

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

**October 21, 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:

Dave Gross	Joe Miranto-arrived at 5:50
Garry Krause	Andrea Moreau
Nick Maniccia	Brian Pettit
Joe McMahon	Douglas Taylor

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

Excused: Mitch Banas Ed Janulionis  
Donna Braun Art Pappas  
Joe Fonzi

Absent:

**Minutes Review**

The minutes from the September 16, 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 Moreau,  
  
That the Board of Directors approves the minutes of the September 16, 2015 meeting.  
  
Seconded by Director Gross and unanimously approved.

**Treasurer's Reports**

The September 2015 report was distributed to the board for review. Director Moreau went over the details of the report and she and Michael Zimmerman answered all questions. The September 2015 report indicated a total in all accounts to be \$933,761.21

Resolution: Moved by Director Gross,  
  
That a motion is made to approve the September 2015 Treasurer Report.  
  
Seconded by Director Maniccia and unanimously approved.

**Committee Reports**

**Finance/Loan/Audit:** The Finance/Loan/Audit Committee held a meeting on October 7<sup>th</sup>. Meeting minutes were included in the board packet. Director

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

**Sherwood Florist:** A loan request was included in the board packet and Director Maniccia discussed the request and answered all questions.

Resolution: Moved by Director McMahon,

That the board approves the loan request of Sherwood Florist for \$20,000.00 as per the recommendation of the Finance committee.

Seconded by Director Moreau and was unanimously approved.

**5:50 p.m.** Director Miranto

**JFLR Enterprises:** A loan modification request was included in the board packet and Director Maniccia discussed the request and answered all questions.

Resolution: Moved by Director Maniccia,

That the board approves the loan modification request of JFLR Enterprises as per the recommendation of the Finance committee. The loan will increase from the previously approved \$125,000.00 to \$200,000.00 The loan amortization will change from 10 to 12 years with the loan being called at 7 years.

Seconded by Director Moreau and was unanimously approved.

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

**Personnel:** The Personnel committee met to discuss and finalize the employee performance reviews. Laura Bernsohn left the room for the board discussion. Director Pettit distributed support documents detailing the performance reviews and recommended salary adjustments for LCDC staff. The board discussed the documents and Director Pettit answered all questions.

Resolution: Moved by Director Pettit,

That the board approves the salary adjustments outlined in the report provided by the Personnel committee.

Seconded by Director Moreau and was unanimously approved.

**Marketing:** The Marketing Committee held a meeting on September 28, 2015. Minutes for the meeting were included in the board packet. Director Gross went over the details of the meeting and answered all questions.

**Governance:** The Governance Committee scheduled a meeting following the October 22, 2015 regular Board 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 were completed. The Carnegie Art Center work is well underway and should be complete in approximately 2 weeks. The bike path work has started and paving is scheduled for the week of 10/26/15.

**Commercial Property Reinvestment Program:** Michael Zimmerman provided the board with the status of Commercial Property Program. The LCDC staff met with Hunt Real Estate to discuss marketing the properties. Hunt will prepare a proposal based on the meeting.

**New Business:**

**H. Sicherman/The Harrison Studio:** Chuck Bell representing H. Sicherman/Harrison Studios joined the meeting. Mr. Bell discussed details of his ongoing project and consulting work with the LCDC. Mr. Bell answered all questions.

*Resolution:* Moved by Director Gross,

That the board modify the consulting fee schedule to H.Sicherman /The Harrison Studio in an amount not to exceed \$14,000.00

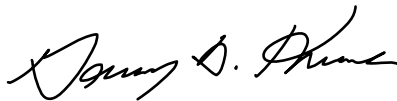
Seconded by Director McMahon and was unanimously approved.

**Other Activities:** 9/23 BOA GEIS scoping, 10/5 BOA zoning, 10/8 Leadership Niagara, 10/9 Michele's Motif ribbon cutting, 10/15 Business First Industry Roundtable, 10/15 NT Mobile Safety Net meeting.

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

There being no further business, a motion was made by Director Moreau to adjourn the board meeting at 7:18 p.m. Seconded by Director Pettit and unanimously approved.

Respectfully submitted,



Garry Krause  
Secretary, LCDC  
October 21, 2015