

GREATER LOCKPORT DEVELOPMENT CORPORATION
Minutes of March Board Meeting
April 27th, 2023

The regular meeting of the Greater Lockport Development Corporation's Board of Directors was called to order at 8:05 a.m. at the Harrison Studios Conference Room. The following Directors were present and constituted a quorum:

Deanna Alterio-Brennen	Kathy DiMillo
Phil Jackson	Steve Jerz
Maggie Lupo	Jennifer Murphy
Ellen Schratz	

Excused: Gary Bennett, Jody Chesko, Franklin Knowles, Mayor Michelle Roman, David VanSchoonhoven

Staff: Brian Smith
Heather Peck

Others:

I. Call Meeting to Order: Vice-Chairman Kathy DiMillo called the meeting to order at 8:05 am and welcomed new Board Members Maggie Lupo and Ellen Schratz. Introductions of board members were made.

II. Minutes: The reading of the Board of Directors minutes of the March 25th, 2023 meeting were waived.

Moved by Mr. Jerz, seconded by Mr. Jackson, that the minutes be approved. (Ayes, 7, Noes, 0). Carried.

III. Treasurer's Report: The March 2023 financial report was presented. Notable payments include several passthrough payments to various grant awardees from Restore NY, Microenterprise, and Small Project funding – a lot of movements in March. We finally received, and were able to issue payment, related to a large (\$213k) grant related to 13 West Main Street through the Restore NY program – a reimbursement request we submitted to Empire State Development in October of 2022. Additionally, passthrough funds were issued to: JT's Fitness, Motherland, 4 Locks Street, Jen's Catering, Allstate Brewer Agency, and Terroir General Store.

Moved by Ms. Murphy, seconded by Ms. Alterio-Brennen, to approve the Treasurer's Report for filing with our accountant. (Ayes, 7. Noes, 0). Carried.

IV. Topics for Discussion:

a). Microenterprise Update – Ms. Peck and Mr. Smith updated the board on the progress of the City of Lockport's Microenterprise Program. City of Lockport awarded - \$300,000. The GLDC launched this program in November of 2021. We have approximately \$123,000 left in the fund to give away. We have submitted two disbursement requests. Past awardees include:

- Allstate Brewer Agency
- 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

Also had 4 new applicants submit applications by the “final call” March 10th deadline. The Grants Committee conducted on-site interviews with all 4 on Thursday, April 13th, have scored their applications, and are making the following recommendations:

- **Donna Eick Catering - \$20,000**
- **Moniques LLC - \$15,000**
- **Tiffany's Salon - \$14,000**
- **Truly Organic Hair - \$13,000**

There will be \$61,000 left in the fund after these awards are made. We are in the process of requesting a 6-month extension so that we can utilize the remaining funds and to give new awardees time to complete their projects.

Moved by Mr. Jackson, seconded by Ms. Schratz, to approve the Grants Committee's recommendations on the above Microenterprise Grant awards. (Ayes, 7. Noes, 0). Carried.

b). Small Project Fund Update – Ms. Peck noted that the GLDC has requested and received a short extension on this program from the state to allow the remaining projects to complete construction and utilize remaining funding. Unfortunately, we have had two previously approved projects (Stooges Restaurant – 2 Pine Street and 58 Main Street) withdraw from the program this past month. This leaves us with approximately \$85,000 left in the fund. Per the state's suggestion, we have offered additional grant money to those projects currently under construction, or those about to be under construction, and the Grants Committee is reviewing how to best utilize the remaining funds - including assessing previous applicants requests for projects that were not given the full amount requested.

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
- Kendzie's (13 West Main Street) – exterior façade renovation.

Scheduled for Construction:

- SubDelicious (15-19 Locust Street) – signage/awnings
- Old City Hall – (2 Pine Street) - structural improvements to basement space.

c). Harrison Place – Ms. Edla Collora was kind enough to give board members of a tour of the campus. Highlights included several tenants in Building 4 and a peak at Building 3, where Kearney Development is under contract to purchase the building and develop it into loft apartments and first-floor commercial space.

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

Next meeting: Thursday, May 25th at 8:00 am at the Dale Association.

Deanna AlterioBrennen

Deanna Alterio-Brennen,
Secretary