

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

**February 18, 2015 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	Nick Maniccia
Donna Braun	Joe McMahon
Joe Fonzi - arrived 5:57 p.m.	Andrea Moreau
Dave Gross	Art Pappas
Ed Janulionis	Brian Pettit
Garry Krause	Douglas Taylor

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

Absent: Joe Miranto

**Minutes Review**

The minutes from the January 21, 2015 board meeting were included in the package and the Board took a few minutes to review them. As there were no questions or clarifications:

Resolution: Moved by Director Gross,  
  
That the Board of Directors approves the minutes of the January 21, 2015 meeting.  
  
Seconded by Director Moreau and unanimously approved.

**Treasurer's Reports**

The January 2015 report was distributed to the Board for review. Andrea Moreau went over the details of the report and her and Michael Zimmerman answered all questions. Director Janulionis asked that future reports to have more detail on aging receivables. The January 2015 report indicated a total in all accounts to be \$896,394.24

Resolution: Moved by Director Gross,  
  
That a motion is made to approve the January 2015 Treasurer Reports.  
  
Seconded by Director Moreau and unanimously approved.

**Committee Reports**

**Finance/Loan/Audit:** The Finance/Loan/Audit Committee did not hold a meeting.

**Canal Club 62:** The Grant/Loan approval from the January 21, 2015 meeting was

reviewed with the applicant and some changes were requested. A document included in the board packet detailed the changes. The board reviewed the changes and Director Maniccia and Michael Zimmerman answered all questions.

**Resolution:** Moved by Director McMahan,

That the Board of Directors approves the changes to the Grant/Loan contract for Canal Club 62 as presented.

Seconded by Director Moreau and unanimously approved.

**Pirson Auto Building:** Michael Zimmerman updated the board on the proposed restaurant/bar project for the building. The board discussed the project and the current details. The project will be further reviewed at the next committee meeting.

**Projects Review:** The Projects Review Committee did not hold a meeting.

**NYMS Applications:** Included in the Board packet were three applications for Oliver Street Façade Renovation Program. Michael Zimmerman went over the details of the projects and answered questions. These projects will be reviewed in the next committee meeting.

**LCDC Project Summary Report:** A projects summary report was distributed to the board. Michael Zimmerman went over the details of the document. The board discussed the projects and Michael Zimmerman answered all questions.

**AMVETS/Jacobs Ladder:** Michael Zimmerman updated the Board on the progress of the purchase of the AMVETS building by Jacobs Ladder. A survey is required to split and zone the property as per the purchase agreement. The current owner is unable to come up with the funds, approximately \$1,500. - \$2,000., for the survey and have asked LCDC to front the funds until the purchase is final.

**Resolution:** Moved by Director Moreau,

That AMVETS, the building owner, reduces the cost of the sale to Jacobs Ladder, the purchaser, by the cost of the survey (\$1,500.00-\$2,000.00). Jacobs Ladder will pay for the survey. In the event the sale does not go through to Jacobs Ladder the LCDC will reimburse Jacobs Ladder for the amount of the survey and AMVETS will be responsible for the repayment of funds to the LCDC when the building is sold.

Seconded by Director Janulionis and unanimously approved.

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

**Welcome:** The Board welcomes Donna Braun the Common Council member appointed to the LCDC Board.

**Marketing:** The Marketing Committee held a meeting on February 18, 2015 prior to the Board Meeting. Director Gross updated the Board on the marketing efforts including the plans for the radio advertising, the T-NT Expo and the updated LCDC website. Director Gross, Michael Zimmerman and Laura Bernsohn answered all questions.

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

**Old Business:**

**City Projects Update:** Michael Zimmerman provided the board with the status of current city projects. The board discussed the projects and Michael Zimmerman answered all questions.

**Brownfield Opportunity Area:** Michael Zimmerman provided information and update to the BOA Project. A document included in the Board packet was reviewed. The document details the Open House and Presentation that will be held at the Riviera Theatre on March 2, 2015

**New Business:**

**H. Sicherman Yearly Contract:** Included in the board information packet was a letter/proposal from Mr. Sicherman that proposes the extension of the 2014 agreement for 2015 in an amount not to exceed \$10,000. The Board discussed the past services and all questions were answered by Michael Zimmerman.

*Resolution:* Moved by Director Gross,

That the Board approves the proposal presented by Mr. Sicherman for the continuation of consulting services for 2015 in an amount not to exceed \$10,000.

Seconded by Director Moreau and unanimously approved.

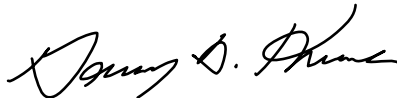
**LCDC Strategic Discussion:** Michael Zimmerman, Laura Bernsohn and Harry Sicherman presented ideas to move development forward for North Tonawanda. The ideas were discussed and all questions were answered. It was agreed to continue the efforts outlined in the presentation.

**Other Activities:** 1/22 CBRE Marketview, 2/12 Leadership Niagara

The next board meeting is scheduled for March 18, 2015, 5:30 p.m. at 500 Wheatfield Street.

There being no further business, a motion was made by Director Gross to adjourn the Board meeting at 7:49 p.m. Seconded by Director McMahon and unanimously approved.

Respectfully submitted,



Garry Krause  
Secretary, LCDC  
February 18, 2015