

Greater Lockport



2025 Annual Report

Business Overview

The GLDC operates City-wide within the City of Lockport and is intended to encourage the development and retention of business and industry, increase job opportunity, and act in the public interest through a variety of efforts and initiatives the board of directors determines to be applicable to the organization's mission of economic development in the City of Lockport.

These efforts have included, though are not restricted to; offering financial assistance packages to property and business owners; securing and administering State-funded programs that benefit property and business owners; guiding property and business owners to incentives offered by Niagara County and New York State; obtaining and developing key blighted properties; assisting, championing, and advocating for major economic development projects; and establishing and supporting other economic development organizations; all within the City of Lockport.

2025 Accomplishments

Grants/Funding:

- *Submitted federal appropriation grant request of \$1.5 million for the Flight of Five Phase 3 through Congress and the Senate. We were approved to receive \$1 million.*
- *Secured Green Innovation Grant Program (GIGP grant) for \$1,485,000 to add to already existing DRI Grant funds (\$865,000). Proposed improvements include the reconfiguration of the intersection between Pine Street, Lock Street, and Gooding Street.*
- *Nine Microenterprise Grants approved in 2025 for small businesses in the City of Lockport for a total of \$208,100.*
- *Submitted final disbursement of \$34,388 for Wayfinding Grant Program. This last disbursement will close out the grant.*
- *Grant application of \$6,600 was submitted and approved for the installation of a tactile map and an accessibility assessment of the locks area. This project/grant will be a partnership with UB's IDEA Center.*
- *Submitted Technical Assistance to Grow Pro-Housing Communities Grant (TAG-PHC) for Housing Needs Assessments and Market Studies – Applied for \$207,940 (includes .10 FTE of \$7,800).*
- *Submitted NYS Canal System Tourism Infrastructure and Event Grants application in the amount of \$3,000 for Locktoberfest 2026.*
- *Submitted Farmers Market Resiliency Grant for Lockport Community Market Program in the amount of \$44,583.*
- *Submitted request to Yahoo! Inc. and received \$6,000 to support Lockport Main Street programs and events.*

Business Activity:

- *Launched a RFP for the Local Waterfront Redevelopment Program: (C1002291 – Lockport LWRP Grant).*
- *Partnering with the Historical Lockport Mill Race Committee and NYS concerning Spalding Mill DRI project. Working with Colliers Engineering & Design to update plans.*
- *Aaron Mossell Park: Met with the community and reconvened the committee to showcase the progress made to date. Joy Kuebler prepared a refined Concept Design Plan and Stewardship Plan. This project will be supported by a \$450,000 grant that has been already secured. Researching additional grant opportunities.*
- *Formed a Greater Lockport Business Association to support and strengthen the Lockport business community by fostering connections, advocating for local enterprises, creating jobs, and promoting sustainable economic growth.*
- *Continued implementing our reorganization plan with our associated subsidiaries and partners including the Lockport Locks Historical District Corporation, Lockport Main Street and the Niagara History Center, hired new staff for the City Visitor Center & LMS.*
- *Created GLDC Facebook page and implemented “Business of the Week” program.*
- *Held a meeting with PathStone Development Corporation and development consultant Edgemere Development regarding the proposed purchase of the Bewley Building, and organized a Community Forum at the Palace Theatre to give community members an opportunity to learn more and share feedback.*

Organizational:

- *Hired full-time Vice President and part-time Grant Manager.*
- *CEO/President and Vice President completed a two day Grant USA course at UB.*

2024 Accomplishments

Grants/Funding:

- Closed the \$629,000 DRI Small Project Fund Grant. Funding supported 18 renovation projects, and assisted 16 businesses. Total public/private investment for this program: \$1,429,738.
- Secured a \$750,000 Community Development Block Grant/Loan for Big Ditch Brewery in the Historic Post Office.
- Secured a \$775,000 (total project cost \$1,185,000) grant through the state's Consolidated Funding Application for rehabilitation of existing pedestrian bridges as well as safety railing improvements at the Flight of Five.
- Secured \$300,000 in Microenterprise Funding for a new round of grants to city businesses.
- Secured a \$500,000 grant through Restore NY Round 8 for a mixed-use project at 7 Ontario St.
- Secured a \$50,000 Niagara County Façade grant for Harrison Place, which led to \$100,000 investment for façade improvements on Building 2.
- Submitted a \$315,000 New York Main Street Stabilization Grant for improvements to 58 Main Street.
- Submitted three federal appropriation requests of \$3.6 million for the Flight of Five through Congress and the Senate.
- Submitted a \$95,000 request for programmatic support for city-wide community development initiatives to the Grigg Lewis Foundation and were awarded \$45,000.

