TOWN OF LOCKPORT INDUSTRIAL DEVELOPMENT AGENCY
BOARD OF DIRECTORS

Meeting Minutes September 10, 2026

1.0 **Roll Call**

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

2.0 CALL TO ORDER:

The regular meeting of the September Board Meeting was called to order at 8:02 am by Chairman Todd Fragale.

3.0 SECRETARY'S REPORT:

On a motion by Mr. Kuczka, seconded by Mrs. Chatt, the minutes of August 13, 2026, Board meeting were approved. Vote 5-yes, 0-no Motion carried

4.0 TREASURER'S REPORT:

Mrs. Anderson reviewed the August 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 $4,246.67. The month-to-date report shows a loss of $4,011.61. The year-to-date shows a loss of $45,836.75. The balance sheet reports $156,200.22 in the cash account and $1,725,228.20 in the Savings Account. There being no questions, a motion was made to accept the financials by Mrs. Chatt, seconded by Mr. Antkowiak. Vote 5-yes, 0-no. Motion carried.

Mrs. Anderson reviewed the monthly bills for August 13, 2026, which totaled $4,852.10. Mrs. Anderson made a motion to approve the payment of bills, seconded by Mrs. Chatt. Vote 5- 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 August and early September. The report shows that the number of hits remained consistent throughout the year.

Mrs. Dufour reported that Tropical Smoothie has opened. Ross Dress for Less should be opening very soon.

Mrs. Dufour indicated that she is continuing to communicate with prospects for the 5-acre parcel on IDA Park and also on the 16-acre parcel north of Yahoo.

6.0 **ATTORNEY'S REPORT**:

Attorney Seaman presented a Resolution to enter into a contract for the IDA South Campus Geotechnical Services to CME Associates, Inc., 6025 Corporate Drive, East Syracuse, NY 13057 with a cost not to exceed $56,000.00, contingent upon the Town of Lockport IDA Attorney's review once we receive the written contract proposal. A motion was made to accept the resolution by Mrs. Chatt, seconded by Mrs. Anderson. Vote 5-yes, 0-no. Unanimous. Vote carried

7.0 OLD BUSINESS:

Mrs. Dufour reported that there has been no recent communication with parties from Siva Wind or CV plastics.

8.0 NEW BUSINESS:

Mrs. Dufour reported to the Board that an Ad hoc committee has been formed to facilitate review and revision of the 2014 Comprehensive plan. The IDA Board was asked to present any ideas or suggestions that they would like to have considered.

Mrs. Dufour was reviewing the parcels that are on the general ledger. There is a property at 54 Ruhlman Road that has been on there for many years. It is presently listed on Loop Net for $90,000. Mrs. Dufour asked permission to reduce the list price to $50,000 based on recent sales in the area.

9.0 EXECUTIVE SESSION:

Executive session was called for with consultation with the Attorney at 8:17 am. Motion was made by Mr. Kuczka with second by Mr. Runk. A motion to come out of executive session was made by Ms. DiCarlo and seconded by Mrs. Chatt.at 8:44 am. Vote 5-yes, 0-no, unanimous.

10.0 NEXT MEETING:

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

11.0 ADJOURNMENT:

On a motion by Mr. Kuczka, seconded by Mrs. Anderson, the board voted to adjourn at 8:45 am. Vote 5-yes, 0-no, unanimous.

Respectfully submitted,

Jeanine Chatt
Board Secretary