

Lumber City Development Corporation

2016 Operations and Accomplishments Report

Since 2004 Lumber City Development Corporation (LCDC) has supported over 80 business and real estate development projects in the City of North Tonawanda that have created quality jobs in a broad range of businesses. LCDC's mission is to assist business investment and growth that strengthens our local economy and community.

2016 was a successful year for business growth in North Tonawanda. LCDC assisted with numerous business start-up, expansion, and growth projects. A summary of the LCDC's annual activities is as follows:

January 20, 2016:

The Board reviewed accomplishments from 2015 and discussed goals and objectives of the Corporation for 2016.

The Board approved an agreement to repay Community Development Block Grant funds to the City of North Tonawanda for prior projects which had not met their grant obligations, in the total amount of \$66,154.

The Board reviewed existing and on-going projects.

The Board entered into an agreement with Hunt Commercial Real Estate to list and market properties related to the Commercial Property agreement between the LCDC and the City of North Tonawanda.

The Board reviewed data on real property tax assessment in the City and how it correlated to LCDC's activities.

February 17, 2016

The Board reviewed potential funding opportunities that will be available in this year's upcoming Consolidated Funding Application process.

The Board reviewed the status of current projects.

The Board discussed on-going interviews for an open position on the LCDC Board of Directors.

The Board approved purchasing two tables at the upcoming Leadership Niagara Leader of the Year event.

The Board approved LCDC staff to move forward working with Platter's Chocolates on funding applications related to the company's proposed expansion project.

March 16, 2016

The Board approved the appointment of Stacy Kubit to the LCDC Board of Directors.

A funding request through the NYS Community Development Block Grant program in support of Platter's Chocolates expansion project was submitted on March 11, 2016.

The Board reviewed the status of existing projects.

The Board was given an update on the activities of the new Oliver Street Merchants Association and their first upcoming event to be hosted by the 412 Diner.

April 20, 2016

The Board approved a loan/deferred loan package for Platter's Chocolates using funds from the NYS Community Development Block Grant program.

The Board adopted a formal protocol for notifying borrowers of loan delinquency.

The Board reviewed and approved the 2015 annual audit report prepared by EFPR Group.

The Board approved the submission of an application to the Yahoo Community Benefit Fund of Niagara for \$50,000 to be used for commercial façade improvements in the downtown area.

The Board approved the submission of an application to the Yahoo Community Benefit Fund of Niagara for \$25,000 to be used for the development of a Redevelopment Strategy for the Oliver Street corridor.

May 18, 2016

The Board approved the appointment of Amber Holycross to the LCDC Board of Directors.

The Board approved the hiring of Garrett Wyckoff for a part-time, temporary position to assist LCDC staff in various activities between May and August, 2016.

The Board reviewed information regarding the NYS Downtown Revitalization Initiative.

The Board reviewed information regarding potential applications to the 2016 NYS Consolidated Funding Application.

June 15, 2016

The Board of Directors convened the Annual Meeting. Board member terms were reviewed and Doug Taylor, Andrea Moreau, and Brian Pettit were approved for new 3-year terms.

The Board also nominated and approved the following officer positions: Douglas Taylor, Chairperson; David Gross, Vice Chairperson; Andrea Moreau, Treasurer; Nicolas Maniccia, Vice Treasurer; Garry Krause, Secretary; Joe McMahon, Vice Secretary.

The Board approved the submission of 3 applications through the Consolidated Funding Application process for grant funds from NYS. These included applications to the New York Main Street program, CDBG Microenterprise program, and CDBG Planning program.

The Board approved LCDC staff to assist the City of North Tonawanda with the submission of 1 Consolidated Funding Application for grant funds for a proposed improvement project at Gateway Harbor.

The Board approved a loan commitment extension of 90 days to JFLR Enterprises for the project at 110 Sweeney Street.

The Board reviewed the City of North Tonawanda's application to the Downtown Revitalization Initiative.

The Board discussed the recent project monitoring visit by staff from the NYS Office of Community Renewal.

The Board approved hiring H. Sichertman/The Harrison Studio for grant administration services related to the grant funding for Platter's Chocolates.

July, 2016

No scheduled meeting.

August 10, 2016

The Board reviewed the status of all existing projects.

The Board reviewed the activity of Hunt Commercial Real Estate with regards to marketing property.

The Board reviewed the status of the on-going Webster Street Events Economic Impact Study being compiled by Laura Bernsohn and Garret Wyckoff.

The Board approved a contract for consulting services with H.Sichertman/The Harrison Studio.

The Board reviewed the potential application to the Restore NY Communities Initiative.

The Board approved enrolling Laura Bernsohn in the 2017 class of Leadership Niagara.

September 21, 2016

The Board was notified that LCDC has been awarded a \$50,000 grant through the Yahoo Community Benefit Fund of Niagara to implement a Historic Downtown Façade Improvement program.

The Board approved the submission of an application to the New York State Main Street Technical Assistance program.

The Board approved hiring Bergmann Associates for the purposes of conducting a market and feasibility study for a potential event center project.

The Board was notified that Laura Bernsohn has been accepted into the 2017 class of Leadership Niagara.

The Board reviewed the status of on-going projects.

October 19, 2016

The Board discussed the on-going annual staff review process.

The Board discussed the Restore NY Communities Initiative application.

The Board was notified of various City of North Tonawanda activities including proposed zoning updates, grant applications, and projects.

November 16, 2016

The Board reviewed and approved employee reviews and salary increases for Laura Bernsohn and Diana Diebler.

The Board reviewed and approved the LCDC operating budget for 2017.

The Board authorized the LCDC Projects Review Committee to review and approved funding applications to the Historic Downtown Improvement Program.

The Board reviewed the final version of the Webster Street Events Economic Impact Study.

The Board discussed the status of all existing projects.

December, 2016

No meeting scheduled.