

**GREATER LOCKPORT DEVELOPMENT CORPORATION**  
**Minutes of April Board Meeting**  
**July 28<sup>th</sup>, 2022**

The regular meeting of the Greater Lockport Development Corporation's Board of Directors was called to order at 8:03 a.m. at the Dale Association (33 Ontario Street, Lockport). The following Directors were present and constituted a quorum:

Gary Bennett	Jody Chesko
Jackie Davis	Phil Jackson
Steve Jerz	Franklin Knowles
Mayor Michelle Roman	Allan VanDeMark

Excused: Deanna Alterio-Brennen, Kathy DiMillo, Jennifer Murphy, Gina Pasceri, David VanSchoonhoven

Staff: Heather Peck

Others: Brian Hutchison, Corporation Counsel  
Tom Mancuso, Mancuso Business Development Group

**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 June 23rd, 2022 meeting were waived.

*Moved by Mr. VanDeMark, seconded by Mr. Knowles, that the minutes be approved. Ayes, 7, Noes, 0. Carried.*

**III. Treasurer's Report:** The June 2022 financial report was presented. For June 2022, the most notable payments were to Apex Consulting for project management related to the DRI Small Project Fund, the Hartford for one of our insurance policies, and a slight increase in salary payments, as LMS recently hired an intern, which is being funded by the Grigg Lewis Foundation.

*Moved by Mr. Jerz, seconded by Mr. VanDeMark, to approve the Treasurer's Report for filing with our accountant. (Ayes, 7. Noes, 0). Carried.*

**IV. Topics for Discussion:**

a). Harrison Place Acquisition – Ms. Peck referred the board to a letter in their board packets from E.A. Granchelli, Developer in regards to the sale of 17 Works Place and 171 Washburn Street. Mr. Mancuso said he was given the green light by the board last month to begin negotiating on behalf of Harrison Place for these two parcels, which if acquired, would provide additional parking for the campus.

*Moved by Ms. Davis, seconded by Mr. VanDeMark, to allow Mr. Mancuso to move forward with 210 Walnut LLC purchasing the two parcels. (Ayes, 8. Noes, 0). Carried.*

b) Harrison Place Reassessment: Mr. Hutchison informed the board that as part of city-wide reassessment, Harrison Place was reassessed as well. The new assessment is \$4.6 million, up from \$2.8 million. Mr. Hutchinson and Mr. Mancuso prepared a package for the city's board of assessment review, citing items that would affect the property's marketability, and proposed that the assessment remain the same at \$2.8 million, but the board denied the request. After thoughtful and careful

consideration, and in an effort to be proactive so as to prevent a situation whereby 210 Walnut LLC has a tax bill when the PILOT runs out that is not financially sustainable, Mr. Hutchison informed the board that he and Mr. Smith felt that it would be in the best interest of the campus and 210 Walnut Street to move forward with an Article 7. Mayor Roman informed the board that the city would be conducting reassessments every year, and suggested that those numbers might change next year.

*Moved by Mr. VanDeMark, seconded by Mr. Knowles, to accept the Grants Committees recommendation for Small Business Restoration Funds as presented. (Ayes, 7. Noes, 0, 1 Abstention - Mayor Roman). Carried.*

c). Programs Update:

**1. Microenterprise Grant:**

City of Lockport awarded - \$300,000. The GLDC launched this program in November of 2021. Thus far, we have received 6 applications. Contracts have been executed with all six of the awardees approved in March and in June and they are proceeding with their projects. All awardees must complete small business training with the NCCC Small Business Development Center.

**2. DRI Small Project Fund:**

**Projects Complete:**

- Papa Leo's (36 Main Street) – new HVAC system
- Donna Eick's building (7 Charles Street) – partial roof replacement.
- Shamus Restaurant (98 West Avenue) – interior renovations including new glass front door, renovations to upper level.
- Muscato Home & Gifts (1 Walnut Street) – interior renovations including new lighting, cabinetry, and flooring.
- Lake Effect Warehouse (149 Niagara Street) – complete roof replacement.
- Sylvia's Dance Studios (33 Pine Street) – partial roof replacement.
- 12 Grain Studios (17 West Main Street) - façade renovation.

