

TOWN OF LOCKPORT INDUSTRIAL DEVELOPMENT AGENCY  
**BOARD OF DIRECTORS**

Meeting Minutes January 9<sup>th</sup>, 2025

**Roll Call**

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

**CALL TO ORDER:**

The regular meeting of the January Board meeting was called to order at 8:08 am by Chairman Todd Fragale.

**2.0 SECRETARY’S REPORT:**

On a motion by Mrs. Anderson, seconded by Mr. Antkowiak, the minutes of the December 12<sup>th</sup> Board meeting were approved. Vote 7-yes, 0- no, unanimous.

**3.0 TREASURER’S REPORT:**

Mrs. Anderson reviewed for the Board the December 31<sup>st</sup> financial statements. The review covered the Income Statement, Statement of Cash Transactions, and Balance Sheet. On the December Balance Sheet, Mrs. Anderson noted the updated cash balance of \$1,747,944 and a fund balance of \$1,687,392 as well as the handful of year-end prepaid expenses. On the Income Statement, Mrs. Anderson noted the gain on sale of property from the 5.5 acres sold at 1000 Junction Rd. Total income for the month was \$30,809 and total expenses were \$41,078 resulting in a monthly deficit of \$10,269. The year-to-date surplus was \$250,931. As concerns the Statement of Cash Transactions, Mrs. Anderson noted the sale proceeds from 1000 Junction Rd. of \$109,854 and monthly disbursements totaling \$17,485. On a motion by Mrs. DiCarlo, seconded by Mrs. Chatt, the report was approved as presented. Vote 7-yes, 0-no, unanimous.

Mrs. Anderson reviewed the monthly bills for January 9<sup>th</sup>, which totaled \$37,008 and noted they included invoices from Wendel for the FAST grant, quarterly payments to the CFO and Attorney, and a number of yearly dues payments. Mrs. Anderson made a motion to approve the payment of bills, seconded by Mrs. Chatt. Motion carried.

**4.0 ADMINISTRATIVE DIRECTOR’S REPORT:**

Mr. Sy reviewed highlights of his submitted report for the month December and early January.

Mr. Sy reported that Empire State Development still wants to better understand the DEC’s open issue with Threatened and Endangered species in IDA Park South. Mr. Sy has recently contracted with WSP and Mike Morgante to reestablish discussions with the DEC. The IDA has used Mr. Morgante in the past for this purpose. The FAST grant budget includes such consultation.

Mr. Sy alerted the Board that work on PARIS 2024 is underway but much of the work requires the supported firms’ Jobs Reports, which are due in a few weeks.

Mr. Sy reported that he recently toured the Community Health Center of Lockport – an FQHC that has relocated into the former bank building in the City of Lockport at Main and Locust St. Both primary care and dental services are available and provide a valuable resource for greater Lockport.

Mr. Sy reported that a formal contact with H5 Data Centers has been identified and there are regular communications with this contact.

Mr. Sy reported that he is participating in the update effort to the Comprehensive Economic Development Strategy (CEDS) for Niagara County. This regional planning process has a 5-year window. Mr. Sy reported on the community survey he completed and on the date for next Committee meeting.

Lastly, Mr. Sy noted the majority of work on the Town AV project is complete, other than the Foyer Sign and newly planned ceiling mics for the Town Hall Large Meeting room.

**5.0 ATTORNEY'S REPORT:**

Attorney Tom Seaman reported that the closing of the PILOT with SIVA Wind is in draft form and being reviewed by their Counsel. A closing within a month is anticipated.

**6.0 EXECUTIVE SESSION:**

A motion was made by Mr. Runk to enter into Executive Session for purposes of consultation with Attorney at 8:21 am. The motion was seconded by Mr. Kuczka. A motion was made by Mr. Runk to exit the Executive Session at 8:46 am. The motion was seconded by Mr. Antkowiak.

**7.0 NEW BUSINESS:**

**8.0 NEXT MEETING:**

The next meeting of the IDA Board is scheduled for 8:00 am on February 13<sup>th</sup>, 2025, and will be held in Town Hall. Given two already identified absences, Board Members should alert Mr. Sy if they cannot attend.

**9.0 ADJOURNMENT:**

On a motion by Mrs. Anderson, seconded by Mr. Kuczka the Board voted to adjourn at 8:48 am. Vote 7-yes, 0-no, unanimous.

Respectfully submitted,

Jeanine Chatt  
Secretary  
Town of Lockport IDA