

GREATER LOCKPORT DEVELOPMENT CORPORATION
Minutes of April Board Meeting
April 28th, 2022

The regular meeting of the Greater Lockport Development Corporation's Board of Directors was called to order at 8:00 a.m. virtually via Zoom. The following Directors were present and constituted a quorum:

Gary Bennett	Jody Chesko
Jackie Davis	Phil Jackson
Steve Jerz	Franklin Knowles
Jennifer Murphy	Michelle Roman
Allan VanDeMark	David VanSchoonhoven

Excused: Deanna Alterio-Brennen, Kathy DiMillo, Gina Pasceri

Staff: Brian Smith, Heather Peck

Others: Brian Hutchison, Corporation Counsel
David Kinyon, LHDC Chairman
Anne McCaffrey, Eastern Niagara Hospital President/CEO
Chuck Bell, Harrison Studios Senior Vice President

I. Call Meeting to Order: Chairman Gary Bennett called the meeting to order at 8:00 am.

II. Minutes: The reading of the Board of Directors minutes of the March 24th, 2022 meeting were waived.

Moved by Ms. Davis, seconded by Mr. Jackson, that the minutes be approved. Ayes, 10, Noes, 0. Carried.

III. Treasurer's Report: The March 2022 financial report was presented. As always, the Treasurer's Report was reviewed in detail by the Finance Committee prior to this meeting. For March 2022, the most notable payment was to Mark Cerrone, Inc. related to the remediation of 50 Elmwood, followed by payments to LaBella, Benchmark, and Apex Consulting for 13 W Main remediation management, 50 Elmwood remediation management, and our small project fund project management, respectfully.

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

IV. Topics for Discussion:

a). Locks Heritage District Corporation – Mr. David Kinyon, Chairman of the LHDC provided the board with an update of upcoming events the organization has planned for May. Highlights include: May 20th will kick off the 2022 canal navigation season. On Saturday, May 21st will be the annual Lock Tenders Tribute Event from 9 am to 2 pm. At 10:00 am will be the Key to the Locks Awards Ceremony, at 10:45 am, there will be a dedication of 3 new Canal Street Heritage signs. At 11:00 am, there will be a procession to the Locks for the Lock Tenders Tribute Ceremony & Lock 35 Capstone Monument. Flight of Five demonstrations will also be taking place between 11 am and 1 pm and the Lockport Community Farmers Market will be on Canal Street between 10 am and 2 pm each Saturday.

b) Eastern Niagara Hospital: Hospital President/CEO Anne McCaffrey gave the board an update on the new hospital facility being built by Catholic Health and the existing building on East Avenue. After giving a brief history of the hospital, she explained that the property has been on the market for more than a year now. And while the property has been well-maintained and there has been some recent interest, reuse of the property is difficult. Questions such as what is the proper reuse? How do we make it market it ready? And what, if any, state resources might be available for remediation and redevelopment or a possible demolition and rebuild are all important questions that will need to be addressed in the not-so-distant future. In the meantime, construction has started on the new facility and is on track to open in 2023. Ms. McCaffrey also reassured everyone that there would be no disruption to health services for the community.

c). Strategic Planning: Mr. Smith said that in 2017, the GLDC underwent an extensive planning series that culminated with an October strategic planning session, and which ultimately led to a strategic plan for the organization. Mr. Smith felt it was a good time to start this process again and as such, has begun to have conversations with Harrison Studios Vice President Chuck Bell about what a strategic planning session would look like for this year. Mr. Bell outlined his ideas for the development of a new plan. He will be sending a survey out to the board and to staff to gain some initial feedback. The surveys will be anonymous and will help frame what he sees as a 3-to-4-month process to assist getting the GLDC to a draft document.

d). Contracts: *Moved by Mr. VanDeMark, seconded by Mr. Jackson, to authorize the President/CEO to execute all required closing documents for the sale of 13 West Main Street. Ayes, 10, Noes, 0. Carried.*

e). Programs: Ms. Peck provided the board with a report on the following GLDC/City programs:

1. Microenterprise Grant: City of Lockport awarded - \$300,000. The GLDC launched this program in November of 2021. Thus far, we have received 5 applications, 3 that were complete. At the March meeting, the following awards were made. Contracts have been received and awardees are proceeding with projects, all of whom wanted me to express their gratitude to the board.

