

TOWN OF LOCKPORT INDUSTRIAL DEVELOPMENT AGENCY
BOARD OF DIRECTORS

Meeting Minutes October 10th, 2024

1.0 Roll Call

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

Excused – Board Member Dan Antkowiak

CALL TO ORDER:

The October Board meeting was called to order at 8:03 am by Chairman Todd Fragale.

2.0 SECRETARY’S REPORT:

On a motion by Mrs. Anderson, seconded by Mr. Runk, the minutes of the September 12th Board Meeting were approved after a review of a digital copy of the minutes as the day of Board packet had the August Board minutes included in error. Vote 6-yes, 0- no, unanimous.

3.0 TREASURER’S REPORT:

Mrs. Anderson reviewed for the Board the September 30th financial statements. The review covered the Income Statement, Statement of Cash Transactions, and Balance Sheet. On the September Balance Sheet, Mrs. Anderson noted the updated cash balance of \$1,665,086 and a fund balance of \$1,613,541. On the Income Statement, Mrs. Anderson noted the interest earned, and a general review of expenses. Total expenses for the month were \$13,137 and the monthly deficit was \$8,656. As concerns the Statement of Cash Transactions, Mrs. Anderson noted the interest earned, and the cash balance which ties to the balance sheet. On a motion by Mrs. DiCarlo, seconded by Mrs. Chatt, the report was approved as presented. Vote 6-yes, 0-no, unanimous.

Mrs. Anderson reviewed the monthly bills for October 10th that totaled \$13,096 and included quarterly payments to our Attorney and CFO. Mrs. Anderson made a motion to approve the payment of bills, seconded by Mr. Kuczka. Motion carried.

4.0 ADMINISTRATIVE DIRECTOR’S REPORT:

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

Mr. Sy reported that the Rail Trail 2 project is now 100% complete. Final boulders and signage have been added. He will now complete progress reports and billing. On a related note, Mr. Sy has participated with Go Bike Buffalo’s study of extending the rail trail into the City of Lockport and extending sections in North Tonawanda and Wheatfield. He will share the final report when completed. Hopefully such a study could assist the City of Lockport in finding the necessary funding.

Mr. Sy noted he and Kristin Anderson joined a tour and ribbon cutting for Chase Commons (formerly the Lockport Presbyterian Home). There are 29 apartments in the newer section of the facility with renovations just begun on the 2 historic sections. All agreed new market rate housing is a plus for greater Lockport.

Mr. Sy has been marshalling the upgraded AV services/technology project that will add upgrades to the Town Hall Meeting Room, new Huddle Room and a digital sign in the foyer. Installation will commence as soon as limited electrical work is completed.

Mr. Sy reported that he recently met with Jeff Quain, NYSEG's new Economic Development Liaison. They also toured the IDA Park. Mr. Sy made clear the importance of timely, transparent communication with NYSEG on proposed projects.

Mr. Sy reported that he had provided feedback to the Deputy Supervisor on the future IDA Offices and related Town Center. There were no necessary changes to the IDA planned space.

Mr. Sy reported that Custom Laser had finally occupied the former Avient facility on IDA Park Dr. At this point Custom Laser has located 12 welding stations into the facility.

Lastly, Mr. Sy shared the highlights from the WNYCRA presentation on plans to renovate the former Eastern Hills Mall and Boulevard Mall into Town Centers. Both projects have challenges, but the proposed plans are exciting and bear watching.

5.0 ATTORNEY'S REPORT:

Attorney Tom Seaman reported that the closing of the land purchase with Bison Bag is progressing as is the PILOT closing with SIVA Wind.

6.0 EXECUTIVE SESSION:

A motion was made by Mr. Runk to enter Executive Session for purposes of consultation with Attorney at 8:25 am. The motion seconded by Mrs. Chatt. A motion was made by Mrs. Anderson to exit the Executive Session at 8:52 am. The motion was seconded by Mr. Runk.

7.0 NEW BUSINESS:

8.0 NEXT MEETING:

The next meeting of the IDA Board is scheduled for 8:00 am on November 14th, 2024, and will be held in Town Hall.

9.0 ADJOURNMENT:

On a motion by Mrs. DiCarlo, seconded by Mrs. Chatt the Board voted to adjourn at 8:54 am. Vote 6-yes, 0-no, unanimous.

Respectfully submitted,

Jeanine Chatt
Secretary
Town of Lockport IDA