

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

**June 17, 2015 Board Meeting**  
**500 Wheatfield Street**  
**North Tonawanda, NY 14120**

The meeting of the Lumber City Development Corporation (LCDC) was called to order at 5:40 p.m. by Chairman Taylor at 500 Wheatfield Street, North Tonawanda, NY. Roll Call was taken and the following Directors were present:

Mitch Banas	Joe McMahon
Joe Fonzi	Joe Miranto
Dave Gross	Andrea Moreau
Ed Janulionis	Art Pappas
Garry Krause	Brian Pettit
Nick Maniccia	Douglas Taylor

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

Excused: Donna Braun

Absent:

**Minutes Review**

The minutes from the May 20, 2015 board meeting were included in the package and the board took a few minutes to review them. As there were no further questions or clarifications:

Resolution: Moved by Director Pappas,

That the Board of Directors approves the minutes of the May 20, 2015 meeting.

Seconded by Director Gross and unanimously approved.

**Treasurer's Reports**

The May 2015 report was distributed to the board for review. Director Maniccia went over the details of the report and he and Michael Zimmerman answered all questions. The May 2015 report indicated a total in all accounts to be \$747,654.07

Resolution: Moved by Director Maniccia,

That a motion is made to approve the May 2015 Treasurer Reports.

Seconded by Director Banas and unanimously approved.

**Committee Reports**

**Finance/Loan/Audit:** The Finance/Loan/Audit Committee held a meeting on June 10, 2015. The minutes from the meeting were distributed in the board

packet and Director Maniccia went over the details of the meeting and answered all questions.

**Canalside Bistro & Creamery:** An application was received for an \$18,000.00 loan for equipment purchases. A project summary was included with the board packet. Director Maniccia opened the discussion with the board and answered all questions regarding the application.

Resolution: Moved by Director Maniccia,

That the Board of Directors approves a loan to Canalside Bistro & Creamery for \$18,300.00

Seconded by Director Banas and unanimously approved.

**Canal Club 62:** To move the project forward the owner had asked the LCDC to modify the approval terms to allow the disbursement of LCDC funding. The LCDC Board approved, by a majority vote, on May 20, 2015 to approve the term modification if the owner would provide the following; legal security interest of rental properties owned by the requestor. The security interest must be equal to the LCDC funding amount. The documents will need to be presented to the Finance Committee for approval and then presented to the board for a vote and final approval. The Finance Committee has received the above provisions from the owner.

Resolution: Moved by Director McMahan,

That the disbursement terms be modified to release funds for the Canal Club 62 project.

Seconded by Director Pappas and passed by a majority vote.

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

**JFLR Enterprises (22 Main Street) Project:** Director Fonzi discussed the project with the board and answered all questions.

**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.

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

**Marketing:** The Marketing Committee did not hold a meeting. Director Gross updated the board on the June 1, 2015 start of the Radio advertising campaign and that the TV advertising campaign will begin in July 2015.

**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. Michael indicated that current projects were moving forward. It was noted that the Kayak launch installations should be completed this summer. The

Gratwick Marina is substantially complete and the Carnegie Art Center contract has been awarded and signed.

**LCDC Property Marketing:** Included in the board packet was a document detailing the program details and the current available properties. Michael discussed the information and answered all questions.

**Grant Award:** Included in the board packet was a document announcing the award of \$400,000 Affordable Home Ownership Development Program Grant funding to the City. Michael Zimmerman discussed the award and answered all questions.

**Restore NY:** Grant completed for 64 Webster Street for \$310,000.00

**New Business:**

**NYMS Oliver Street Grant Application:** A document detailing the NYMS grant application was included in the board packet. Michael Zimmerman answered all questions regarding the grant application.

*Resolution:* Moved by Director Gross,

That the board approves the matching funds of \$30,000.00 required for the program.

Seconded by Director Moreau and passed by a majority vote.

**Microenterprise Grant Application:** A document detailing the Microenterprise grant application was included in the board packet. Michael Zimmerman answered all questions regarding the grant application.

*Resolution:* Moved by Director Gross,

That the board approves the funds of \$6,000.00 for required training.

Seconded by Director Janulionis and passed by a majority vote. Director Pappas obtained from the vote.

**Community Development Block Grant:** A document detailing the CDBG grant application was included in the board packet. Michael Zimmerman answered all questions regarding the grant application.

*Resolution:* Moved by Director Gross,

That the board approves the matching funds of \$2,500.00 required for the program.

Seconded by Director Moreau and passed by a majority vote. Director Pappas obtained from the vote.

**New Computer for Administrative Assistant:** Director Krause addressed the board regarding the need for a replacement computer, software and installation. Director Krause answered all questions regarding the recommended purchase.

Resolution: Moved by Director Krause,

That the board approves funding not to exceed \$1,500.00 for the purchase of a new computer.

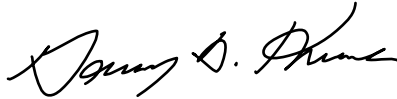
Seconded by Director Moreau and unanimously approved.

**Other Activities:** 5/28 Niagara USA Awards, 5/29 Oishei Foundation Conference, 6/9 Chamber Picnic, 6/11 & 6/12 Leadership Niagara, 6/16 NCEDA & CEDS

The next board meeting is scheduled for July 17, 2015, 5:30 p.m. at 500 Wheatfield Street. The August 19, 2015 Meeting will be rescheduled to August 12, 2015.

There being no further business, a motion was made by Director Moreau to adjourn the board meeting at 7:19 p.m. Seconded by Director Gross and unanimously approved.

Respectfully submitted,



Garry Krause  
Secretary, LCDC  
June 17, 2015