

TOWN OF LOCKPORT INDUSTRIAL DEVELOPMENT AGENCY
BOARD OF DIRECTORS

Meeting Minutes June 8th, 2022

1.0 Roll Call

Present – Chairman Todd Fragale, Vice Chairman Eric Connor, Treasurer Robert Runk, Secretary Jeanine Chatt, Board Member Harry Anderson, and Daniel Antkowiak.
Legal Counsel – Tom Seaman, Dan Seaman and Administrative Director – Thomas Sy.
Excused –Darlene DiCarlo

CALL TO ORDER:

The regular June Board meeting was called to order following the Solar PILOT public hearing, at 8:44 am by Chairman Todd Fragale.

2.0 SECRETARY’S REPORT:

On a motion by Mr. Anderson, seconded by Mr. Antkowiak, the minutes of the May 12th Board Meeting were approved. Vote 6-yes, 0-no, unanimous.

On a motion by Mr. Runk, seconded by Mrs. Chatt, the minutes of the Governance Committee meeting of May 12th were approved. Vote 6-yes, 0-no, unanimous.

3.0 TREASURER’S REPORT:

Mr. Runk reviewed for the Board the May 31st financial statements. His review covered the Income Statement, Statement of Cash Transactions, and Balance Sheet. On the Income Statement, Mr. Runk noted the interest earned, receipt of Yahoo’s 2022 Administration fee for BF2.2 and key expense categories that totaled \$6,515.69 for the month and that the surplus year-to-date is \$59,941.73. It was noted the Operation Building expense was made up of Fall 2021 and Spring 2022 brush hogging fees. As concerns the Statement of Cash Transaction, Mr. Runk presented a detailed review of the previous month’s disbursements, interest earned and the cash balance at the end of month at \$1,778,689. Concerning the Balance Sheet, Mr. Runk highlighted the checking and savings account balances, a prepaid expense of \$70.00 for Constant Contact, bonds payable and the fund balance of 1,413,378. On a motion by Mrs. Chatt, seconded by Mr. Connor, the report was approved as presented. Vote 6-yes, 0-no, unanimous.

Mr. Runk reviewed the monthly bills for June 2022 that totaled \$5,267.86. It was noted that mileage to Mr. Sy was high due to traveling to Cooperstown and that web expenses included a repair of a portion of the IDA’s mobile site. On a motion by Mr. Runk, seconded by Mr. Anderson, the Board of Directors approved payment of the bills.

4.0 ADMINISTRATIVE DIRECTOR’S REPORT:

Mr. Sy reviewed highlights of his submitted report for the month of May and early June.

Mr. Sy announced that the sale of BCKH to Temasys is moving forward with the property survey complete and lawn mowing taking place. Mr. Sy will keep an eye out for the start of renovations.

Mr. Sy noted that progress on Bison Bags expansion is slow. While all the steel is erected no building skin or metal roof work has begun.

Mr. Sy also announced that a newly signed agreement and \$500 rental fee has been received by Ohol farms for the cutting of the 10-acres on the corner of Enterprise Dr and Junction Rd. The revenue will be recorded in June.

Mr. Sy noted that there is an opening in the Plant Manager position at Avient. In addition, their work has become more diverse and “small batch” given the slowdown in the auto industry.

Mr. Sy reported that he attended the NYSEDC Annual Meeting in Cooperstown in late May. Highlights included sessions on FAST, the semiconductor field and cannabis industry. A presentation was also made by Hope Knight, the new President of Empire State Development.

Mr. Sy reported that he also attended a local program with area utilities on alternative energy sponsored by the Commercial Realtors Association.

5.0 ATTORNEY’S REPORT:

No report.

6.0 OLD BUSINESS:

No report.

7.0 EXECUTIVE SESSION:

A motion was made by Mrs. Chatt and seconded by Mr. Connor to enter Executive Session for purposes of consultation with attorney at 8:55 am.

A motion was made by Mr. Anderson and seconded by Mr. Runk to exit Executive Session at 9:14 am.

8.0 NEW BUSINESS:

It was noted that further consideration of the Solar PILOT with Renewable Properties will be on the July 14th agenda. Mr. Sy will assess whether a quorum will be in place for the 14th.

9.0 NEXT MEETING:

The next meeting of the IDA Board will be on July 14th assuming a quorum is likely.

10.0 ADJOURNMENT:

On a motion by Mr. Anderson, seconded by Mrs. Chatt, the Board voted to adjourn at 9:16 am. Vote 6-yes, 0-no, unanimous.

Respectfully submitted,

Jeanine Chatt
Board Secretary