

GREATER LOCKPORT DEVELOPMENT CORPORATION
Minutes of May 21, 2026 Board Meeting



The regular meeting of the Greater Lockport Development Corporation's Board of Directors was called to order at 8:02 a.m. at the Harrison Café 210 Walnut Street. The following Directors were present and constituted a quorum:

John Craig (zoom)	Becky Burns	Phil Jackson
Kevin McDonough	Kathy Sparks-DiMillo	Steve Jerz
Jennifer Murphy	Ellen Schratz	Jody Chesko
Brea Bacon	Matt Sova	

Excused: Maggie Lupo, Mayor John Lombardi

Staff: Vicki Smith, Deb Coulter, Brian Hutchinson (Corporate Counsel)

Guests:

- I. **Call Meeting to Order:** Steve Jerz called the meeting to order at 8:02 a.m.
- II. **Minutes:** The reading of the Board of Directors minutes of the April 30, 2026 meeting was waived.

Moved by Jody Chesko, seconded by Phil Jackson, that the minutes be approved. (Ayes, 10. Noes, 0). Carried.

III. Treasurer's Report:

The April Treasurer's Reports 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.

The following narrative covers the financials for April:

The Balance Sheet: GLDC ONLY

A/R in arrears is 1 customer Lockport Main Street, they owe 1 invoices totaling \$9,434.53 for 1st Q salaries. Working with the Auditors to correct other issues. A/P is current, nothing over 30 days.

P&L: GLDC ONLY

Income received from 210 Walnut (April payment), Big Ditch (April & May payments), 13 W Main (March & April payments) and Lockport Main Street (2025 intern's salaries). For expenses: we paid April salaries, 2 invoices to Lumsden & McCormick for audit support, SUNY Niagara for the entrepreneurial skills training and invoices for Big Willie's Has Style.

Statement of Cash Flows: GLDC ONLY

Cash flow shows a decrease from last month due to funds for Big Willie's Has Style. Microenterprise grant disbursement paperwork has been submitted to New York State for reimbursement.

Harrison Place

- 71 units occupied and 26 vacant for April. Rentable units 97.
- Rents have increased to reflect utilities.

Motion to accept the Treasurer's Report moved by Ellen Schratz, seconded by Matt Sova. (Ayes, 10. Noes, 0). Carried.

IV. New Business:

A) Harrison Place Management Update

- Harrison Place Management Agreement is finalized.
 - The board approved a motion to offer Harrison Studio a contract with revised terms, including increased repair thresholds to \$2,500.
 - The transition of management from Mancuso to Harrison Studio will be effective June 1st
 - Tom Mancuso will stay through June 30th to support the transition.

Motion to authorize Vicki Smith to present the Management Agreement to Harrison Studio moved by Ellen Schratz, seconded by Kevin McDonough. (Ayes, 10. Noes, 0). Carried.

- Harrison Place Open House is scheduled for Wednesday, May 10th 4:30 p.m. – 7:30 p.m.
 - Meet at Harrison Café. Tour will be of Building #4.

B) Greater Lockport Business Association

- Evening Networking Event
 - Thursday, June 4th – 5:00 p.m. 7:00 p.m. at the Lock Tender

C) GLDC By-Laws

- Governance Committee, Steve Jerz, Maggie Lupo, and Becky Burns have reviewed the GLDC By-laws and Steve Jerz will update.

D) Board Member Training - <https://abo.ny.gov/board-member-training>

- See link for upcoming training dates – required for all board members

E) CEO Report

- Vicki provided an update concerning DRI, Restore, and CDBG loans/grant programs.
 - Completed DRI and Restore grant projects were reviewed and Vicki provided updates on pending projects.
 - CDBG loan/grant programs were reviewed.

V. Adjourn Meeting: The meeting adjourned at 9:09 a.m.

Motion to adjourn the meeting moved by Jennifer Murphy, seconded by Kevin McDonough. (Ayes, 10. Noes, 0). Carried.

Next meeting: Thursday, June 25, 2026, at 8:00 am at the Harrison Café located at 210 Walnut


Becky Burns, Secretary