

LPC Meeting #3

December 17, 2018 at 5:00 PM

MEETING SUMMARY

A list of Local Planning Committee (LPC) attendees and public attendees is attached.

Welcome and Introductions

LPC co-chair, Deanna Alterio-Brennen, welcomed and thanked all LPC members for their attendance and participation. Chris Bauer (DOS) also reminded LPC members of the required recusal form. He noted that any LPC members with a conflict of interest related to a project must disclose the conflict(s) and recuse themselves from voting on and/or participating in discussions. Recusals forms for applicable LPC members were received and filed.

Kimberly Baptiste (Bergmann) began the formal presentation by welcoming members. She also explained that this meeting would be a working session for the LPC and time would be reserved for public remarks/comments at the end of the meeting.

Vision, Goals and Strategy

Kimberly presented the refined vision statement and goals to the LPC. The LPC did not have any further changes.

Kimberly also presented the draft strategies for each of the DRI goals. The following change was made:

- Goal 4, Strategy 1 – add “year-round programming”.

Open Call Project Review

Kimberly provided information regarding the open call project review process. The LPC’s role in this process is to review received submissions and weigh in on which projects should be further developed or should be removed from consideration. While there is no specific system for rating projects, the LPC should consider project location, project sponsor match, project type, and project alignment with DRI goals.

The LPC discussed project DRI request versus project sponsor financial match. While projects will be reviewed on a project-by-project basis, the LPC decided that the private projects should generally strive for a 50% project sponsor match to total requested DRI funding.

The LPC discussed the 17 projects submitted through the Open Call for Projects and made the following determinations:

The Warehouse

- Determine the office space vacancy rate in the DRI area
- Renovation of older buildings may be in demand in the DRI area
- ADA-accessibility to this building would enhance the project
- Project sponsor currently has a successful business in the DRI; therefore, commitment and potential success of this project is high

- Bergmann to follow up with project sponsor to discuss match percentage and project scope

Windsor Village

- A bed and breakfast would be a great addition to downtown Lockport
- LPC eliminated this project since it is outside the Lockport DRI boundary

344 Summit Street

- The project is 0.75 miles away from the southern end of the Lockport DRI boundary. This project is eliminated based on the location.

Downtown Hotel

- The project sponsor has been in conversations with the City regarding the acquisition of the property. The City needs more project details from the sponsor.
- The LPC would like more details about the development capabilities of the project sponsor
- The downtown hotel would be in a prime location for the City and the match percentage is competitive
- Bergmann to follow up with project sponsor to refine project scope and add potential alternative sites for a downtown hotel

Historic Palace Theatre

- The Palace is a great asset to downtown Lockport and this type of improvement will increase viability of the theatre.
- Bergmann to follow up with the project sponsor to further develop

Clinton Building

- The LPC would like more specifics on type of façade improvements and past secured funding for the building
- Does the project sponsor intend to rent these apartments for public use?
- Bergmann to follow up with project sponsor

90 Market Street

- Identified businesses for this building makes this a strong project
- This building is an eye-sore on a visible city street
- Bergmann to further develop project with the project sponsor

Zimmie's Tire

- The LPC discussed whether this project fit within the established DRI goals
- Project sponsor is looking to expand building north to add additional car bays

- The LPC would support this project if the scope could be altered to include façade improvements and moved into the Small Project Grant Fund

11 & 13 Main Street

- This property was recently acquired by the GLDC
- Bergmann to follow up with the project sponsor to see if project match can be increased
- Bergmann to engage the GLDC to discuss interest in the proposed project

Lake Effect: 2nd Story Apartment

- The LPC is interested in other funding sources the project sponsor has received for this property
- Bergmann to follow up with project sponsor to further develop project

Lake Effect: Take Out Window

- This project is better suited for Small Project Grant Fund
- Bergmann to follow up with project sponsor

Lake Effect: Shipping Improvements

- This project is better suited for Small Project Grant Fund
- Bergmann to follow up with project sponsor

