

TOWN OF LOCKPORT INDUSTRIAL DEVELOPMENT AGENCY
BOARD OF DIRECTORS

Meeting Minutes May 9th, 2024

1.0 Roll Call

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

Excused - Dan Antkowiak, Chairman Todd Fragale

CALL TO ORDER:

The May Board meeting was called to order at 7:58 am by Vice Chair Darlene DiCarlo.

2.0 SECRETARY’S REPORT:

On a motion by Mr. Kuczka, seconded by Mr. Runk, the minutes of the April 11th Board Meeting were approved. Vote 5-yes, 0-, unanimous.

On a motion by Mr. Runk, seconded by Mr. Kuczka the minutes of the April 11th Governance Committee Meeting were approved. Vote 5-yes, 0-, unanimous.

3.0 TREASURER’S REPORT:

Mrs. Anderson reviewed for the Board the April 30th financial statements. The review covered the Income Statement, Statement of Cash Transactions, and Balance Sheet. On the April Balance Sheet Mrs. Anderson noted total assets of \$2,843,427.00. She also highlighted the decrease in the Accrued Liability – GM Litigation by \$56,058.73, representing the final settlement payment made in April. While the remaining liability could be eliminated the Board agreed to wait a few more months. On the Income Statement, Mrs. Anderson provided a general review of expenses. The monthly deficit was \$10,554.00 and the YTD surplus is \$587.35. Mr Sy noted he anticipates the receipt of Yahoo’s final project fee payment for BF2.2 soon. As concerns the Statement of Cash Transactions, Mrs. Anderson noted the interest earned, the GM settlement payment and a closing cash balance of \$1,584,779.00. On a motion by Mrs. Chatt, seconded by Mr. Kuczka, the report was approved as presented. Vote 5-yes, 0-no, unanimous.

Mrs. Anderson reviewed the monthly bills for May 9th, 2024 that totaled \$8,764.29 and she noted the off-cycle check to GM. 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 April-early May.

Mr. Sy announced that the IDA offices were moved yesterday from the Town Hall Annex to the 2 suites being rented at 6445 Dysinger Rd. He noted a few loose ends but, all in the all, the move was successful.

Mr. Sy reported that the Phase 1B Cultural Resources study is underway in a small portion of IDA Park South with Deuel Archeology as a part of the predevelopment work funded by the FAST grant. Mr. Sy noted that there was a brief delay for DIG Safe NY and a handful of markouts – most notably the gas service to the Co-Gen plant.

Mr. Sy also noted he provided a revised, rolled up annual report of economic activity in the Town to the Town Board and the general public via last evening’s Town Board meeting.

Mr. Sy announced the Town of Lockport Council will be serving as Guest Lock Tenders on May 18th as a continuation of the Town's Bicentennial celebration. He encouraged IDA Board attendance.

Mr. Sy announced that a contractor has been selected to complete the construction of Rail Trail Phase 2 from Murphy Rd. to the City of Lockport boundary. The Town Highway staff has completed the removal of vegetation and the initial grading.

Lastly, Mr. Sy noted he attended the Business Boost at 80 Main Street last week hosted by the GLDC. There was good attendance and good networking. Mr. Sy will also be attending the Niagara USA Chamber Awards dinner this evening as a guest of the GLDC. Dave Kinyon, former Administrative Director of the IDA, is being feted.

5.0 ATTORNEY'S REPORT:

Attorney Tom Seaman reported the IDA is in receipt of a requested extension on the inducement for SIVA Wind. They have also submitted an amended Application for Financial Assistance due to an increase in construction costs. SIVA Winds initial inducement was granted on January 12, 2023. Mr. Seaman noted they have been making substantial progress. After brief discussion the Board was in support of this request and asked Mr. Seaman to present a resolution at the June meeting. He further noted that SIVA Wind is accepting of terms presented for an option contract on remaining land in the 10.4 acre parcel.

6.0 EXECUTIVE SESSION:

A motion was made by Mrs. Anderson to enter Executive Session for purposes of consultation with Attorney at 8:17 am. The motion seconded by Mr. Runk. A motion was made by Mr. Kuczka to exit Executive Session at 8:29 am. The motion was seconded by Mrs. Chatt.

7.0 NEW BUSINESS:

Mr. Sy reported on the results of the RFP for Brush Hogging in the IDA Park on open parcels. Mr. Sy reminded the Board that the brush hogging was previous done by LawnSmith who is no longer in business. Identical bids were received by Deering Landscape and Down to Earth Landscape at \$3500 per cut and that there are two cuts per year for a total of \$7000. Mr. Sy noted this is an increase over the previous contract but it also includes almost 14 new acres from the former Yahoo property. Mr. Sy stated a minor preference for Deering Landscape as they had completed the work prior to Lawnsmith and are located nearby. A motion was made by Mr. Runk to award the contract to Deering Landscape pending a review of the contract by our Attorney and proof of insurance. The motion was seconded by Mrs. Chatt. Vote 5-yes, 0-, unanimous.

8.0 NEXT MEETING:

The next meeting of the IDA Board is scheduled for 8:00 am on June 13th, 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 8:35 am. Vote 5-yes, 0-no, unanimous.

Respectfully submitted,

Jeanine Chatt
Secretary Town of Lockport IDA