

**GREATER LOCKPORT DEVELOPMENT CORPORATION**  
**Minutes of May Board Meeting**  
**May 22, 2025**



The regular meeting of the Greater Lockport Development Corporation's Board of Directors was called to order at 8:04 a.m. at the Harrison Studios Conference Room – 160 Washburn Street, 2<sup>nd</sup> Floor. The following Directors were present and constituted a quorum:

Kathy DiMillo	Ellen Schratz	Becky Burns
Maggie Lupo	Kevin McDonough	Jody Chesko
Steve Jerz (zoom)	Phil Jackson (zoom)	

Excused: Mayor John Lombardi, Deanna Alterio-Brennen, Jennifer Murphy

Staff: Vicki Smith, Debra Coulter, Lynn Oswald

Others: Dave Kinyon and Alan Jack

- I. Call Meeting to Order:** Chair Kathy DiMillo called the meeting to order at 8:04 am
- II. Minutes:** The reading of the Board of Directors minutes of the April 24, 2025 meeting was waived. *Moved by Kevin McDonough, seconded by Becky Burns, that the minutes be approved. (Ayes, 8, Noes, 0). Carried.*
- III. Treasurer's Report:** presented to the board for approval. As always, the Treasurer's Report was reviewed in detail by the Finance Committee prior to this meeting. The Consolidated Balance Sheet and P & L Snapshots accurately reflect the general current assets, liabilities, income, and expenses of the GLDC and its subsidiaries.

**Monthly:** Notable checks are \$25,250 and \$18,500, both to LMS and \$3,750 to LHDC, which are the proceeds from the Grigg Lewis Grant. Also, a check to Big Ditch for \$117,152 which is pass-through. The final disbursement package for Big Ditch is in process.

**The Balance Sheet:** Cash down as April disbursements catch up with the March deposits for Skatepark funds and Grigg Lewis funding. Big Ditch Principal payments will begin very soon. Invoices were just sent out. The amortization schedule was provided to the Board.

**P&L:** Management Fee Revenue from LMS of \$17K . Interest Income of \$3.2K. Expenses to note: \$6K audit fee.

#### **Statement of Cash Flows**

In April, \$60K was transferred from the M & T Savings account to the M & T Checking Account.

#### **Harrison Place**

- 66 units occupied in April, unchanged since March. Total Income for April was \$102.4K with total expenses at \$41K with a NI of \$53.5. YTD NI of \$114.4K
- Balance sheet – Cash position healthy. Total Assets, Liabilities, and Capital little changed since March.

*Motion to accept the Treasurer's Report moved by Jody Chesko, seconded by Kevin McDonough, to approve the Treasurer's Report for filing with the accountant. (Ayes, 8. Noes, 0). Carried.*

#### IV. Topics for Discussion:

- a) David Kinyon (LHDC Chair): The Lock tours begin 6/21. There has been a strong increase in the number of volunteers. There are also now 40 lock tender tour guides (up from 25 last year). The documentary is finished and is now in editing. It will be part of the PBS school curriculum. It will be shown on September 26<sup>th</sup> at the Palace Theatre. Funds are still needed for distribution. Dave asked the board for a \$20K sponsorship in lieu of the previously approved \$30K loan. The GLDC Finance committee will discuss this at the next meeting.
- b) Alan Jack: Alan provided an update on the Aaron Mossell Park project. 3 workshops have been conducted to date. A public meeting / workshop is tentatively scheduled for June 20<sup>th</sup> at the church adjacent to the park. Joy Kuebler will charge \$1,800 to facilitate the program. Joy's work to date has been excellent and productive. Alan asked the board to approve this additional expense. *Motion to approve the \$1,800 expenditure for the public meeting moved by Kevin McDonough, seconded by Ellen Schratz. (Ayes, 8. Noes, 0).*
- c) **Program / Marketing Update:** The principal and interest loan payments for Big Ditch began in May. Invoices for May, June, and July were sent out earlier this week. The T-Club owner has not been responding to Vicki's attempts to contact him. 17 W Main St. disbursement paperwork is currently being processed by Harrison Studio.

**GLDC / LMS Merger:** Progress continues. Brian Hutchinson was unable to attend today's meeting to provide an update.

- d) **Harrison Place:** Vicki and Kathy met with Brian Yaiser this week to discuss the purchase of Harrison Place. Brian asked a lot of questions but has not yet submitted a Letter of Intent. Vicki and Kathy told Brian that the LOI is needed before further conversations can occur. The next Harrison Place Committee meeting is Thursday, July 17, 2025 at 10am.
- e) **Micro Grant Applications:** The grant review committee met with one applicant on 5/22 and completed the scoring sheets: Franklin Rezarch of B & D Bagels. Franklin was awarded a grant in a previous round. He is seeking to expand his lunch menu and to add special event hours. The review committee and the consultant's review recommended their approval. *Motion to approve Franklin Rezarch moved by Jody Cheski, seconded by Kevin McDonough. (Ayes, 8. Noes, 0). Carried.*

#### V. Adjourn Meeting: The meeting adjourned at 9:11 am.

*Motion to adjourn the meeting moved by Ellen Schratz, seconded by Kevin McDonough. (Ayes, 6. Noes, 0). Carried. [Phil Jackson and Steve Jerz had dropped off the call just prior to the meeting ending.]*

**Next meeting:** Thursday, June 26<sup>th</sup>, at 8:00 am at the Harrison Studio Conference Room.

*Deanna Alterio-Brennen*  
Deanna Alterio-Brennen, Secretary