

TOWN OF LOCKPORT INDUSTRIAL DEVELOPMENT AGENCY
BOARD OF DIRECTORS
Meeting Minutes July 14th, 2016
8:00 AM – IDA Board Meeting Room

1.0 General Business

Chairman Thomas Sy convened the regular meeting of the Town of Lockport Industrial Development Agency at 7:57 AM.

1.1 Roll Call

Present –Chairman Thomas Sy, Vice Chairman – Eric Connor, Directors –Robert Runk, Daniel Antkowiak, Todd Fragale and Legal Counsel – Daniel Seaman and Brian Seaman; Administrative Director – Marc Smith; Tom Prohaska from the Buffalo News.

Absent: Harold Anderson, Sallie Reed.

1.2 Communications: None

2.0 Secretary’s Report

On a motion by Mr. Runk and seconded by Mr. Connor, the Board voted to approve the Minutes from the June 9th, 2016 meeting.

2.1 Treasurer’s Report

Ms. Connor reviewed the financial reports for the period ending June 30th, 2016. On a motion by Mr. Fragale and seconded by Mr. Runk the Board voted to approve the June 30th, 2016 financial reports. On a motion by Mr. Connor seconded by Mr. Antkowiak the Board voted to approve the payment of all invoices and bills as presented with the June 30th, 2016 financial statement.

3.0 Administrative Director’s Report

3.1 Administrative Director Marc Smith reviewed his May report. He met with Kim at Mantelli Trailer. Expansion project is still in the works for a future date. Met with ESD to review grant proposal changes. Attended the NYSCAR meeting. Attended the GBNRTC meeting to witness the approval of the new 5 year plan. Met with Grigg-Lewis Foundation. Met with Bonnie Rice from WorkSourceOne.com. This is a great resource for our business and industry for work force training incentives. Met with NYBP regarding their parking lot expansion.

3.2 Policy for Evaluation of Projects Requesting Financial Assistance was presented by Brian Seaman. This is a new requirement by New York State. Much of the language is statutory and the Town of Lockport IDA has been in compliance with a majority based on our own internal procedures. The new policy will not require a major change in operating procedures. On a motion by Mr. Runk seconded by Mr. Connor the policy was approved.

3.3 Policy For Recapture, Termination, or Modification of Financial Assistance was presented by Brian Seaman. This policy is a new requirement by NYS and outlines recapture termination and modification of financial assistance agreements. It requires annual review by staff and outlines the procedure of further actions should any project that falls short of promised investment & jobs. On a motion by Mr. Antkowiak seconded by Mr. Connor the policy was approved.

3.4 Shovel Ready designation is not recommended for IDA Park North. The original studies in the park are sufficient for a streamlined sale process. Updating the studies to comply with the current Shovel Ready designation would not be cost effective.

Shovel Ready is worth completing on the IDA Park South. The Administrative Director recommends approval of the SGEIS proposal as presented by Wendel with the addition of \$8,500 for additional work necessary for Shovel Ready status on IDA Park South. In order to complete the new studies at a rate of \$73,500 it will be necessary for the Administrative Director to assist with preparing these documents. On a motion by Mr. Runk seconded by Mr. Antkowiak the Board voted to approve of the proposal from Wendel in the amount of \$73,500 to complete the SGEIS and “Shovel Ready Designation” for IDA Park South subject to attorney review and approval.

4.0 Old Business

4.1 Lacey Heavy Equipment – This project is proceeding slowly. Paperwork continues to flow.

4.2 Brush Hog Contract – Brush hogging has been completed.

4.3 Tenants Roundtable – Has been scheduled for 9/21/2016 3:00pm at the Yahoo Data Center. All IDA Board Members are welcome to attend. The Park Tenants are excited to be gathering and look forward to having an open dialog with the IDA!

4.4 Streetlight – Deputy Supervisor Siejak has submitted all the necessary paperwork and is follow the progress on the street light install at Commerce Drive western terminus.

5.0 New Business: NONE

6.0 Executive Session: (Consultation with Attorney)

On a motion by Mr. Fragale seconded by Mr. Antkowiak the Board entered executive session at 8:30 AM. On a motion by Mr. Runk and seconded by Mr. Antkowiak the Board voted to come out of executive session at 8:38 AM.

6.1 Next Meeting: Cancelled. There will be no August meeting. Our next scheduled meeting will be September 8th, 2016 at 8:00AM.

7.0 Adjournment

On a motion by Mr. Connor seconded by Mr. Antkowiak the Board voted to adjourn at 9:40 AM.

Respectfully submitted,
Eric Connor – Vice Chairman