

GREATER LOCKPORT DEVELOPMENT CORPORATION

Minutes of Annual Meeting January 26th, 2023

The annual meeting of the Greater Lockport Development Corporation was called to order at 8:05 a.m. at the Dale Association – 33 Ontario Street, Lockport, NY. The following Directors and staff were present:

Deanna Alterio-Brennen	Gary Bennett
Jody Chesko	Kathy DiMillo
Steve Jerz	Franklin Knowles
David VanSchoonhoven	

Excused: Phil Jackson, Jennifer Murphy, Mayor Michelle Roman

Staff: Brian Smith
Heather Peck

Others: Brian Hutchison, Corporation Counsel
Grace Platt, Lockport Main Street

I. Call Meeting to Order: President/CEO Brian Smith called the meeting to order at 8:05 am. Mr. Smith asked Mr. Hutchinson to lead the board through the annual meeting. Mr. Smith also presented the annual GLDC report, which was included in the board packet and highlighted GLDC accomplishments that occurred in 2022.

II. Selection of Chairman and Secretary:

Moved by Mr. Jerz, seconded by Mr. VanSchoonhoven, that for the purposes of conducting the meeting until formal approval of new officers can be made, that Gary Bennett be appointed as temporary Chair and that Deanna Alterio-Brennan be appointed as temporary Secretary. (Ayes, 7, Noes, 0. Carried.)

III. New Business – Election of Officers:

Moved by Mr. VanSchoonhoven, seconded by Ms. Chesko, that the following slate of officers be approved. (Ayes, 7, Noes, 0. Carried.)

Chairman:	Gary Bennett
Vice Chairman:	Kathy DiMillo
Secretary:	Deanna Alterio-Brennan
Treasurer:	Frank Knowles
President/CEO:	Brian Smith
Vice President:	Heather Peck

IV. Adjourn Meeting: Motion to adjourn the annual meeting was made by Ms. DiMillo, seconded by Mr. VanSchoonhoven. (Ayes, 7. Noes, 0. Carried.)

GREATER LOCKPORT DEVELOPMENT CORPORATION
Minutes of April Board Meeting
January 26th, 2023

The regular meeting of the Greater Lockport Development Corporation's Board of Directors was called to order at 8:11 a.m. at the Dale Association (33 Ontario Street, Lockport). The following Directors were present and constituted a quorum:

Deanna Alterio-Brennen	Gary Bennett
Jody Chesko	Kathy DiMillo
Steve Jerz	Franklin Knowles
David VanSchoonhoven	

Excused: Phil Jackson, Jennifer Murphy, Mayor Michelle Roman

Staff: Brian Smith
Heather Peck

Others: Brian Hutchison, Corporation Counsel
Grace Platt, Lockport Main Street

I. Call Meeting to Order: Chairman Gary Bennett called the meeting to order at 8:11 am.

II. Minutes: The reading of the Board of Directors minutes of the December 8th, 2022 meeting were waived.

Moved by Ms. DiMillo, seconded by Ms. Alterio-Brennan, that the minutes be approved. Ayes, 7, Noes, 0. Carried.

III. Treasurer's Report: The November 2022 financial report was presented. The most notable payments were pass pass-through grant funding for various projects, including \$86,000 to the City of Lockport for streetscaping on Washburn, \$50,000 of Small Project Funds to 210 Walnut Street (Harrison Place) for façade improvements on Building 4, \$23,000 of Small Project Funds to Tom Scirto for façade improvements to the Clinton Building, and \$42,857 in CARES Act Funding each to Beacon Recovery Solutions, Scripts Café and Timkey Enterprises. The \$128,572 received in the savings account is CARES Act funds being disbursed to the GLDC (which we use to reimburse business owners). The GLDC also made another payment to Grindline related to the Skate Park Project.

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

IV. Topics for Discussion:

a). 2023 Budget – Mr. Smith presented the board with the 2023 Draft Budget and Budget Narrative, which were included in the board packet prior to the meeting. He thanked the finance committee for all their hard work, as the committee met every week during the month of January to review and make recommendations. He noted that the Finance Committee voted to unanimously recommend this budget. Mr. Smith reviewed the budget line by line, which included the 2022 Budget numbers, the 2022 Actual numbers, 2023 Draft Budget numbers, and an “operational budget,” which eliminated all pass-through funding for the agency and reflects only funding that the GLDC keeps.

Moved by Mr. VanSchoooven, seconded by Ms. DiMillo, to approve the 2023 GLDC Budget. (Ayes, 7. Noes, 0). Carried.

b). Lockport Main Street - As a subsidiary of the GLDC, the LMS Program Director Grace Platt presented the organizations' 2023 work plan, and 2023 budget for GLDC board approval. Ms. Platt provided a brief overview of these items, including what the organization has planned for the upcoming year. Both the work plan and the budget were included in the GLDC board packet prior to the meeting.