Business Activity:

- Continued implementing our reorganization plan with our associated subsidiaries and partners including the Lockport Locks Historical District Corporation, Lockport Main Street and the Niagara History Center, hiring new staff for the City Visitor Center & LMS.
- Honored our commitment to be the passthrough funding agency for the Lockport Skate Park project, which officially opened in March of 2024.
- Completed a Strategic Planning Session with GLDC board members and staff.
- For the third year in a row, sent out a request for projects to City of Lockport commercial property owners who were interested in pursuing a renovation project utilizing New York State grant funds to allow for a more open, fair, and public project selection process.
- In partnership with Harrison Place, held first-ever "Business Boost" event with community and local economic development partners.
- Created first-ever Marketing video for the GLDC, which featured testimonials from 4 local businesses who had received assistance through the GLDC.
- Created and publicized a Request for Proposals for the remaining 3 buildings at Harrison Place.
- In partnership with the city and community partners, formed Aaron Mossell Park/Playground Committee to help move this project forward. GLDC advanced funding to complete the preliminary design work.

2023 Accomplishments

Grants/Funding:

- Completed a federal CARES Act-funded \$845,000 grant program - \$500,000 was used for a public facilities project to replace the roof at the Dale Association and \$300,000 was used to establish a Small Business Restoration Fund program which assisted 7 local businesses who had been negatively affected by the pandemic.

- Completed final reporting and disbursement requests for all grant programs associated with the \$4.1 million restoration project at the Palace Theatre. GLDC staff helped secure more than \$2.4 million in grant funding for that project.
- Awarded a total of \$300,000 to twelve small businesses through the state-funded Microenterprise program.
- Completed 18 DRI Small Project Fund projects, with a total investment in downtown buildings of more than \$1,000,000.
- Secured a \$750,000 Community Development Block Grant for the Lockport Shuffle Brewpub Project to be located at 13 West Main Street.
- Submitted a \$750,000 Community Development Block Grant for Big Ditch Brewery to be located in the Historic Post Office at 1 East Avenue.
- Submitted a \$775,000 (total project cost \$1,185,000) request through the state's Consolidated Funding Application for rehabilitation of existing pedestrian bridges as well as safety railing improvements at the Flight of Five.
- Secured a \$2 million Restore NY Grant to assist with the revitalization of the F&M Building.

Business Activity:

- Closed on Building 3 of Harrison Place to Kearney Realty, which will create Harrison Lofts.
- Continued implementing our reorganization plan with our associated subsidiaries and partners including the Lockport Locks District Corporation, Lockport Main Street and the Niagara History Center, hiring new staff for the City Visitor Center & LMS.
- Hired a new President/CEO and a new Vice-President for the GLDC.
- Grants Committee interviewed and awarded an additional five Lockport businesses Microenterprise funds to assist with starting up or expanding their business.
- Continued the implementation of the Downtown Revitalization Initiative Small Project Fund. Eight more projects were completed in 2023.
- Honored our commitment to be the passthrough funding agency for the Lockport Skate Park project, helping to see this project through to completion.
- For the second year in a row, sent out a request for projects to City of Lockport commercial property owners who were interested in pursuing a renovation project utilizing New York State grant funds to allow for a more open, fair, and public project selection process.
- With our partners at the LHDC, completed the final phase and the installation of the remaining 6 statues of the Lock Tender Tribute Monument.
- With our partners at the LHDC, installed new City of Lockport Wayfinding Signage.
- Sold Building 3 of Harrison Place and 280 Walnut Street to Kearney Realty to make way for the Harrison Lofts project –a mixed-use adaptive reuse project, which will mean a \$30 million investment, which will not only completely revitalize the building, but add 82 new residential units and 2 commercial tenants.

2022 Accomplishments

Grants/Funding:

- Assisted the Palace in applying for and obtaining a \$500,000 appropriation through NYS.
- Secured a \$375,000 New York Main Street Grant (Downtown Stabilization project) to assist with the environmental remediation of the F&M Building at 116 Main Street. A 25% match from the property owner for a total project cost of \$500,000.
- Secured a \$150,000 grant through the NY Canal Corporation for Phase III of the Lock Tender Tribute which will complete this project.
- Secured a \$500,000 grant through Restore NY Round 6 on behalf of the former YMCA building for rehabilitation/reuse of that building.

- Submitted LOIs for two additional Restore NY Round 6 opportunities on behalf of the F&M Building and Harrison Place.
- Partnered with the City in overseeing significant streetscape improvements around Harrison Place and along Pine Street, utilizing \$172,000 in CDBG funding the GLDC secured, along with DRI and GIGP funding the City secured.