- **B&D Bagels (start-up) – 21 Main Street: Grant Award: \$10,000** for equipment now to upgrade existing equipment to increase productivity.
- **Jen's Catering (start-up) – 197 East Avenue: Grant Award: \$20,000** for kitchen equipment and inventory to build out commercial kitchen in this vacant space to expand existing her existing catering business. She also intends to offer take out dining and in-person dining on a limited basis once she officially opens sometime next month.
- **JT's Fitness: (existing business) – 30 Pine Street: Grant Award: \$12,000** for equipment now to upgrade his existing gym and expand service and upgrade his existing equipment.

2. DRI Small Project Fund:
Projects Complete:

- 12 Grain Studios (17 West Main Street) - façade renovation.
- Sylvia's Dance Studios (33 Pine Street) – partial roof replacement.
- Lake Effect Warehouse (149 Niagara Street) – complete roof replacement.
- Muscato Home & Gifts (1 Walnut Street) – interior renovations including new lighting, cabinetry and flooring.
- Shamus Restaurant (98 West Avenue) – interior renovations including new glass front door, renovations to upper level.

Projects Approved for Construction this Spring/Summer:

- Papa Leo's (36 Main Street) – new HVAC system
- Donna Eick's building (7 Charles Street) – roof replacement
- Clinton Building (One Main Street) – façade renovations, stone replacement, new awnings.
- Casual Dragons Games (236 Walnut Street) – new flooring and carpeting
- Bewley Building (10 Market Street) – upgrade of four restrooms.
- Palace Theatre (2 East Avenue) – upgrade of electrical systems to accommodate new equipment & technology needs.
- Former Moose Lodge (4 Lock Street) – exterior façade renovation.
- Kenzie's (13 West Main Street) – exterior façade renovation.
- Gould's Flowers & Gifts – exterior façade renovation.
- ECDC (24 Church Street) – new signage, exterior roof & brick repair
- Harrison Place – exterior brick repair on Building 4

3. Lockport Small Business Restoration Fund: City of Lockport has been awarded an \$845,000 grant through the federal CARES (Coronavirus Aid, Relief, and Economic Security Act). Of the \$845,000 grant - \$500,000 will be used for public facilities projects; \$300,000 will be used for economic development funding in the form of grants for businesses with fewer than 25 employees; and \$45,000 will be used for project delivery and administration.

Eligible uses of grant funds must fall into one of the following categories:

- Expenses related to reopening or altering operations,
- Payroll to bring back staff or increase staff hours,
- Inventory to assist with reopening or altered operations,
- Working capital to assist with cash flow disruptions as a result of the pandemic,
- Equipment or supplies such as PPE to support customer and staff safety,
- New furniture or fixtures to guide social distancing, allow or expand outdoor dining, and safely increase capacity,
- Marketing to announce reopening and/or altered operations.

***Projects involving any construction or physical renovations are NOT eligible for the Lockport Small Business Restoration Fund.**

Eligibility Requirements:

- Businesses must have a brick-and-mortar location within the City of Lockport.
- Home-based businesses and not-for-profit organizations are **NOT** eligible.
- Business must have between 6-25 employees at the time of the application.
- Recipients must commit to investing at least 25% of the total project cost in the form of cash equity.
- Any business receiving a Lockport Small Business Restoration Fund grant is required to create, restore, or retain at least 1 full-time equivalent job.
- The assisted business must have been negatively impacted by the effects of COVID-19 and must be able to effectively document such an impact by submitting appropriate financial documentation.

Grants will be offered between \$10,000 and \$50,000, depending on program eligibility and job creation requirements. All businesses receiving funds must create, restore, or retain at least 1 full-time equivalent (FTE) job position per \$35,000 of funding. Businesses are required to provide matching cash equity in the amount of 25% of the total Project cost. Deadline to apply is **Friday, May 20th, 2022 by 4:00 pm**. Applications can be found www.lockportny.gov/gldc/

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

Next meeting: Thursday, May 26th, 2022

Jackie Davis,
Secretary