Moved by Ms. DiMillo, seconded by Mr. VanSchoonhoven, to approve the LMS 2023 Work Plan and Draft Budget. (Ayes, 7. Noes, 0). Carried.

c). Property Updates – Mr. Smith and Mr. Hutchinson reviewed an Addendum to the Agreement for the Purchase and Sale of Real Property between 210 Walnut Street and The Kearney Reality and Development Group, Inc. for the purchase of a parking lot located at 280 Walnut Street. The price for both Building 3 and the parking lot would therefore be amended to \$1,050,000.

Moved by Ms. Alterio-Brennan, seconded by Ms. Chesko, to approve the Addendum to the Agreement and Sale of Real Property, as presented. (Ayes, 7. Noes, 0). Carried.

d). Program Updates – Ms. Peck presented the board with the following program update:

1. Microenterprise Grant: City of Lockport awarded - \$300,000. The GLDC launched this program in November of 2021. We have \$133,000 left in the fund to give away. Contracts have been executed with seven awardees and they are proceeding with their projects. Three have submitted receipts for reimbursement. Awardees include:

- Allstate Brewer Agency – 21-41 Main Street
- B&D's Bagels – 21 Main Street
- Baby Ribs – 135 Charlotte Street
- Jen's Catering – 179 East Avenue
- JT's Fitness – 30 Pine Street
- Motherland Art Studio – 17 West Main Street
- Terroir General Store – 10 Market Street

2. DRI Small Project Fund: We have requested and received a 6-month extension (through June 30th, 2023) on this program to allow the remaining projects to complete construction.

Projects Complete:

- Gould's Flowers & Gifts (83 Locust Street) – exterior façade renovation.
- Former Moose Lodge (4 Lock Street) – exterior façade renovation.
- Casual Dragons Games (236 Walnut Street) – new flooring and carpeting
- Clinton Building (One Main Street) – façade renovations, stone replacement, new awnings
- Harrison Place – (190 Walnut) exterior brick repair on Building 4
- Palace Theatre (2 East Avenue) – upgrade of electrical systems to accommodate new equipment & technology needs.
- 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:

- Bewley Building (10 Market Street) – upgrade of four restrooms.
- ECDC (24 Church Street) – new signage, exterior roof & brick repair

Scheduled for Construction:

- Kendzie’s (13 West Main Street) – exterior façade renovation.
- SubDelicious (15-19 Locust Street) – roof/awnings
- Old City Hall – (2 Pine Street) interior restaurant expansion, structural improvements to basement space.
- 58 Main Street – Roof & 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 20th. We received 7 applications, and the Grants Committee made the recommendation (which the board approved) at the June 2022 meeting to split the \$300,000 of available grant funding equally among all the eligible applicants. The applicants are moving forward with their projects, and we have submitted 3 disbursement requests to the state thus far.

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:

- On July 29th, we submitted a **New York Main Street Grant** request (Downtown Stabilization project) – a prominent building in downtown requires funding (usually for environmental remediation) in order to proceed with rehabilitation on behalf of the F&M Building at 116 Main Street and the adjacent building at 120 Main Street. The request was for \$375,000, with a 25% match from the property owner for a total project cost of \$500,000. We received notification from the state on November 17th that our application was successful and we were fully funded.
- Also on July 29th, we submitted a request on behalf of the LHDC through multiple state agencies including the **NY Canal Corporation** for a 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. We received notification that the Lock Tender Tribute will receive a \$150,000 grant, which will complete Phase III, the final phase of this project.
- On October 11th, submitted a **Restore NY Round 6** application on behalf of the former YMCA building for a \$2 million request (total \$3 million project) for rehabilitation/reuse of that building.

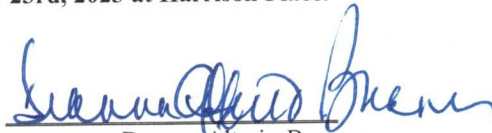
We received notification that this project has been awarded a \$500,000 grant. We are working with the property owners on a revised budget to get under contract with the state.

- **Round 7 Restore** NY funding – LOI's were due on 11/30. We submitted a \$5 million request on behalf Harrison Place and a \$2 million request on behalf of the F&M building. Both projects were approved by the state to move forward with an application, but we could only apply on behalf of one project. Based on both the goals of the program, and the community, we decided to move forward with the F&M/Mall Building project. The application is due tomorrow, January 27th.

e). Personnel – Mr. Smith updated the board on the status of board members, and currently, we have 3 vacancies. If any board members have suggestions for candidates, please have them contact Brian Smith. We are also looking for members to serve on a Personnel/Governance Committee. Thank you to Steve Jerz and Allan VanDeMark, who have expressed an interest in serving. And to Dave VanSchoonhoven, who previously sat on the Governance Committee. If anyone else is interested, please let Brian Smith know.

V. Adjourn Meeting: *Motion to adjourn the meeting was made by Mr. Jerz, seconded by Ms. DiMillo. (Ayes, 7. Noes, 0). Carried.*

Next meeting: Thursday, February 23rd, 2023 at Harrison Place.



Deanna Alterio-Brennan,
Secretary