Business Activity:

- Finalized agreement with the city for GLDC to receive city bed tax to continue with our reorganization plan of the Greater Lockport Development Corporation and its associated subsidiaries and partners including the Lockport Locks District Corporation, Lockport Main Street and the Niagara History Center.
- Grants Committee interviewed and awarded seven Lockport businesses Microenterprise funds to assist with starting up or expanding their business.
- Continued the implementation of the Downtown Revitalization Initiative Small Project Fund. Ten more projects were completed in 2022, with two more under construction and the final five projects approved to start construction this spring.
- Entered into an agreement with Lockport Community Services and the City of Lockport to implement the Lockport Skate Park project.
- Transferred ownership of 50 Elmwood to the city of Lockport which will move the Aaron Mossell playground project forward.
- Sold 13 W. Main Street – the former Kendzie’s building.
- Sent out a request for projects to City of Lockport commercial property owners who were interested in pursuing a renovation project utilizing New York State grant funds to allow for a more open, fair, and public project selection process, so that everyone has an opportunity to have their project considered.
- Harrison Place acquired two strategic parcels located at 17 Works Place and 171 Washburn Street to create additional parking to support continued development of the campus.

2021 Accomplishments

Grants/Funding:

- Secured \$845,000 grant through the federal CARES (Coronavirus Aid, Relief, and Economic Security Act). \$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 between 6-25 employees; and \$45,000 will be used for program delivery and administration.
- Secured \$300,000 in Microenterprise funding. \$255,000 – will be used for direct assistance to city business owners. \$45,000 will be used for program delivery and administration.
- Secured an additional \$50,000 grant from the Grigg Lewis Foundation to continue the reorganization plan of the Greater Lockport Development Corporation and its associated subsidiaries and partners including the Lockport Locks District Corporation and Lockport Main Street.
- Assisted the LHDC in securing \$150,000 grant from the Grigg Lewis Foundation for the Lock Tenders Tribute Monument.
- Assisted the LHDC in securing \$23,000 through the 2021 Verizon Media Community Benefit Fund for Lockport for tourism initiatives.
- Assisted the LHDC in securing \$20,000 through the Grigg Lewis Foundation to produce and market a Locks District Self-Guided Audio Tour.

Business Activity:

- Sold 128 Walnut Street, the former Tuscarora Club
- Completed the environmental remediation and roof replacement at the former Kendzie's building located at 13 W. Main Street.
- Assisted the Palace in the completion of the Phase IV of their \$3.5 renovation project – attended grand reopening event on May 1st, 2021.
- Continued the implementation of the Downtown Revitalization Initiative Small Project Fund. Three projects were completed in 2021: 12 Grain Studios (17 West Main Street), Sylvia's Dance Studio (33 Pine Street), and Lake Effect's Warehouse (49 Niagara Street), with 10 more projects approved to start construction this spring.
- Began implementation of Phase I of GLDC/LHDC/LMS reorganization plan which included moving the LMS offices from the Historic Post Office to Harrison Place, the transitioning of LMS' employees to GLDC employees, and the restructuring of LMS' accounting. Held weekly team meetings with staff.
- Conducted an RFP process for an insurance agent
- Conducted an RFP process for Economic Development Consultant
- Conducted an RFP process for a new attorney to represent the GLDC
- Began remediation work at 50 Elmwood
- Submitted and received reimbursements through various State funding sources for several projects, including Harrison Place and the former Tuscarora Club

2020 Accomplishments

Grants/Funding

- Secured \$300,000 grant from the EPA for environmental remediation of 13 W. Main Street through the Niagara County Brownfield Development Corporation.
- Secured additional \$50,000 grant from the EPA for environmental remediation of 128 Walnut Street through the Niagara County Brownfield Development Corporation.
- Secured a \$50,000 grant from the Grigg Lewis Foundation for the implementation of the first phase of a reorganization plan with Lockport Main Street.
- Assisted the LHDC in securing \$20,000 in grant funding from Ralph C. Wilson Foundation to install interpretive signage in the Locks District.

Business Activity

- Completed the environmental remediation at the former Tuscarora Club.
- Successfully received required planning and zoning board approvals related to the Building 3 project.
- Assisted the Palace in the completion of the Phase III of their renovation project.
- Awarded a total of \$519,000 to 22 projects through the Downtown Revitalization Initiative Small Project Fund after an extensive site visit and interview process undertaken by the grants committee.
- Selected Benchmark Turnkey for remediation management services and began remediation work at 50 Elmwood.
- Selected Labella Associates for remediation management services at 13 W. Main Street (Kendzie's).
- Examined reorganization opportunities to restructure LMS/LHDC under GLDC, including bringing LMS employees in as GLDC employees.
- Assisted the LHDC with the installation of the first phase of the Lock Tenders Tribute statuary.
- Completed a successful State monitoring of the previously implemented microenterprise grant

program.

- Adopted Anti-nepotism, Staff Code of Conduct/Conflict of Interest, Diversity, and Fiscal & Internal Controls policies.

