

**Lumber City Development Corporation  
Minutes of the Board of Directors**

**March 15, 2017 Board Meeting  
500 Wheatfield Street  
North Tonawanda, NY 14120**

The meeting of the Lumber City Development Corporation (LCDC) was called to order at 5:35 p.m. by Chairman Taylor at 500 Wheatfield Street, North Tonawanda, NY. Roll Call was taken and the following Directors were present:

Mitch Banas	Stacy Kubit
Joe Fonzi	Joe McMahon
Dave Gross	Art Pappas
Amber Holycross	Brian Pettit
Garry Krause	Douglas Taylor

Also, Present: Community Development Director Michael Zimmerman,  
Planning & Development Specialist Laura Bernsohn

Excused: Donna Braun Joe Miranto  
Ed Janulionis Andrea Moreau  
Nick Maniccia

**Minutes Review**

The minutes from the February 15, 2017 board meeting were included in the Board packet and the board took a few minutes to review them. As there were no questions or clarifications:

Resolution: Moved by Director Pappas,

That the Board of Directors approves the minutes of the February 15, 2017 meeting.

Seconded by Director Gross and unanimously approved.

**Treasurer's Report**

The February 2017 report was included in the Board packet. Michael Zimmerman went over the details of the report and answered all questions. The February 2017 report indicated a total in all accounts to be \$855,053.41

Resolution: Moved by Director Gross,

That a motion is made to approve the February 2017 Treasurer Report.

Seconded by Director Kubit and unanimously approved.

## Committee Reports

**Projects Review:** The projects review committee held a meeting on March 8, 2017. Included in the Board packet were the minutes from the meeting. Michael Zimmerman provided details from the meeting and answered all questions.

**653 Oliver Street:** Included in the Board packet were the details of a purchase offer and renovation proposal for the subject property. Director McMahon noted that this project is the first as a result of the LCDC Commercial Property Agreement with the City.

Resolution: Moved by Director McMahon,

That the board approve the sale and renovation plan presented by Matthew Bille. The LCDC will detail the terms of the sale and present to the City for approval.

Seconded by Director Gross and was unanimously approved.

**301 Payne Avenue:** Included in the board packet was an application for the possible development of the subject property. The property is a City owned foreclosed property that is currently being marketed by the LCDC.

**LCDC Project Summary Report:** The March 15, 2017 report was included in the board packet. Michael Zimmerman went over the details of the report and answered all questions.

**Personnel:** The Personnel committee did not hold a meeting. Director Pettit recognized Laura Bernsohn for her performance in running the February Board Meeting while Michael Zimmerman's attended an event.

**Marketing:** The Marketing Committee did not hold a meeting. Director Gross informed the board of the current marketing plans and upcoming events.

**Finance/Loan/Audit:** The Finance/Loan/Audit held a meeting on March 13, 2017. Included in the Board packet were the minutes from the meeting. Director Banas provided the details from the meeting and answered all questions

**Pulp 716 Microenterprise Grant:** Included in the Board packet was a memo detailing the project. The board discussed the project and Director Banas answered all questions.

Resolution: Moved by Director Fonzi,

That the board approves the Microenterprise Grant as presented by the Finance /Loan/Audit Committee to Pulp 716 in the amount of \$32,000.00

Seconded by Director Gross and was unanimously approved.

**Not 2 Shabby Microenterprise Grant:** Included in the Board packet was a memo detailing the project. The board discussed the project and Director Banas answered all questions. Laura Bernsohn provided additional details of the business for the Board.

Resolution: Moved by Director Gross,

That the board approves the Microenterprise Grant as presented by the Finance /Loan/Audit Committee to Not 2 Shabby in the amount of \$15,000.00

Seconded by Director Kubit and was unanimously approved.

**500 Fitness Loan Default:** Director Banas and Michael Zimmerman went over the status of the loan to 500 Fitness and the offer presented by the 500 Fitness. The Board discussed and Director Banas and Michale Zimmerman answered all questions.

Resolution: Moved by Director Pettit,

That the Board decline the offer presented by 500 Fitness and move forward with calling the loan.

Seconded by Director Gross and was unanimously approved.

**Governance:** The Governance Committee did not hold a meeting.

### **Old Business:**

**Oliver Street Community Needs Assessment:** Proposals are due on March 24, 2017

**Oliver Street Update:** Laura Bernsohn updated the board on the status of projects related to Oliver street and Project pride. Laura provided information on the upcoming events and answered all questions.

**BOA Zoning:** Michael Zimmerman updated the board on the status of the zoning and answered all questions.

### **New Business:**

**Other Activities:** 2/16 Oliver Street Needs Assessment Steering Committee, 2/23 Chamber, 3/6 Downtown Merchants, 3/16 Lin BBQ Cash Mob, 3/14 NTCC Brand Launch, 3/14 Common Council

**Announcement:** Director McMahon alerted the board on the potential need for expansion funding for Black Labs, Inc.

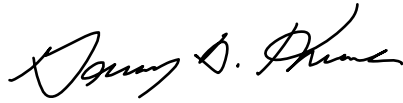
**Announcement:** Director Holycross announced that the government is contemplating the elimination of the Federal Historic Tax Credit Program. This program has been instrumental in the revitalization of Buffalo and our region. The program made projects such as the Remington

Lofts financially possible. Preservation Buffalo Niagara is working with local stakeholders on an outreach campaign to our elected official, urging them to keep the program in their budget. Director Holycross will distribute information on how LCDC board members can help in this effort.

The next Board Meeting will be held on April 19, 2017 at 500 Wheatfield Street.

There being no further business, a motion was made by Director Gross to adjourn the board meeting at 6:49 p.m. Seconded by Director Pappas and unanimously approved.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Garry D. Krause". The signature is fluid and cursive, with a large initial "G" and "K".

Garry Krause  
Secretary, LCDC  
March 15, 2017