

Lumber City Development Corporation
Minutes of the Board of Directors

January 20, 2016 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	Nick Maniccia
Donna Braun	Joe McMahon
Joe Fonzi	Joe Miranto
Dave Gross	Art Pappas
Garry Krause	Douglas Taylor

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

Excused: Ed Janulionis Brian Pettit
Andrea Moreau

Absent:

Minutes Review

The minutes from the November 18, 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 Gross,

That the Board of Directors approves the minutes of the
November 18, 2015 meeting.

Seconded by Director Banas and unanimously approved.

Treasurer's Reports

The November 2015 and December 2015 reports were distributed to the board for review. Michael Zimmerman went over the details of the reports and answered all questions. The November 2015 report indicated a total in all accounts to be \$867,185.22 The December 2015 report indicated a total in all accounts to be \$808,558.19

Resolution: Moved by Director Gross,

That a motion is made to approve the November and December
2015 Treasurer Reports.

Seconded by Director McMahon and unanimously approved.

Committee Reports

Projects Review: The Projects Review Committee did not hold a meeting. Michael Zimmerman requested that committee members set a date for 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.

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

Personnel: The Personnel Committee did not hold a meeting. Michael Zimmerman noted that there is a board member candidate that Brian Pettit will be interviewing.

Marketing: The Marketing Committee did not hold a meeting

Governance: The Governance Committee 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.

Old Business:

CDBG Repayments: A memo to Michael Zimmerman from H. Sichertman & Co./The Harrison Studio was included in the board packet. The memo provides recommendation for open and upcoming OCR projects. The memo described recommended repayments for funds allocated, but not used for Evaluation Yoga and funds distributed, as a grant, to Beach Bright, Inc., Beach Bright, Inc. has been unable to meet the eligibility requirements of the grant due to extenuating circumstances.

Resolution: Moved by Chairman Taylor,

That the Board of Directors approves the repayment of CDBG Funds of \$31,154. (Evaluation Yoga) and \$35,000. (Beach Bright, Inc.).

Seconded by Director Miranto and unanimously approved.

Commercial Property Agreement: A proposed agreement between the LCDC and Hunt Commercial Real Estate Corporation (HCREC) was included in the board packet. The Agreement is for the marketing efforts of the foreclosed commercial properties as per the City of North Tonawanda and the LCDC agreement. The board discussed the agreement and Michael Zimmerman answered all questions.

Resolution: Moved by Director Krause,

That the Board of Directors approves the proposed agreement between the LCDC and HCREC.

Seconded by Director Gross and approved by majority vote.

2016 LCDC Budget: The proposed budget was included in the board packet. The Board reviewed the document and Michael Zimmerman answered all questions.

Resolution: Moved by Director Gross,

That the Board of Directors approves the 2016 LCDC Budget

Seconded by Director Banas and approved by a majority vote.
Director Krause abstained from the vote.

BOA/MomeNTum Update: Michael Zimmerman informed the board about zoning code revision and answered all questions.

New Business:

2015 Review/2016 LCDC Plan: Included in the Board packet was a document outlining the 2015 accomplishments and the 2016 goal and work items. The Board reviewed the document and Michael Zimmerman answered all questions.

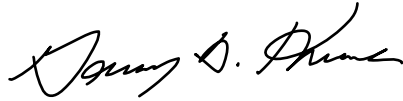
Webster Street Tax Assessment Impact: Included in the Board packet was a document outlining the Webster Street tax assessment impact from 2006 to 2016. The report indicated properties that were impacted by LCDC involvement including percentage of change, dollar change and tax revenue increase. The Board reviewed the document and Michael Zimmerman answered all questions.

Other Activities: 11/19/2015 Chamber annual dinner, 12/1/2015 Niagara USA development forum, 12/1/2015 Oliver St. merchants, 12/3/2015 Carnegie "Art off the wall". 12/9/2015 Active Hose ribbon cutting, 12/11/2015 NYDOS site visit, 12/14/2015 Waterfront Commission

The next meeting is scheduled for February 17, 2016 at 500 Wheatfield Street.

There being no further business, a motion was made by Director Miranto to adjourn the board meeting at 6:45 p.m. Seconded by Michael Zimmerman and unanimously approved.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Garry D. Krause". The signature is fluid and cursive, with a large initial "G" and "K".

Garry Krause
Secretary, LCDC
January 20, 2016