2019 Accomplishments

Grants/Funding

- Secured \$300,000 grant from the EPA for environmental remediation of 128 Walnut Street through the Niagara County Brownfield Development Corporation.
- Secured \$325,000 grant from the EPA for environmental remediation of 50 Elmwood Avenue through the Niagara County Brownfield Development Corporation.
- Assisted the Palace in securing \$300,000 in grant funding from the Ralph C. Wilson Foundation for their renovation project.
- Assisted the Palace in securing \$100,000 in grant funding from the John R. Oishei Foundation.
- Assisted the Palace in securing an additional \$300,000 in grant funding from the Grigg Lewis Foundation.
- Assisted the Palace in securing \$25,000 in grant funding from the First Niagara Foundation.
- Assisted the Palace in securing \$50,000 in grant funding from the Verizon/Community Foundation for Greater Buffalo.
- Assisted the LHDC in securing \$25,000 in grant funding from Verizon/Community Foundation for Greater Buffalo to improve security in the Locks District.

Business Activity

- Completed public input process for Downtown Revitalization Initiative and assisted in submitting strategic plan to the State with recommended projects.
- Completed a \$200,000 microenterprise program with a total of 13 awarded grants to small businesses.
- Completed a \$20,000 New York Main Street technical assistance program that supported four properties.
- Assisted the LHDC in the completion of Phase II of the Flight of Five.
- Presented at Empire State Development Downtown Revitalization Initiative information session.
- In partnership with Lift Up Lockport, co-hosted a Minorities in Business Networking Event in July.
- Hosted the August Western New York Regional Economic Development Council board meeting, including a tour of several key properties.
- In partnership with the Grigg Lewis Foundation, participated in the Foundation Tour of Lockport.
- Negotiated and completed a contract of sale with Kearney Realty & Development Group for the sale of upper floors of Building 3 of Harrison Place for conversion to loft apartments.
- Completed an RFP process for the sale of 13 W. Main Street
- Selected a new developer for 13 W. Main Street and completed a contract of sale.
- Assisted the Palace in the completion of the Phase II of their renovation project.
- Assisted the YMCA with developing an RFP for 19 East Avenue.
- Completed concept designs and budgets for the North Adams Street Bridge and Lockport Harbor Projects.
- Supported the renovation of 17 W. Main Street with \$200,000 Restore NY grant secured by GLDC.

2018 Accomplishments

Organizational

- Completed PAAA Training
- Began EXP Niagara Training

Grants/Funding

- Secured \$10 million through the State's Downtown Revitalization Initiative
- Secured \$500,000 in Restore NY funding for 13 and 17 West Main Street Properties
- Assisted the Palace Theatre in securing a \$142,000 Power Authority grant, and \$40,000 in smaller grants through the M&T Bank Foundation and East Hill Foundation for their renovation project
- Assisted the Locks Heritage District Corporation in securing \$283,000 in grants for the Lock Tender Tribute monument
- Secured \$200,000 through NYS Office of Community Renewal for a Microenterprise program
- Secured \$20,000 New York Main Street Technical Assistance grant
- Secured \$250,000 through the Dormitory Authority for Phase II of the Flight of Five
- Secured \$172,000 through Niagara County's Program Income for streetscaping improvements to Washburn Street adjacent to Harrison Place
- Assisted City in securing \$500,000 Home Improvement Program

Business Activity

- Awarded seven microenterprise grants to small businesses
- Identified a private developer to purchase the Tuscarora Club
- Assisted the LHDC in the completion of the Locks District Museum renovation
- Assisted the Palace in the completion of the first phase of their renovation project
- Completed the build out of the new Winter Community Market in Building 3 of Harrison Place
- Hosted a business networking event
- Hosted an organizational culture workshop for Lockport businesses and organizations
- Purchased 13 West Main Street

2017 Accomplishments

Organizational

- Completed individual board member meetings
- Completed a Strategic Planning Session, which developed a 2018 Work Plan

Grants/ Funding

- Completed the New York Main Street grant program
- Secured \$500,000 in Restore NY funding for the Tuscarora Club
- Assisted the Palace Theatre in securing \$550,000 in grants for a renovation project
- Assisted the Locks Heritage District Corporation in securing \$163,000 in grants for the Lock Tender Tribute monument
- Assisted the City of Lockport in securing \$450,000 for the South and Elmwood lot park

Business Activity

- Issued a short-term \$100,000 loan to Lake Effect Ice Cream
- Made major renovations at the former Tuscarora Club
- Completed large build out projects at Harrison Place
- Hosted a Familiarization Tour

- Began a Winter Market at Harrison Place

2016 Accomplishments

Organizational

- Hired a new Vice President
- Hired a new bookkeeper
- Established the Harrison Place Committee

Grants/ Funding

- Secured a \$200,000 National Maritime Heritage Grant for continued rehabilitation of the historic Flight of Five Locks
- Administered both Microenterprise programs, including awarding \$178,500 for equipment and working capital to more than ten local businesses expecting to create a total of over 25 jobs
- Administered the New York Main Street program for capital improvements in Lockport's Central Business District, completing ten projects
- Secured a \$300,000 grant through Empire State Development for additional build-out at Harrison Place