Bewley Building

- The LPC would like to know how this project aligns with the project submitted in the City's original DRI application and specifics on planned façade improvements
- Bergmann to follow up with project sponsor

Bright Lights Lock City

- Is there a City code limitation for neon signs?
- The LPC would like to know if there is another potential site for the art installation. A more permanent site would be ideal.
- The LPC would like to know specifics on lighting duration and projection details
- The LPC would like more specific defined project details and ensure the lighting is compatible with the City's historic character
- Bergmann to follow up with project sponsor

Union Station 2.0

- This project may be the only chance to clean this site up
- This type of project could be funded under the Small Project Grant Fund, if the guidelines specified lighting/site improvements as an eligible activity
- Boundary modification is justified since the property is partially within the approved DRI boundary
- Bergmann to follow up with project sponsor to further develop project

Phase III – Flight of Five

- This project is essential to the City of Lockport's tourism
- Bergmann to further develop project with project sponsor

Lock Tender Tribute

- Bergmann to further develop project with project sponsor

Potential Boundary Amendments

The LPC decided the only Lockport DRI boundary modification will be on the northeastern corner to include the entirety of the Union Station property.

Next Steps

Kimberly described upcoming public engagement and project development activities, which include:

- On-going discussions with all project sponsors
- Development of the Project List
- Finalization of the Downtown Profile and Assessment
- LPC Meeting #4 and Public Meeting #2 – January 14th, 2019 at Harrison Place Building 3
 - LPC Meeting #4 – 5 PM to 7 PM
 - Public Meeting #2 – 7:30 PM to 9 PM

Public Comments

- Jean Keeny, City of Lockport Resident
 - We need a spotlight on the Erie Canal and the bridges to highlight this attraction.
- Heather, City of Lockport Resident
 - Requests that Bergmann ask the project sponsor if the first floor of the proposed downtown hotel can include retail businesses
- Gerald Kelly, Tudor Collins
 - Has there been feedback on the F&M building proposal?



LOCAL PLANNING COMMITTEE MEETING #3 SIGN IN | LPC MEMBERS

NAME	CHECK IN
DAVID WOHLEBEN, CO-CHAIR	<i>David Wohleben</i>
DEANNA ALTERIO BRENNEN, CO-CHAIR	<i>Deanna Alterio Brennen</i>
PAUL BROWN	<i>Paul Brown</i>
JOAN AUL	<i>Joan Aul</i>
GARY BENNETT	<i>Gary Bennett</i>
BECKY BURNS	<i>Becky Burns</i>
KATHLEEN DIMILLO	<i>Kathleen Dimillo</i>
JESSICA DITTLY	<i>Jessica Dittly</i>
AMANDA FARRELL	<i>Amanda Farrell</i>
AMY FISK	<i>Amy Fisk</i>
DAVE KINYON	<i>Dave Kinyon</i>
TOM MANCUSO	<i>Tom Mancuso</i>
ANNE MCCAFFREY	<i>Anne McCaffrey</i>
KEVIN MCDONOUGH	<i>Kevin McDonough</i>
CHRIS SMITH	<i>Chris Smith</i>
JEFF TRACY	<i>Jeff Tracy</i>
SHELLEY UNOCIC	<i>Shelley Unocic</i>
CHRIS BAUER	<i>Chris Bauer</i>
LEONARD SKRILL	
ANGELA ROSSI	<i>MO Sumbundu</i>
ADAM SASSONE	<i>m. sumbundu</i>





LOCAL PLANNING COMMITTEE MEETING #3 SIGN IN | PUBLIC ATTENDEES

NAME	EMAIL	ORGANIZATION
Ben Kienev		resident / CAPON
Michelle Roman		mayor-elect
Heather Hillerbrand		Halock Lockport
Paul Brown		PAUL BROWN
Nicholas, Super		Life by Design Architecture
Daria Mc Donagh		
Heather Peck		GLDC
Alma Lafferty		resident.

