

**GREATER LOCKPORT DEVELOPMENT CORPORATION**  
**Minutes of July 30, 2026 Board Meeting**



The regular meeting of the Greater Lockport Development Corporation's Board of Directors was called to order at 8:01 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        | Steve Jerz    | Maggie Lupo        |
| Jennifer Murphy (zoom) | Ellen Schratz | Jody Chesko (zoom) |
| Bree Bacon             | Matt Sova     |                    |

Excused: Kathy Sparks-DiMillo, 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 8:01 a.m.
- II. **Minutes:** The reading of the Board of Directors minutes of the June 25, 2026 meeting was waived.

*Moved by Ellen Schratz, seconded by Becky Burns, that the minutes be approved. (Ayes, 11. Noes, 0). Carried.*

**III. Treasurer's Report:**

The June 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 June:**

**The Balance Sheet: GLDC ONLY**

A/R in arrears is 1 customer Lockport Main Street, they owe 2 invoices, \$9,434.53 for 1st Q salaries and \$13,851.89 for 2nd 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 and Big Ditch for June's payments, received from 13 W Main St for May & June's payments. We received the Micro Enterprise payment from the City of Lockport for the last disbursement for the 2024-2026 grant cycle. Expenses paid in June were payroll, Amazon, NYS extension fees, The Harrison Studio for Micro Enterprise support, The Hartford for GLDC liability insurance, and the Micro Enterprise grantees (7 Gates Screampark, B&D's Bagels, Big Willie's and Slow Season).

**Statement of Cash Flows: GLDC ONLY**

Cash flow shows an increase from last month due GLDC receiving the grant funds for the Micro Enterprise grants. We will continue to see a loss due to the error in income budgeted.

**Harrison Place**

- 68 units occupied and 29 vacant for June. Rentable units 97.
- Rent income is down due to 2 companies leaving the complex.
- Both management companies (Mancuso & Harrison Studio) overlapped for the month of June.

- Paid out commissions of \$72,295.15 to Mancuso Management for their end of management term.

*Motion to accept the Treasurer's Report moved by Phil Banks, seconded by Ellen Schratz. (Ayes, 11. Noes, 0). Carried.*

#### **IV. New Business:**

##### **A) Harrison Place Management Update**

- Harrison Place Open House is scheduled for August 12<sup>th</sup> 4:30 p.m. – 6:30 p.m.
  - Meet at Harrison Café.

##### **B) Greater Lockport Business Association**

- No networking events during summer months.

##### **C) GLDC By-Laws**

- The board approved updates to the bylaws incorporating a 50% board attendance requirement, with tracking to be implemented.

##### **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**

- GLDC Roadmap update
  - Reported securing five grants totaling \$2.536 million
  - Completed two additional grant submissions for \$300,000 and \$375,000
  - Discussed ongoing activities with Niagara County Brownfield Coalition, HLMR (Historical Lockport Mill Race), HPC (Historical Preservation Commission), and LWRP (Local Waterfront Revitalization Project)
    - These committees were either recently reactivated or newly formed to address various community development projects, including historic preservation, waterfront revitalization, and brownfields development in the west end.
  - Current GLDC organizational chart distributed in board packets.

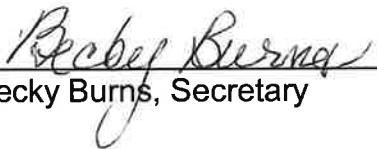
*Motion to move meeting to Executive Session moved by Maggie Lupo, seconded by Becky Burns at 8:36 am. (Ayes, 11. Noes, 0). Carried.*

*Motion to move to end Executive Session moved by Ellen Schratz, seconded by Becky Burns at 9:11 am. (Ayes, 11. Noes, 0). Carried.*

**V. Adjourn Meeting:** The meeting adjourned at 9:12 a.m.

*Motion to adjourn the meeting moved by Ellen Schratz, seconded by Becky Burns. (Ayes, 11. Noes, 0). Carried.*

**Next meeting:** Thursday, September 24, 2026, at 8:00 am at the Harrison Café located at 210 Walnut

  
Becky Burns, Secretary