Business Activity

- Commissioned JFG to perform a comprehensive marketing strategy for downtown Lockport
- Hired Smart Design to produce an existing conditions analysis, project report, and cost estimate for the Tuscarora Club
- Closed on the sale of 57 Canal Street
- Refinanced debt at Harrison Place
- Harrison Place paid off \$200,000 of their demand note with the GLDC

2015 Accomplishments

Organizational

- Transition at President/CEO position
- Reached agreement with the City of Lockport to share the salary of President/CEO
- Expanded staffing by bringing bookkeeper on for additional hours

Grants/ Funding

- Secured additional \$600,000 over and above the \$700,000 previously received for Phase II of the Flight of Five Locks Restoration
- Administered both Microenterprise programs, including awarding \$151,500 for equipment to eleven local businesses expecting to create a total of over 30 jobs
- Administered the New York Main Street program for capital improvements in Lockport's Central Business District, awarding \$196,000 to twelve properties

Business Activity

- Commissioned GAR Associates to perform a Market Rate Apartment Feasibility Study
- Sold 57 Canal Street to a prominent local developer
- Completed the Trek/Torrent build out project at Harrison Place

2014 Accomplishments

Organizational

- Hired the first full-time GLDC employee
- Expanded staffing by bringing bookkeeper in as part-time employee
- Formed subsidiary – Locks Heritage District Corporation
- Reached agreement to administer a portion of the Bed Tax revenues on behalf of the City of Lockport

Grants/Funding

- Secured \$380,000 in Microenterprise funding, including first “themed” program in New York State (Lodging)
- Secured \$250,000 in New York Main Street Funding for capital improvements in Lockport’s Central Business District
- Secured \$700,000 for Phase II of the Flight of Five Locks Restoration

Business Activity

- Commissioned Hospitality Feasibility Study for the City of Lockport
- Partnered with the City of Lockport to create a new web presence for both entities
- Took title to 128 Walnut Street

Business Activity 2013

- Renovated 50,000 square feet of space in Building 4 of Harrison Place, leading to the relocation of 78 jobs into Lockport and the addition of an additional 18
- Borrowed close to \$3.5 million for aforementioned renovation
- Invested \$200,000 in grant funds in Harrison Place Buildings 1 and 2, creating a new entrance to Building 1 and providing a permanent home for the Challenger Learning Center
- In partnership with Lockport Main Street, Inc. distributed \$257,000 of NYMS capital improvement funding in the Central Business District, creating 3 new residential units
- Sold GLDC lease rights to 51 Canal Street and 79-81 Canal Street for \$122,000, leading to the creation of a new residential unit and the development of Lake Effect Ice Cream’s new scoop shop and production facility
- Developed 8 page insert that ran in Business First September 6th
- Contracted with part-time bookkeeper to assist in administration and reporting of GLDC financing

Business Activity 2012

- Provided a \$150,000 loan to Diversified Manufacturing, Inc. for new equipment to help retain 92 jobs and to position the company for future expansion
- Provided the “seed money” for the first Visitors’ Guide developed in Lockport in 4 years
- Invested \$120,000 in grant funding in capital improvements at Harrison Place. The first floor of Building 2 is now fully occupied and 2012 saw the addition of 8 tenants and 25 new workers.
- Distributed \$200,000 in Microenterprise assistance that has already created over 20 full time equivalent (FTE) jobs
- Partnered with Lockport Main Street, Inc. for the administration of the New York Main Street Grant Program.

Business Activity 2011

- Invested 450,000 in 57 Canal Street in order to allow Trek Manufacturing to move into their new Technology Center in March. The project brought 23 jobs to downtown Lockport and led to the creation of 3 additional jobs
- Increased the annual contribution to assist in funding Lockport Main Street, Inc. GLDC began a three year commitment in 2012 of annual contributions of \$17,500
- Co-sponsored Lockport Main Street's successful funding application through the New York Main Street program for \$251,000 and agreed to administer the financial activities associated with the grant.
- Partnered with the City to secure \$200,000 from the New York State Office of Community Renewal to fund grants to "microenterprises" in the Central Business District
- Partnered with the City to secure \$260,000 from NYSOCR to fund capital improvements to Harrison Place, including upgrades to Building 1 that will allow Mancuso Management, Inc. to begin marketing the space.

Business Activity 2010

- Allowed Lockport Main Street, Inc. to utilize Canal Street for the purpose of providing retail/commercial activity (vendors and entertainment) for the period of June 1 to September 1, 2010.
- Mr. David Ulrich, Developer, started negotiations to locate the new Niagara County Community College culinary institute to Canal Street. Ultimately, a site in Niagara Falls was selected.

Harrison Place Property (160 Washburn Street)

- Completed \$100,000 of the \$1.75 million roof and elevator project funded by the Empire State Development Corporation and the Dormitory Authority of the State of New York (grant funded in 2010). This project is 100% complete.
- Mancuso Management, Inc. was successful in attracting 7 small businesses to the facility.
- Entered into an agreement with Unison Site Management, LLC regarding cell tower uses at the facility.
- Obligated \$65,000 to the facilities operations.
- A 15 year PILOT Agreement was approved for this property by the NCIDA.

