

TOWN OF LOCKPORT INDUSTRIAL DEVELOPMENT AGENCY
BOARD OF DIRECTORS

Meeting Minutes September 12th, 2024

1.0 Roll Call

Present – Chairman Todd Fragale, Vice Chair Darlene DiCarlo, Treasurer Kristin Anderson, Board Member Robert Runk, Terry Kuczka, Dan Antkowiak and. Legal Counsel – Tom Seaman, Administrative Director – Thomas Sy.

Excused – Secretary Jeanine Chatt

CALL TO ORDER:

The September Board meeting was called to order at 7:59 am by Chairman Todd Fragale.

2.0 SECRETARY’S REPORT:

On a motion by Mrs. DiCarlo, seconded by Mr. Kuczka, the minutes of the August 8th Board Meeting were approved. Vote 6-yes, 0- no, unanimous.

3.0 TREASURER’S REPORT:

Mrs. Anderson reviewed for the Board the August 31st financial statements. The review covered the Income Statement, Statement of Cash Transactions, and Balance Sheet. On the July Balance Sheet Mrs. Anderson noted the new cash balance of \$1,665,247 and a fund balance of \$1,622,197. On the Income Statement, Mrs. Anderson noted the project fee from Yahoo was received. Total expenses for the month were \$14,527 and the monthly surplus was \$99,234.64. As concerns the Statement of Cash Transactions, Mrs. Anderson noted the interest earned, and a general review of the previous months’ expenses. On a motion by Mr. Kuczka, seconded by Mr. Runk, the report was approved as presented. Vote 6-yes, 0-no, unanimous.

Mrs. Anderson reviewed the monthly bills for September 12th that totaled \$4,642.59. Mrs. Anderson made a motion to approve the payment of bills, seconded by Mr. Runk. Motion carried.

4.0 ADMINISTRATIVE DIRECTOR’S REPORT:

Mr. Sy reviewed highlights of his submitted report for the month August and early September.

Mr. Sy reported that the Rail Trail 2 project is nearly complete and he has begun to submit the latest voucher and required supporting documentation.

As was noted in the Treasurer’s report Yahoo did in fact pay its final project fee for BF 2.2 in August.

Mr. Sy had been asked by Town of Lockport leadership to lead a project to upgrade AV services/technology throughout Town Hall. He noted after a formal bid process Park Place Installations from Buffalo was selected as the vendor. Mr. Sy expects the project to begin in 2 to 3 weeks.

Mr. Sy reported the beds at the entrances to the IDA Park are in solid shape. He also noted Deering Landscape had mowed 4922 IDA Park Dr a second time and was planning to complete the 2nd round of brush hogging the week of 9/16/24.

Mr. Sy noted he had shared with the Board the proposal from Wendel for site development and utility layout for IDA Park South. Mr. Sy reminded the Board this is the next step in the NY FAST grant for predevelopment of IDA Park South. The project includes further development and updating of parcel development, highway access, and access roads. Also, layout of water, sanitary

and storm sewers will be prepared along with an initial cost estimate for such development work. Outreach to electric, gas and cable companies will also take place. A question was raised if the site would then be shovel ready. Mr. Sy noted that the deliverables from this study will allow the IDA to seek additional funding help with initial access roads and utility work into the park thus making it shovel ready for development. The project includes a parcel map of likely disturbed land that has been requested by SHPO. After brief discussion a motion was made by Mrs. Anderson to accept Wendel proposal at a cost of \$65,000. Motion was seconded by Mr. Antkowiak and approved. Vote 6-yes, 0- no, unanimous.

Lastly Mr. Sy highlighted an article he had shared concerning the Albany County IDA and local control of projects.

5.0 ATTORNEY'S REPORT:

Attorney Tom Seaman reported that the closing of the land purchase with Bison Bag should occur within the next month.

Mr. Seaman briefly reviewed the copy of the Formal Satisfaction of Judgement with GM that was shared with the Board.

Lastly Mr. Seaman noted he has had recent communication with Counsel for SIVA Powers America and on their plans to move the project forward. It was noted there is still the need to close on the land, address the option for additional land and the actual PILOT closing.

6.0 EXECUTIVE SESSION:

A motion was made by Mr. Antkowiak to enter Executive Session for purposes of consultation with Attorney at 8:15 am. The motion seconded by Mrs. DiCarlo. A motion was made by Mr. Runk to exit the Executive Session at 8:37 am. The motion was seconded by Mr. Kuczka.

7.0 NEW BUSINESS:

8.0 NEXT MEETING:

The next meeting of the IDA Board is scheduled for 8:00 am on October 10th, 2024, and will be held in Town Hall.

9.0 ADJOURNMENT:

On a motion by Mr. Kuczka, seconded by Mr. Runk the Board voted to adjourn at 8:40 am. Vote 6-yes, 0-no, unanimous.

Respectfully submitted,

Thomas Sy
Administrative Director
Town of Lockport IDA