

TOWN OF LOCKPORT INDUSTRIAL DEVELOPMENT AGENCY
BOARD OF DIRECTORS

Meeting Minutes August 13, 2026

1.0 Roll Call

Present – Chairman Todd Fragale, Vice Chair Darlene DiCarlo, Treasurer Kristin Anderson, Secretary Jeanine Chatt, Board Members – Robert Runk, Daniel Antkowiak
Legal Counsel – Thomas Seaman, and Director – Patricia Dufour
Excused – Terry Kuczka

2.0 CALL TO ORDER:

The regular meeting of the August Board Meeting was called to order at 7:58 am by Chairman Todd Fragale.

3.0 SECRETARY'S REPORT:

On a motion by Mr. Runk, seconded by Mrs. Anderson, the minutes of July 9, 2026, Board meeting were approved. Vote 6-yes, 0-no Motion carried

4.0 TREASURER'S REPORT:

Mrs. Anderson reviewed the July 2026 financial statements. The review covered the Period Budget Analysis, Statement of Cash Transactions, and the Balance Sheet. On the Income Statement, Mrs. Anderson noted the monthly interest earned was \$4,257.97. The month-to-date report shows a loss of \$10,034.48. The year-to-date shows a loss of \$41,825.14. The balance sheet reports \$156,200.50 in the cash account and \$1,729.239.53 in the Savings Account. There being no questions, a motion was made to accept the financials by Ms. DiCarlo, seconded by Mrs. Chatt. Vote 6-yes, 0-no. Motion carried.

Mrs. Anderson reviewed the monthly bills for August 13, 2026, which totaled \$8,258.28. Mrs. Anderson made a motion to approve the payment of bills, seconded by Mr. Runk. Vote 6- yes, 0-no, unanimous. Motion carried.

5.0 ADMINISTRATIVE DIRECTOR'S REPORT:

Mrs. Dufour reviewed the highlights of her marketing report for the months of July and early August. The report shows that the number of hits has remained fairly consistent this year.

Mrs. Dufour reported that she met with Mr. Hace of Gooding Press (now NOSCO). He reported that he is actively pursuing the sale of his building on Davison Road. The current pilot runs through 2031.

Mrs. Dufour indicated that she has had inquiries about the 5-acre parcel on IDA park and also on the 16-acre parcel north of Yahoo.

6.0 ATTORNEY'S REPORT:

Attorney Seaman reported that the Town of Lockport Town Board passed an 18-month moratorium on data centers and energy storage systems to allow the Board to investigate these rapidly changing businesses.

A resolution was presented to approve a six-month extension of CV Plastics lease/leaseback agreement. A motion was made by Kristen Anderson, seconded by Darlene DiCarlo. Vote 6-yes, 0-no Motion carried

7.0 OLD BUSINESS:

Mrs. Dufour reported that the Flood Mitigation Grant for Donner Creek has been successfully submitted. It is a \$1.3 Million project to build a flood bench at Hamm and Locust to relieve flooding in that area.

She also reported that Ross Dress for less should be opening within the month, Burlington is at least another two months out, and Tropical Smoothie should open within two weeks.

8.0 NEW BUSINESS:

Mrs. Dufour asked the Board to authorize the issuance of an RFP for soil bores for IDA South feasibility study for the Fast Track Grant. A motion was made by Mr. Runk and seconded by Mrs. Chatt. Vote 6-yes 0-no. Unanimous

Mrs. Dufour also reported the representatives from BESS are interested in building a relationship with the IDA relevant to battery storage. She will keep the Board advised of any communications.

9.0 EXECUTIVE SESSION:

Executive session was called for with consultation with the Attorney at 8:20 am. Motion was made by Ms. DiCarlo, with second by Mr. Runk. A motion to come out of executive session was made by Ms. DiCarlo and seconded by Mr. Kuczka at 8:44 am.

10.0 NEXT MEETING:

The next meeting of the IDA Board is scheduled for 8:00 am on Thursday, September 10, 2026. The meeting will be held at 6570 Dysinger Road.

11.0 ADJOURNMENT:

On a motion by Mrs. Chatt, seconded by Mr. Runk, the board voted to adjourn at 8:45 am. Vote 6-yes, 0-no, unanimous.

Respectfully submitted,

Jeanine Chatt
Board Secretary