

Lumber City Development Corporation
Minutes of the Board of Directors

November 20, 2014 Board Meeting
500 Wheatfield Street
North Tonawanda, NY 14120

The meeting of the Lumber City Development Corporation (LCDC) was called to order at 5:30 p.m. by Chairman Taylor at 500 Wheatfield Street, North Tonawanda, NY. Roll Call was taken and the following Directors were present:

Joe Fonzi	Joe Miranto – Left at 6:50 p.m.
Dave Gross	Andrea Moreau
Garry Krause	Robert Ort
Nick Maniccia	Brian Pettit
Joe McMahan	Douglas Taylor

Also Present: Community Development Director Michael Zimmerman

Absent: Mitch Banas Ed Janulionis

Minutes Review

The minutes from the October 22, 2014 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 Miranto,

That the Board of Directors approves the minutes of the October 22, 2014 meeting.

Seconded by Director Moreau and unanimously approved.

Treasurer's Reports

The October 2014 report was distributed to the Board for review. Andrea Moreau and Nick Maniccia went over the details of the reports and answered all questions. The October 2014 report indicated a total in all accounts to be \$922,372.35.

Resolution: Moved by Director Gross,

That a motion is made to approve the October 2014 Treasurer Report.

Seconded by Director Maniccia and unanimously approved.

Committee Reports

Finance/Loan/Audit: The Finance/Loan/Audit Committee held a meeting on November 4, 2014. Nick Maniccia went over the details covered in that meeting.

2015 Budget: The 2015 Budget was distributed through email to the board on November 18, 2014 so that the board could review and prepare questions. The board discussed the budget and asked questions. Nick Maniccia and Michael Zimmerman answered all

questions.

Resolution: Moved by Director Moreau,

That the Board of Directors approves the 2015 budget as presented to the board.

Seconded by Director McMahon and unanimously approved.

Thread Branders/Robert Albert Loan Request: Nick Maniccia informed the board that Mr. Albert was presented with the options discussed at the October 22, 2014 board meeting. At this time Mr. Albert has not made a decision.

Jack's Lawn Mower Service: Nick Maniccia brought it to the board's attention that the business is for sale and that there may be an opportunity for the LCDC to assist the employees in purchasing the company.

Projects: A projects summary report was distributed to the board. Michael Zimmerman went over the details of the report. The board discussed the projects and Michael Zimmerman answered all questions.

Personnel:

Planning & Development Specialist: A Memo from Michael Zimmerman was distributed to the board. The memo detailed the recommendation of Laura Bernsohn to the position. Attached to the memo was the resume of Laura Bernsohn, the offer letter and the job description. Michael Zimmerman and Brian Petit discussed the offer with the Board and answered all questions

Resolution: Moved by Director Pettit,

That the Board of Directors approve the employment offer to Laura Bernsohn for the position of Planning & Development Specialist.

Seconded by Director Gross and unanimously approved.

Service Agreement: A draft of a service agreement was included in the document packet. The agreement will be between Michael Zimmerman, as Executive Director, and the LCDC. Brian Pettit went over the details of the agreement and answered all questions. A modification was discussed and was made by Chairman Taylor. The modification was dictated to the board and then written on a copy of the agreement and given to Director Pettit.

Resolution: Moved by Director Pettit,

That the Board of Directors approve the Service Agreement, as amended by Chairman Taylor.

Seconded by Director Ortt and unanimously approved.

Resolution: Moved by Director Pettit,

That the Board of Directors approve a raise in pay, as per the personnel committee recommendation, for Diana Diebler.

Seconded by Director Moreau and unanimously approved.

- Marketing:** The Marketing Committee did not hold a meeting. Michael Zimmerman updated the board on the status of the website re-design.
- Governance:** The Governance Committee held a meeting on October 22, 2014

Old Business:

City Projects Update: Michael Zimmerman provided the board with the status of current city projects including the Gratwick Marina and the Carnegie Art Center. The board discussed the projects and Michael Zimmerman answered all questions.

Brownfield Opportunity Area Step 3: Michael Zimmerman provided information and update to the Riviera Theatre expansion project.

LCDC Holiday Party: The LCDC Holiday Party will be held on December 15, 2014 at 6:00 p.m. at Webster's Bistro.

New Business:

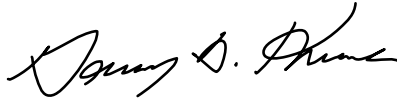
Hotel Feasibility Study: Michael Zimmerman informed the Board that the study is underway and expected to be complete in early December.

LCDC/City of North Tonawanda Property marketing Agreement: Included in Board information packet was a draft of the agreement. The board discussed the agreement and it is also being reviewed by the LCDC legal counsel.

Other Activities: 10/24 PAAA reporting, 11/3 BOA Meetings, 11/19 Chamber Annual Dinner.

There being no further business, a motion was made by Director Gross to adjourn the Board meeting at 7:06 p.m. Seconded by Director Ortt and unanimously approved.

Respectfully submitted,



Garry Krause
Secretary, LCDC
November 20, 2014