant and are able to close on the T Club at any time, which is very exciting news. Mr. Ottaviano is working on the closing.

**2. 13 W. Main Street (Kendzies)** – Ms. Fisk and Mr. Smith reported that 7 responses were received for environmental remediation management services for 13 W. Main Street from the RFP issued last month. There is a \$300,000 grant to do the remediation project at this site. After reviewing those proposals, Ms. Fisk and Mr. Smith are recommending that the proposal from LaBella Associates (proposal included in board packets) be accepted by the board of directors.

*Moved, by Mr. Schrader, seconded by Mr. VanDeMark, that the proposal from LaBella Associates for remedial management services for 13 W. Main Street be accepted. Ayes, 8. Noes, 0.*

**3. Building 3** – Mr. Smith informed the board that he attended a city zoning board meeting on October 27<sup>th</sup>, which addressed the following as it relates to Building 3: zero lot lines and selling the footprint of the building, allowing B2 uses, and parking (no dedicated parking to the site). Everything passed with no concerns.

b). DRI Small Project Fund: Ms. Peck reported that the grants committee has reviewed the project applications and conducted 24 site visits to every project site. The committee then scored the applications and participated in an exercise where they each had to make their own award recommendations for each project utilizing the \$519,000 that is available in the fund. After much careful thought and deliberation, the grant committee presented a recommended slate of projects with funding awards. (spreadsheet attached to the board packet, which Ms. Peck reviewed with the board).

Ms. Peck informed the board that final determinations on award amounts were made by considering goals of program including: project viability, job creation, total investment in the project, if the project created a residential unit(s), and if the property was minority or women-owned. The committee also took into consideration the property owner's needs, the asking amount of each request, and whether the property had received grant funding in the past. Grant awards ranged between \$10,000 and \$40,000, and it is worth noting that the committee felt that every project they viewed was important, and therefore, they decided that every applicant that applied for funding should get an award.

*Moved, by Mr. VanDeMark, seconded by Mr. Bennett, that the slate of DRI Small Project Fund Awards be approved as recommended by the Grants Committee, and, further, that if any property selected to receive an award chooses NOT to move forward with a project, that the Grants Committee be given the authorization to reallocate those funds to other projects should they become available. Ayes, 8. Noes, 0.*

Special thanks go out to the Grants Committee (Kathy DiMillo, David VanSchoonhoven, Frank Knowles, Kevin McDonough and Steve Huston for the time and careful thought they put into this process.

c) Reorganization

**1. Grigg Lewis Application** – Mr. Smith reported to the board that he will be submitting an application on November 4<sup>th</sup> to the Grigg Lewis Foundation for funding to assist in developing a reorganization plan for the GLDC, Lockport Locks Heritage District Corporation and Lockport Main Street. The reorganization committee has been assisting with this effort.

**2. Harrison Place Space** – Mr. Smith said he wanted to make the board aware that he has been looking for an opportunity to occupy a shared space between GLDC, LHDC and LMS for some time now. An office space in Harrison (near Harrison Studios) has recently become available, and they will be moving into this space. There are no costs to the GLDC associated with the space at this time, but Mr. Smith may revisit this opportunity with the board in the future as part of the reorganization plan.

**V. Adjourn Meeting:** *Moved by Mr. Bennett, seconded by Ms. Aul, to adjourn the meeting. Ayes, 8. Noes 0. Carried.*

**Next meeting: Thursday, December 17th, 2020.**

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Gary Bennett  
Secretary