Provided \$12,500 to assist in funding a downtown Lockport Main Street Program in the City of Lockport. Mrs. Heather Peck, Program Manager is leading this organization that uses the Main Street Four-Point Approach (Organization, Design, Promotion and Economic Restructuring) to provide for downtown commercial revitalization.

Reincorporated under Section 1411 of the New York Not for Profit Corporation Law and will now be able to accept property from the city and sell it for economic development purposes. GLDC adopted new By-Laws to become compliant with the Public Authorities Accountability Act of 2005 and Public Authorities Reform Act of 2009. Also, GLDC adopted a new Mission Statement.

Business Activity 2009

Harrison Place Property (160 Washburn Street)

- Completed over \$600,000 of the \$1.75 million roof and elevator project funded by the Empire

State Development Corporation and Dormitory Authority of the State of New York

- Mancuso Management, Inc. was successful in attracting 7 small businesses to the facility
- Secured a \$150,000 NYSDEC grant to complete a Phase II Environmental Site Assessment

Provided \$12,500 to fund the Lockport Main Street Program, Inc.

Sponsored, as the applicant, a \$600,000 NYS Office of Parks, Recreation and Historic Preservation grant for the Lockport Union Station Restoration project (not funded)

Supported 2 Niagara River Greenway Commission grants for Canal Street (not funded)

Passed a resolution adopting certain policies, standards and procedures regarding the Public Authorities Accountability Act of 2005

Adopted a 2009 Strategic Plan

Business Activity 2008

Niagara Produce Lockport, Inc. (OCR/HSBC/Member Item/Equity)

Tuscarora Inn, Inc. (Economic Development Loan)

East Avenue Apparel, Inc. (Economic Development Loan)

Harrison Place Property (160 Washburn Street)

- Adopted "The Strategic Building Solution" report completed by the Mancuso Development Group
- Completed over \$1 million of the \$1.65 million roof and elevator project funded by the Empire State Development Corporation and GLDC
- Mancuso Management, Inc. was successful in attracting 6 small businesses to the facility
- Obligated \$150,000 to the facilities operations
- Resolved the assessment challenge with the City

Committed to fund the new Lockport Main Street Program for 2009-11

Bought out Richlock LLC's interest in Canal Street

Sponsored, as the applicant, a \$1,600,000 Transportation Enhancement Program Grant and an Environmental Protection Fund Grant for the Lockport Union Station Restoration project (not funded)

Was a sponsor for the NYS Canal Conference held in WNY

Adopted 2008 Strategic Plan

Business Activity 2007

Morningstar Partners, LLC (OCR-TIP/Economic Development Loan/Equity)

Tuscarora Inn, Inc. (Economic Development Loan/HSBC/Equity)

80 Main Street, Lockport, New York, LLC (Economic Development Loan/Equity)

Harrison Place Property (160 Washburn Street)

- Completed the 210 Walnut Street Reuse Study Report
- Completed a NYSERDA Energy Audit
- Completed the Strategic Building Solution Report
- Hired Mancuso Management, Inc. to manage said property for a 3 year period (2008-2010)
- Submitted a \$2.5 million Restore NY Communities Initiative Round 2 grant application

Adopted 2007 Strategic Plan

Business Activity - 2006

Rubberform Recycled Products, LLC (GOSC Loan)

80 Main Street, Lockport, New York, LLC (GOSC – TIP/Equity)

Skin by Lisa Marie (GOSC – EGS/Bank/Equity)

Eastern Niagara OBGYN (GOSC – EGS/Bank)

Natural Nails & Spa (GOSC – EGS/Equity)

Commerce Square Property (160 Washburn Street)

- Completed a Phase I Environmental Site Assessment
- Formed 210 Walnut Street, LLC
- Received title to property through foreclosure
- Received a \$25,000 OCR Strategic Planning Technical Assistance Grant to complete an Economic Analysis of the facility

Adopted 2006 Strategic Plan

Business Activity – 2005

Lockport Locks & Canal Tours, Inc. (GOSC Loan)

GOSC Strategic Planning Technical Assistance Grant to study Commerce Square Project

GOSC grant to fund City Centre Tenant Incentive Program and Essential Goods & Services Program

Formed Delphi Committee

Adopted 2005 Strategic Plan and Strategic Lending Program

Business Activity – 2004

Richmond Avenue Project Grants Received:

- \$400,000 NYS Department of State Environmental Protection Fund
- \$24,500 NYS Department of State Quality Communities Program
- \$50,000 Division of Housing and Community Renewal NYS Main Street Program
- \$258,500 NYS Office of Parks for 7 Niagara Street
- \$600,000 NYS Thruway Authority to rebuild the Canal Railing

