

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

Meeting Minutes July 11<sup>th</sup>, 2024

**1.0 Roll Call**

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

**Excused** - Vice Chair Darlene DiCarlo.

**CALL TO ORDER:**

The July Board meeting was called to order at 8:01 am by Chairman Todd Fragale.

**2.0 SECRETARY’S REPORT:**

On a motion by Mrs. Anderson, seconded by Mr. Runk, the minutes of the June 13<sup>th</sup> Board Meeting were approved. Vote 6-yes, 0-, unanimous.

**3.0 TREASURER’S REPORT:**

Mrs. Anderson reviewed for the Board the June 30<sup>th</sup> financial statements. The review covered the Income Statement, Statement of Cash Transactions, and Balance Sheet. On the June Balance Sheet Mrs. Anderson noted total cash at \$1,579,455.00. Mrs. Anderson also explained the Accounts Payable for the month. There was a discussion on when to remove the remaining accrued liability for the GM Land. After a brief discussion it was agreed to have the CFO zero out the liability. On the Income Statement, Mrs. Anderson provided a general review of expenses and interest earned. The monthly deficit was \$9,433.81 and the YTD deficit was \$13,231.68. Mr Sy noted he has learned the Yahoo project fee will be paid on July 15<sup>th</sup>. As concerns the Statement of Cash Transactions, Mrs. Anderson noted the interest earned, and a closing cash balance of \$1,579,455.00. On a motion by Mr. Runk, seconded by Mrs. Chatt, the report was approved as presented. Vote 6-yes, 0-no, unanimous.

Mrs. Anderson reviewed the monthly bills for July 11<sup>th</sup> that totaled \$17,790.82. Mr. Sy noted the payment to Deering Landscape is \$200 above bid as he had them brush hog the parcel at Up North Hosting. Mrs. Anderson made a motion to approve the payment of bills, seconded by Mr. Antkowiak. Motion carried.

**4.0 ADMINISTRATIVE DIRECTOR’S REPORT:**

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

Mr. Sy reported that he discovered a Connect Niagara bus stop in the IDA Park. He distributed a photo of the bus stop sign and the map showing the blue route. Mr. Sy further noted the schedule is such that it could be a viable option for residents of Niagara County to get to work in the IDA Park. He has alerted all park tenants of the service.

Mr. Sy reviewed for the Board the recently completed report of the Cultural Resource Phase 1B study of 20 acres in IDA Park South. Mr. Sy encouraged the Board members to review in detail. He concluded by noting the study found nothing of historical significance and proposed development will have no impact on cultural resources.

Mr. Sy reported that actual blacktop construction of the Town Rail Trail 2 will commence July 15<sup>th</sup> beginning at Murphy Rd.

Mr. Sy recently attended a NYSCAR session at the Hyatt Place on commercial lending. Speakers included 2 regional banks and a credit union. All 3 noted they are actively lending including on green energy projects. Large commercial banks' absence was noteworthy.

Mr. Sy announced that he is joining the Niagara County Center for Economic Development for a joint retention meeting with Custom Laser later this month. Mr. Sy is anxious to learn more about the plans and timing for developing the former Avient Polyone facility.

Mr. Sy noted that while the updated wetlands delineation for IDA Park South has been complete for several months, there has been a disappointing delay in getting jurisdictional determination from both DEC and the Army Corps. A meeting with DEC has been scheduled for next week but no date has yet to be scheduled with the Army Corp due to staffing.

Lastly, Mr. Sy noted the IDA Park sustained significant road and tenant parking lot flooding yesterday due to several rounds of heavy rain. Both Commerce Dr and the corner of Crown and Enterprise Drive were flooded along with select dock bays. While this is atypical, it is a problem for travel and safety. The Town Highway Superintendent joined Mr. Sy at the IDA Park and determined which drainage ditches are in need of cleaning. An email was sent to all park tenants.

#### **5.0 ATTORNEY'S REPORT:**

Attorney Tom Seaman reviewed the resolution he had prepared on the Incentivization/Inducement Extension and Amended Application presented by SIVA Wind. He reminded the Board of the Public Hearing held in June and both the time and construction cost changes that drove the need for the new resolution. After brief discussion by the Board, a motion was made by Mrs. Chatt, seconded by Mr. Kuczka to approve the resolution as presented. Vote 6-yes, 0-, unanimous.

Mr. Seaman also noted he has learned of the approval of the proposed purchase and sale agreement for @5.4 acres by Bison Bag and their attorney. The Board has already approved the execution of the agreement and Mr. Seaman expects completion to happen in the near term.

#### **6.0 EXECUTIVE SESSION:**

A motion was made by Mr. Runk to enter Executive Session for purposes of consultation with Attorney at 8:17 am. The motion seconded by Mrs.Chatt. A motion was made by Mrs. Anderson to exit the Executive Session at 8:33 am. The motion was seconded by Mr. Kuczka.

#### **7.0 NEW BUSINESS:**

#### **8.0 NEXT MEETING:**

The next meeting of the IDA Board is scheduled for 8:00 am on August 8<sup>th</sup>, 2024, and will be held in Town Hall.

#### **9.0 ADJOURNMENT:**

On a motion by Mr. Antkowiak, seconded by Mr. Runk the Board voted to adjourn at 8:34 am. Vote 6-yes, 0-no, unanimous.

Respectfully submitted,

Jeanine Chatt  
Secretary Town of Lockport IDA