

GREATER LOCKPORT DEVELOPMENT CORPORATION
Minutes of June 25, 2026 Board Meeting



The regular meeting of the Greater Lockport Development Corporation's Board of Directors was held at the Harrison Café, 210 Walnut Street. The following Directors were present and constituted a quorum:

John Craig
Kevin McDonough
Jennifer Murphy
Brea Bacon

Becky Burns
Kathy Sparks-DiMillo
Maggie Lupo
Matt Sova

Jody Chesko
Steve Jerz

Excused: Vicki Smith, Phil Jackson, Ellen Schratz, Mayor John Lombardi

Staff: Deb Coulter, Brian Hutchinson (Corporate Counsel)

Guests:

- I. Call Meeting to Order:** Steve Jerz called the meeting to order at 8:03 a.m.
- II. Minutes:** The reading of the Board of Directors minutes of the May 21, 2026 meeting was waived.

Moved by John Craig, seconded by Becky Burns, that the minutes be approved. (Ayes, 10. Noes, 0). Carried.

III. Treasurer's Report:

The May 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. Next finance meeting to be held on July 27th at 8:30 am.

The following narrative covers the financials for May:

The Balance Sheet: GLDC ONLY

A/R in arrears is 1 customer Lockport Main Street; they owe 1 invoice totaling \$9,434.53 for 1st Q salaries. Working with the Auditors to correct other issues. A/P is current, nothing over 30 days. Audit is complete and waiting on year-end entries from Auditor.

P&L: GLDC ONLY

Income received from 210 Walnut (May payment), payment for CEO to attend the Niagara History Center gala, LHDC for charge put on GLDC credit card, NYS for the Micro Enterprise grant for 4 grantees and 1st quarter Bed Tax check from the City.

Statement of Cash Flows: GLDC ONLY

Cash flow shows an increase from last month due to grant funds received for the Micro Enterprise grantees not paid out yet.

Harrison Place

- 71 units occupied and 26 vacant for May. Rentable units 97.
- Rents have increased to reflect utilities. Still working on roof repairs

Motion to accept the Treasurer's Report moved by John Craig, seconded by Kevin McDonough.
(Ayes, 10. Noes, 0). Carried.

IV. New Business:

A) Harrison Place Management Update

- Management running parallel through end of June.
- Yardi data migration completed successfully maintaining historic data.
- Tenant communication sent out in 3 ways: initial email, follow-up from The Harrison Studios and office hours planned post for July.
- CDC monitoring of facility flagged as minor, but will continue to be monitored.
- Resolution presented from The Harrison Studio granting them access to bank accounts.

Motion to approve the Resolution moved by Kevin McDonough, seconded by Jennifer Murphy. (Ayes, 10. Noes, 0). *Carried.*

B) Greater Lockport Business Association

- Breakfast Networking event TBD after Vicki's return

C) GLDC By-Laws

- Attendance concerns were brought up and discussed as well as to how to handle noncompliance of attending minimum requirements
- Proxy/designation for absent board members discussed; no proxies currently in by-laws
- Conflict of interest policy exists and is reviewed annually, signoff forms already in use
- Suggestion to track board attendance

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

- See link for upcoming training dates – required for all board members
- Forward certification to Vicki

E) Downtown Safety Concerns

- Canal Street, persistent loitering, drug use and public indecency
- Police called on numerous occasions, one Captain walked through and cleared the area immediately
- Suggestion made to install cameras as a deterrent
- Similar issues reported at the library, and some local businesses reported theft as a ongoing issue

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

*Motion to adjourn the meeting moved by Jody Chesko, seconded by Becky Burns
. (Ayes, 10. Noes, 0). Carried.*

Next meeting: Thursday, July 30, 2026, at 8:00 am at the Harrison Café located at 210 Walnut



Becky Burns, Secretary