Adopted 2004 Strategic Plan and Strategic Lending Program

Business Activity – 2003

Ultimate Physique, Inc. (Tenant Assistance Loan Program/Private Loan/Equity)

Housel's Service Station, Inc. (Economic Development Loan/M & T Bank/NCIDA)

Brewhaus Coffee and Café, Inc. (Economic Development Loan/First Niagara Bank/Equity)

Adopted 2003 Strategic Plan and Strategic Lending Program

Business Activity – 2002

Richmond Avenue Project Advances

Business Activity – 2001

Mark D. Kahle Enterprises, Inc. (Economic Development Loan/First Niagara Bank)

R&J Enterprises of WNY, Inc. (Tenant Assistance Loan – Canal Corridor Initiative II/Private Loan/
Private Lease)

Business Activity – 2000

Candlelight Cabinetry, Inc. (Economic Development Loan/M&T Bank/NCDC/Equity)
Merritt Plywood Machinery, Inc. (Economic Development Loan/HSBC/NCDC/Equity)
Lockport Locks & Canal Tours, Inc. (Economic Development Loan – Canal Corridor Initiative II)
Lockport Village Eatery, Inc. (Tenant Assistance Loan/First Niagara Bank/Equity)
East Avenue Apparel (Tenant Assistance Loan/Key Bank/Equity)
Completed an Industrial Survey

Business Activity – 1999

Diversified Manufacturing, Inc. (Economic Development Loan/M&T Bank/ESDC/Equity)
Speedway Race, Inc. (Economic Development Loan/M&T Bank/Private Investors/Equity)
HUD Canal Corridor Initiative II approval for the City of Lockport - \$300,000

Business Activity – 1998

Lockport Locks & Canal Tours, Inc. (HUD Section 108 Loan)
Barry Steel Fabrication, Inc. (Economic Development Loan/M&T Bank/NCIDA/Equity)

Business Activity – 1997

Tri-Side, LLC (Economic Development Loan/M&T Bank)
Robert L. Kline & Cynthia Converso Kline d/b/a NY Hair (Eco. Development Loan/M&T Bank/Equity)
Lockport Locks & Canal Tours, Inc. – Two Interim Loans (Economic Development Loans)
HUD Canal Corridor Initiative approved for the City of Lockport - \$3,561,414

Business Activity – 1996

Lockport Locks & Canal Tours, Inc. (Economic Development Loan/Key Bank/Equity)
Duraline Abrasives (Economic Development Loan/M & T Bank/Equity)
DiCenso Restaurants, Inc. (Economic Development Loan/Private Mortgage/Equity)
Gooding Co., Inc. (Economic Development Loan/M & T Bank/NCIDA)
Spalding Hardware Co., Inc. (Economic Development Loan/Ace Hardware Corp./Equity)
Lockport International Partners emerged from Chapter 11 Bankruptcy
The Board of Directors amended three (3) By-Laws

Business Activity – 1995

Timothy & Barbara Ennis – Montondo Seafood (Economic Development Loan/Key Bank/Equity)
Dern/Moore Machine Company, Inc. (Economic Development Loan/M & T Bank/Equity)
Blasio Enterprises, Inc. (Tenant Assistance Loan/M & T Bank/Equity)
Dale Association, Inc. (Economic Development Loan/Lockport Savings Bank/Equity/Various)
The Soccer Source, Ltd. (Tenant Assistance Loan/Marine Midland Bank/Equity)
Lockport International Partners Chapter 11 Bankruptcy Relief

Business Activity – 1994

Lockport Development Company, Inc. (Economic Development Loan/Marine Midland Bank/Equity)
Niagara Fiberboard, Inc. (Economic Development Loan/Key Bank/Equity)

Roth Renovations (Economic Development Loan/Private Mortgage/Equity)
Sponsored and processed a \$50,000 NYS Urban Development Corporation Economic Development Feasibility Study Grant for Richmond Avenue
Financial semi-commitment to the Lockport Senior Citizens Centre, Inc.
Lockport International Partners legal action
Sponsored a \$100,000 NYS Urban Development Corporation MBS/WBE Micro Enterprise Loan Fund Program Grant (not funded)

Business Activity – 1993

Pecoraro Salon (Economic Development Loan/Private Mortgage/Equity)
Niagara Fiberboard, Inc. (Economic Development Loan/Key Bank/Equity)
Financial Assistance for the Erie/Niagara Regional Planning Board “Economic Development Strategy for the Erie Canal”
Sponsored NYS DOT \$35 million ISTEA Transportation Enhancement Program Grant (not funded)
Adopted a local Commercial Revitalization Loan Program

Business Activity – 1992

The Book Den, Inc. (Economic Development Loan/Bank/Equity)
Mahar’s Crystal Ice (Economic Development Loan/Bank/Equity)
Easy Built Models, Inc. (Economic Development Loan/IDA/Bank/Equity)
UDC Economic Development Feasibility Study Grant for Richmond Avenue
UDC Commercial Revitalization Grant for West Main Street

