

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

**August 20, 2025 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. Roll Call was taken, and the following Directors were present:

Mitch Banas	Garry Krause	Douglas Taylor
Joe Fonzi	Andrea Moreau	Austin Tylec
Kristen Francemone	Robert Schmigel	Christopher Wallak
Dave Gross		

Excused: April Gampp Ed Janulionis Amy Usiak

Also Present: Community Development Director Laura Wilson
Planning & Development Specialist Ava LaBella

Minutes Review

The minutes from the June 18, 2025, Board Meeting were included in the Board packet. The Board took a few minutes to review them.

Resolution: Moved by Director Moreau,

That the Board of Directors approves the minutes of the June 18, 2025 Board Meeting.

Seconded by Director Schmigel and unanimously approved.

Treasurer's Report

The June and July 2025 Treasurer Reports were included in the Board packet. Director Moreau went over the details and answered all questions. The report indicated a total in all accounts to be \$584,994.85 for June and \$700,125.12 for July.

Resolution: Moved by Director Tylec,

That a motion is made to approve the June and July 2025 Treasurer Reports.

Seconded by Director Gross and unanimously approved.

A/R Aging Summary: Laura Wilson went over the A/R Aging Summary and answered all questions.

LCDC Project Updates

The August 2025 Project Summary Report was included in the board packet. Laura Wilson provided a summary and answered all questions.

Committee Reports

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

Finance/Loan/Audit: The Finance/Loan/ Audit Committee held a meeting on August 20, 2025.

Resolution: Moved by Director Fonzi,

That a motion is made to approve a short-term non-interest bearing loan to Pencil in the River for \$162,844.00 Any associated legal fees would be the responsibility of Pencil in the River. Security would include personal guarantees on Lisa Langert and Barbara Hughes.

Seconded by Director Tylec and unanimously approved.

Resolution: Moved by Director Taylor,

That a motion is made to amend the Façade Program Funding for Pencil in the River to \$181,533.00

Seconded by Director Gross and unanimously approved.

Human Resources: The Human Resources Committee did not hold a meeting

Marketing: The Marketing Committee did not hold a meeting.

Governance: The Governance Committee held a meeting on June 18, 2025. Minutes from the meeting were included in the Board Packet.

New Business:

City Projects Update: The August 2025 Update was included in the Board Packet. Laura Wilson provided a summary of the updates and answered all questions.

Old Business:

Other Activities:

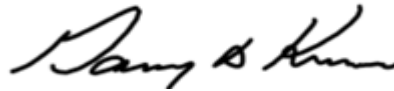
Other Activities: 6/19- Gateway Cities Promotions meeting, 6/20- Meeting with UB Parks Master Plan, 6/24- NT Fire Ride Along/tour, 6/24- Rec Center meeting, 6/25- Niagara Co. CEDS meeting, 6/25- Cali's Corner Store Ribbon Cutting, 6/26 Chamber Economic Development meeting, 7/1- Mayor's Park Fishing Dock Ribbon Cutting event, 7/1- Council meeting, 7/7- Meeting with Niagara Climbing Center, 7/9- Meeting with Habitat for Humanity, 7/10- meeting with Kristen Schlotz (Riv), 7/10- TCMH Steering Committee meeting, 7/15- Rec Center meeting, 7/16- Meeting with Paychex, 7/17 Completion of Harassment Prevention Training course

(all LCDC staff), 7/21- Oliver St Merchants meeting, 7/22-Tour of "The Rails" networking event, 7/28- Meeting with Niagara Co. IDA, 7/31- CFAS DUE, 7/31- Call with OCR, 8/4 Hochul event at SUNY Niagara, 8/5- Rec Center meeting, 8/6- Meeting with Aquasol, 8/6- Erie Canal Bicycle Path Groundbreaking event, 8/7- Smart Growth 2.0 Groundbreaking event, 8/12- ULI Young Leaders Group meeting, 8/13 Meeting with KCB Architecture, 8/13- Meeting with Habitat for Humanity, 8/14- TCMH Steering committee meeting, 8/15- Meeting with Pencil in the River (loan discussion), 8/18- Oliver Street Merchants Meeting, 8/19- Rec Center meeting, 8/19- Jammin on the River, 8/20- LCDC Finance Committee, 8/20- LCDC Board Meeting.

The next LCDC Board meeting will be on September 17, 2025

A motion was made by Director Moreau to adjourn the Board meeting at 6:20 p.m. Seconded by Director Banas and unanimously approved.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Garry Krause".

Garry Krause
Secretary, LCDC
August 20, 2025