

TOWN OF LOCKPORT INDUSTRIAL DEVELOPMENT AGENCY
BOARD OF DIRECTORS

Meeting Minutes August 10th, 2023

1.0 Roll Call

Present – Chairman Todd Fragale, Vice Chair Darlene DiCarlo, Board Members, Kristin Anderson, Dan Antkowiak and Terry Kuczka. Legal Counsel – Tom Seaman, Dan Seaman. Administrative Director – Thomas Sy. Guest – William McMorris Advanced Building Contractors.

Excused - Robert Runk and Jeanine Chatt

CALL TO ORDER:

The August Board meeting was called to order at 8:00 am by Chairman Todd Fragale.

SECRETARY’S REPORT:

On a motion by Mrs. Anderson, seconded by Mrs. DiCarlo, the minutes of the July 13th Board Meeting were approved. Vote 5-yes, 0-no, unanimous.

2.0 TREASURER’S REPORT:

Mrs. Anderson reviewed for the Board the July 31st financial statements for the Board. The review covered the Income Statement, Statement of Cash Transactions, and Balance Sheet. On the Income Statement, Mrs. Anderson highlighted the interest earned. She also completed a review of the previous month’s expenditures that included Meeting Expenses consisting of a subscription renewal to the Buffalo News and 2 meals from the NYSEDC Conference in Cooperstown. The month end surplus was \$115.88 and the year-to-date surplus was \$212, 039.47. As concerns the Statement of Cash Transactions, Mrs. Anderson noted the opening cash balance of \$1,933,526.11 and the interest earned. Total disbursements for the month totaled \$12,932.89. Concerning the Balance Sheet, Mrs. Anderson highlighted the checking and savings accounts balances, and the usual liabilities. Fund Balance is \$1,626,156.99. On a motion by Mrs. DiCarlo, seconded by Mr. Antkowiak, the report was approved as presented. Vote 5-yes, 0-no, unanimous.

Mrs. Anderson reviewed the monthly bills for August 10th 2023 that totaled \$6,006.49. Mrs. Anderson made a motion to approve the payment of bills, seconded by Mrs. DiCarlo. Motion carried.

3.0 ADMINISTRATIVE DIRECTOR’S REPORT:

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

Mr. Sy updated the Board on activity surrounding the Avient Polyone plant and its looming sale. All bids were due to Avient at the end of last week. Hopefully we hear soon who will taking the facility over.

Mr. Sy noted that he had Lawnsmith brush hog the 4922 Ida Dr property and he will charge the owners who are arranging a new mowing service.

Mr. Sy reported that the Emerson Renwick facility has been sold to an Orleans County based developer. He is unaware of how the sale transpired as it never was formally listed and on the market. The Developers have no immediate tenant and Mr. Sy will be working with them on a few possibilities. He will also see when E and R plans to relocate.

Mr. Sy confirmed that all open parcels in the IDA Park that are typically brush hogged have been completed.

Mr. Sy reminded the Board of the recently announced Open House at Moley Industries on September 26th. He encouraged Mrs. Anderson and Mr. Kuczka to attend.

Lastly Mr. Sy summarized the recently held Job Fair at Day Rd. Park as organized by Niagara County Employment and Training. 80 employers were present but few IDA supported businesses elected to participate.

5.0 ATTORNEY'S REPORT:

Mr. Tom Seaman reminded the Board that Thomas Miller has farmed approximately 10 acres of the land at 1090 Rapids Road owned by the IDA. He has farmed the land for several years and previously had an agreement with the Town of Lockport. It was noted that farming the land for hay maintains a portion of the land as grasslands which is the type of biome needed to accomplish a habitat swap if necessary in the future. After brief discussion a motion was made to execute a contract with Mr. Miller as prepared by counsel at a fee of \$1 recognizing the value the IDA obtains from the farming.

6.0 OLD BUSINESS:

Nothing to Report

7.0 EXECUTIVE SESSION:

A motion was made by Mrs. Anderson to enter Executive Session for purposes of consultation with Attorney and to discuss ongoing litigation at 8:16 am. The motion seconded by Mrs. DiCarlo. A motion was made by Mr. Antkowiak to exit Executive Session at 9:14 am. The motion was seconded by Mrs. DiCarlo.

8.0 NEW BUSINESS:

Mr. Sy reminded the Board of the report entitled "The Economic Impact of New York State's IDAs" as prepared by Camion Associates is in their packet and he encouraged them to read and retain the document.

9.0 NEXT MEETING:

The next meeting of the IDA Board is scheduled for September 14th.

10.0 ADJOURNMENT:

On a motion by Mrs. Anderson, seconded by Mr. Antkowiak, the Board voted to adjourn at 9:15 am. Vote 5-yes, 0-no, unanimous.

Respectfully submitted,

Thomas Sy
Administrative Director for the Board Secretary