**Projects Under Construction:**

- Clinton Building (One Main Street) – façade renovations, stone replacement, new awnings
- Palace Theatre (2 East Avenue) – upgrade of electrical systems to accommodate new equipment & technology needs.
- Former Moose Lodge (4 Lock Street) – exterior façade renovation.
- ECDC (24 Church Street) – new signage, exterior roof & brick repair
- Harrison Place – (190 Walnut) exterior brick repair on Building 4
- Casual Dragons Games (236 Walnut Street) – new flooring and carpeting

**Scheduled for Construction this Summer/Fall:**

- Bewley Building (10 Market Street) – upgrade of four restrooms.
- Kendzie's (13 West Main Street) – exterior façade renovation.
- Gould's Flowers & Gifts (83 Locust Street) – exterior façade renovation.
- SubDelicious (15-19 Locust Street) – replacement windows
- Old City Hall – (2 Pine Street) interior restaurant expansion, structural improvements to basement space.
- 58 Main Street – Façade repairs

**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. Deadline for applications was May 20<sup>th</sup>. We received 7 applications, which were reviewed with the help of Harrison Studios. The Grants Committee made the recommendation (which the board approved) at the June meeting to split the \$300,000 of available grant funding equally among all the eligible applicants. Those businesses have been notified of their awards and have been sent contracts.

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.

Awardees are:

- American Concrete – 500 Richfield Street
- Beacon Recovery – 46 Pine Street
- Brown Tax & Accounting – 197 East Avenue
- Hot Corner Athletics – 1051 Lincoln Avenue
- Legacy Hospitality – 515 S. Transit Street
- Scripts Café – 2 East Avenue
- Timkey Enterprises – 301 Walnut Street

**4. NYS Consolidated Funding Applications:**

- Sent out a request for projects from City of Lockport commercial property owners who are interested in pursuing a renovation project utilizing New York State grant funds. The purpose was to allow for a more open, fair, and public project selection process, so that everyone has an opportunity to have their project considered.
- The goal is to begin to develop a list and prioritize potential projects to select from as various grant opportunities become available through the state.
- RFP's were due in by June 17<sup>th</sup>. We received 4 proposals on behalf of the former YMCA building (19 East Ave), the F&M Building (116 Main Street), Harrison Place and the Bewley Building (corner of Main & Market Streets).
- New York Main Street Grant (Downtown Stabilization project – a prominent building in downtown requires funding (usually for environmental remediation) in order to proceed with rehabilitation.
- Mr. Smith and Ms. Peck reviewed all 3 proposals to see which project aligns most with the New York Main Street Program's goals in order to create the most competitive application, we then met with the property owner, and we have recommended the F&M Building at 116 Main Street and the adjacent building at 120 Main Street for the application. The Council unanimously approved this recommendation at the July 13<sup>th</sup> Council meeting with a resolution in support of an application on behalf of the project.

- We are also working on a request on behalf of the LHDC through multiple state agencies including ESD, Market NY, NYS Parks and the NY Canal Corporation for a large request on behalf for “Lockport Bicentennial Projects,” which will coincide with the 2025 celebration of the opening of the Erie Canal and the city of Buffalo hosting the World Canal Conference in 2025.
- Projects for this application include: Flight of Five rehabilitation, the completion of the 3<sup>rd</sup> and final phase of the Lock Tender Tribute and the creation of a 60-minute documentary film on Lockport’s rich industrial history centered around the canal.
- Both applications are due on July 29<sup>th</sup>.

d). 50 Elmwood: Mr. Hutchison discussed the status of the 50 Elmwood project. He stated that Mr. Bennett has now signed the agreement which gives permission to transfer ownership to the city. Lift deed restriction and city can now move forward.

e). Skate Park: Mr. Hutchison and the Mayor updated the board on the status of the Skate Park project. There will be a public meeting on the project on Tuesday, August 2<sup>nd</sup> at 7:00 pm. There will also be an online survey on the city’s website beginning August 12<sup>th</sup>. The Advisory Committee has been created and there are no major issues with the contract, indemnification or insurance.

**V. Adjourn Meeting:** *Motion to adjourn the meeting was made by Ms. Davis, seconded by Mr. Jerz. (Ayes, 8. Noes, 0). Carried.*

**Next meeting: Thursday, September 29nd, 2022**

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Jackie Davis,  
Secretary