

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

**January 16, 2013 Board Meeting**  
**500 Wheatfield Street**  
**North Tonawanda, NY 14120**

The meeting of the Lumber City Development Corporation (LCDC) was called to order at 6:07 p.m. by Chairman Taylor at 500 Wheatfield Street, North Tonawanda, NY. The following Directors were present:

Rich Andres  
Dave Gross  
Ed Janulionis  
Garry Krause  
Nick Maniccia

Joe Miranto 6:25 p.m.  
Andrea Moreau  
Robert Ortt left at 7:20 p.m.  
Douglas Taylor

Also Present: Community Development Director Richard Tindell  
Mike Zimmerman

Absent: Joe Fonzi, Dave Guido, Joe McMahon, Gary Przewozny

**Roll Call**

Attendance was taken and is reported above.

**Minutes Review**

The minutes from the November 28, 2012 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 November 28, 2012 meeting.

Seconded by Director Moreau and unanimously approved.

**Treasurer's Reports**

The November 2012 Financial Summary was distributed and Richard Tindell presented the details of the report.

Resolution:

Moved by Director Andres,

That a motion is made to approve the November 2012 Financial Summary.

Seconded by Director Moreau and unanimously approved.

**Committee Reports**

**Finance/Loan & Audit:**

The Finance/Loan Committee held a meeting on January 9, 2013. Minutes from the meeting were distributed and Richard Tindell and Director Maniccia went over the details of the meeting.

Resolution:

Moved by Director Maniccia,

A motion was made, regarding the loan to Signature Salon, that the term of the loan be extended to include past due payments.

Seconded by Director Moreau and unanimously approved.

Resolution:

Moved by Director Maniccia,

A motion was made, regarding the loan to Robert Starr, that the LCDC begin foreclosure on their mortgage by sending a letter to the first mortgage holder.

Seconded by Director Moreau and unanimously approved.

Resolution:

Moved by Director Maniccia,

A motion was made, regarding the loan to Evolution Yoga, to defer any further collection action for now and if monthly payments are made for a period of twelve months that we consider revising their loan agreement.

Seconded by Director Moreau and unanimously approved.

Resolution:

Moved by Director Maniccia,

A motion was made that the proposed chart of accounts go into effect as of January 1, 2013

Seconded by Director Moreau and unanimously approved.

**2013 Budget:**

The LCDC Proposed 2013 Budget was distributed to the board and was presented to the board by Richard Tindell

Resolution:

Moved by Director Maniccia,

A motion was made to table the vote on the proposed budget to check some items brought up in the discussion.

Seconded by Director Moreau and unanimously approved.

**Project Review**

The Project Review Committee did not have a meeting.

**Personnel:**

The Personnel Committee held a meeting on December 12, 2012. Minutes were distributed to the board for review and David Gross went over the details of the meeting.

*Resolution:*

Moved by Director Gross,

A motion was made to appoint Sharon Kochmanski to the LCDC board for the remainder of Robert Miller's term to June 30, 2014.

Seconded by Director Moreau and unanimously approved.

*Resolution:*

Moved by Director Gross,

A motion was made to adjust Angela Renda's annual salary as per the recommendation of the Personnel Committee.

Seconded by Director Miranto and unanimously approved.

*Resolution:*

Moved by Director Gross,

A motion was made to create a written agreement between the City of North Tonawanda and the LCDC for the annual funds that are provided. The agreement will specify what the city funds are to be used for and what services the LCDC would be providing to the City.

Seconded by Director Ortt and unanimously approved.

**Marketing:**

The Marketing Committee did not have a meeting.

**Governance:**

The Governance Committee had a meeting on November 28, 2012. Minutes were distributed to the board for review and Richard Tindell went over the details of the meeting

**Old Business:**

**Status of Advance 2000 Data Center:** Richard Tindell reported to the board that a location has not been selected and that they are still working on accommodating the utility and space requirements of the project.

**62-64 Webster Street:** Documents from Hunt Commercial Real Estate were

distributed to the board for review. Richard Tindell went over the details of the documents.

Resolution: Moved by Chairman Taylor,

A motion to accept and direct Richard Tindell to sign the Exclusive Listing Agreement with Hunt Commercial Real Estate Corporation for 62-64 Webster Street. It was noted that the pricing was aggressive and any offer will be carefully considered by the board before any sale contracts are approved.

Seconded by Director Gross and approved by 7 yes votes and 1 no vote.

Resolution: Moved by Director Gross,

A motion to accept and direct Richard Tindell to sign the Proposal Agreement for the preparation of an RFP, Establishing “Target Market” and Response Assessment assistance for the 62-64 Webster Street Property with Hunt Commercial Real Estate Corporation.

Seconded by Director Moreau and approved by 7 yes votes and 1 no vote.

**Calgon Corp. Loans**, Richard Tindell updated the board.

**Armstrong Pumps interest in Buffalo Bolt**, Richard Tindell updated the board.

**Review Summary of 1/12/2013 Strategic Planning Session**, Richard Tindell provided a written summary of the planning session to the board and went over the details including the top priority actions for 2013.

**Review Proposed 2013 Work Plan**, Richard Tindell provided a written report of the work plan developed as a result of the 1/12/2013 planning session. Richard went over the details of the work plan.

**New Business:**

**Business Visits:** Richard Tindell reported to the board that business visits were held with the following companies including; Crazy Jake’s, Bruce Biltekoff (regarding Arida Property), Frank Corbett (regarding the Former Pierson Auto Parts Building), Confer Plastics, Prototype Manufacturing, Riviera Theater, Ascension Industries, and Partners in Art.

**Other Activities:** 12/6/2012 Meeting with Tom Mancuso regarding business incubator development, 11/29/2012 Chamber ED committee meeting, 12/4/2012 WNY Regional Council Meeting, 12/5/2012 Meeting with J. Santiago of Tonawanda’s Chamber

**Our Town Public Art Grant Application:** A Project Summary was distributed to the board for review and Michael Zimmerman went over the details of the grant.

**NYS CFA Grant Applications:** Michael Zimmerman informed the board that funding was approved for three kayak launches to be installed on Sweeney Street at the Botanical Gardens, Service Drive and Niagara Street locations.

**Tonwanda's Chamber Sponsorship:** Richard Tindell informed the board that a letter was received for the 2013 Chamber of Commerce of the Tonawandas Sponsorship program.

Resolution:

Moved by Chairman Maniccia,

A motion to approve funding for a bronze sponsorship to the Chamber of Commerce of the Tonawandas.

Seconded by Director Janulionis and unanimously approved.

David Guido submitted his resignation from the LCDC Board.

Resolution:

Moved by Chairman Taylor,

A motion was made to accept the resignation of David Guido

Seconded by Director Janulionis and unanimously approved.

**Board Meeting Schedule:** Richard Tindell distributed the 2013 schedule to the board for review. A discussion ensued about the start time of the meetings and the board members decided to push back the time of the meetings by 30 minutes to start at 6:30 p.m.

**2013 Meeting Schedule**

February 20, 2013

March 20, 2013

April 17, 2013

May 15, 2013

June 19, 2013

July 17, 2013

August 21, 2013

September 18, 2013

October 16, 2013

November 20, 2013

**Next Meeting:**

The next LCDC Meeting will be held on February 20th at **6:30 p.m.** at 500 Wheatfield Street.

There being no further business, a motion was made by Director Andres to adjourn at 8:15 p.m. Seconded by Director Maniccia and unanimously approved.

Respectfully submitted,



Garry Krause  
Secretary, LCDC  
January 16, 2013