Business Activity – 1991

Ontario Label Graphics (Economic Development Loan/IDA/GMAC)
Purchase and sale of 17.5 acres of industrially zoned land on Oakhurst Street
Property was sold to Modern Recycling, Inc. to build a 73,000 square foot Material Recovery & Transfer Station

Business Activity – 1990

Benderson 85-1 Trust (Super Duper) (Economic Development Loan/IDA/Bank & Equity)
Candlelight Cabinetry, Inc. (Economic Development Loan/Norstar Bank)
GJH Acquisition Corporation (S.S. Gooding Co., Inc.) (Economic Development Loan/ Marine Midland Bank)
98 West Avenue Corporation (Shamus Restaurant) (Economic Development Loan)

Business Activity – 1989

KM Acquisition Corporation (Economic Development Loan/Marine Midland Bank)
Harrington’s Service (Economic Development Loan/Lockport Savings Bank)
Village Cobbler Shop (Economic Development Loan/Marine Midland Bank)
Lockport Hotel Associates (Best Western Lockport Inn) (Economic Development Loan/ Marine Midland Bank)
Video Services (Economic Development Loan/Lockport Savings Bank)

Business Activity – 1988

Lockport Hotel Associates (Comfort Inn Project) (Eco. Development Loan/Lockport Savings Bank)
Mr. Leone and Dr. Wilson (Phoenix Building) (Eco. Development Loan/Chase Lincoln Bank)
Mr. Clinton J. Starke (Mecorneys) (Economic Development Loan/M & T Bank)
Sylvia's School of Dance (Economic Development Loan/Private Mortgage)

Business Activity – 1987

Niagara Fiberboard, Inc. (Economic Development Loan/IDA/M & T Bank)
Lockport International Partners (Economic Development Loan/IDA/UDAG Loans)
West Lane, Inc. (Economic Development Loan/Section 312 Loans)
Faces, Inc. (Tenant Assistance Loan/Marine Midland Bank)
Greystone Interiors (Tenant Assistance Loan/Marine Midland Bank)
The Lockport Music Center (Tenant Assistance Loan/Marine Midland Bank)

Business Activity – 1986

Great Lakes Container Corporation (Economic Development Loan/M & T Bank)
Forty-Five Locust Street, Lockport, Inc. (Economic Development Loan/Key Bank)
240 Michigan Street, Inc. (Garb-el Products Company) (Econ. Development Loan/IDA/Liberty Bank)
Lerch & Daly Clothiers, Inc. (Tenant Assistance Loan/Marine Midland Bank)
Royal Café (Tenant Assistance Loan/Marine Midland Bank)
Sweet-N-Tasty (Tenant Assistance Loan/Private Loan)

Business Activity – 1985

Robert E. Morell Laundromat and Convenient Mart (Eco. Development Loan/Lockport Savings Bank)
Video Horizon (Tenant Assistance Loan/Private Mortgage)
Fitness Palace (Tenant Assistance Loan/Key Bank)
Drewburg, Inc. (Titan Athletic Club) (Tenant Assistance Loan/Marine Midland Bank)
Computer Pros (Tenant Assistance Loan/Equity)
Undersea World (Tenant Assistance Loan/Lockport Savings Bank)

Business Activity – 1984

Allegheny Ludlum Steel Corporation (UDAG/IDA/Mellon Bank)
Great Lakes Container Corporation (JDA/IDA/Marine Midland Bank)
Barry's Steel Fabrication (Economic Development Loan/M & T Bank)
Weismore-Duffett (Dickie's Donuts) (Economic Development Loan/Lockport Savings Bank)
Sheila's Images Unlimited (Economic Development Loan/Private Mortgage)

Business Activity – 1983

Sherwood Selpac Corporation (UDAG/IDA/M & T Bank)
Helen's Cake Corner (Economic Development Loan/Key Bank)
R.C. Hill Enterprises, Inc. (Economic Development Loan/Key Bank)
Boyd Real Estate (Economic Development Loan/Lockport Savings Bank)

Business Activity – 1982

Dussault Foundry Corporation (UDAG/JDA/M & T Bank)

Ferree Plastics, Inc. (UDAG/JDA/IDA/M & T Bank)

William J. Baier (SBA 503/Key Bank)

Mom 'n Dad's Bakery (Economic Development Loan/Key Bank)

MacFarlane Plumbing (Economic Development Loan/Key Bank)

2025 GLDC Board of Directors

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Jennifer Murphy, Vice Chair

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Deanna Alterio-Brennen, Secretary

Becky Burns

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Corporation Office

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President/CEO – Vicki A. Smith
Vice President – Debra Coulter
Grant Manager – Amanda Henning

GLDC Counsel – Brian Hutchison
GLDC Auditor – Lumsden & McCormick, LLP
Financial Institution - Manufacturers & Traders Trust Co., Lockport, New York

