

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

**March 20, 2013 Board Meeting  
500 Wheatfield Street  
North Tonawanda, NY 14120**

The meeting of the Lumber City Development Corporation (LCDC) was called to order at 6:30 p.m. by Chairman Taylor at 500 Wheatfield Street, North Tonawanda, NY. The following Directors were present:

Joe Fonzi	Nick Maniccia
Dave Gross	Joe McMahon
Ed Janulionis	Joe Miranto
Sharon Kochmanski	Andrea Moreau
Garry Krause	Douglas Taylor

Also Present: Community Development Director Richard Tindell  
Mike Zimmerman

Absent: Rich Andres, Robert Ortt

**Roll Call**

Attendance was taken and is reported above.

Gary Przewozny submitted his resignation from the LCDC Board.

Resolution: Moved by Chairman Taylor,

| A motion was made to accept the resignation of Gary Przewozny.

Seconded by Director Janulionis. The motion passed with 9 yes votes and 1 no vote.

**Minutes Review**

The minutes from the February 27, 2013 board meeting were included in the package and the Board took a few minutes to review them. Director Kochmanski wanted to note that the February 27, 2013 minutes indicate that there was not a Personnel Committee Meeting during February 2013. A meeting took place on February 27, 2013 after the board meeting was adjourned.

Resolution: Moved by Director Gross,

That the Board of Directors approves the minutes of the February 27, 2013 meeting.

Seconded by Director Moreau and unanimously approved.

## Treasurer's Reports

The January & February Financial Summary, including Profit and Loss YTD Comparisons were distributed and Richard Tindell presented the details of the reports. The February report indicates a balance of \$670,671.75 in all bank accounts.

Director Janulionis requested that the balance due from Kissling Interests be reflected on the past due loan payment section of the report if payment is not received prior to the next report.

R. Tindell reported the receipt of \$19,897.36 from a 2004 NYS Department of State Grant due to the diligent efforts of Angela Renda.

*Resolution:* Moved by Director Moreau,

That a motion is made to approve the January and February 2013 Financial Summaries.

Seconded by Director Janulionis and unanimously approved.

## Committee Reports

**Finance/Loan:** The Finance/Loan Committee did not have a meeting

**Audit:** The Audit Committee held a meeting on March 20, 2013 with Robert Williams of Toski & Company, P.C. prior to the Board Meeting. A Draft copy of the Financial Statement with Independent Auditors' Report and a draft copy of the Report to the Board were distributed to the Board for review. Director Maniccia went over the details of the report and findings.

Director Janulionis asked why there was not a date on the Report to the Board. Richard Tindell explained that the date would be entered after the documents were approved by the board

*Resolution:* Moved by Director Maniccia,

A motion was made to accept the 2012 audit report as written.

Seconded by Director Janulionis and unanimously approved.

**Robert Starr, 90-92 Webster Street:** Richard Tindell updated the board on the current of the foreclosure proceedings. It was mentioned that there are several parties interested in the purchase of the building.

**Project Review:** The Project Review Committee did not hold a meeting.

The Project Review Committee needs to appoint a new Chairperson. A discussion concluded that at the next project review meeting a Chair will be named.

**Personnel:** The Personnel Committee held a meeting on February 27, 2013. Minutes from the meeting were distributed and Director Kochmanski and Gross went over the details of the meeting.

**Marketing:** The Marketing Committee did not hold a meeting.

**Governance:** The Governance Committee did not hold a meeting

**Old Business:**

**Armstrong Pumps:** Richard Tindell reported to the board that the project is moving forward.

**62-64 Webster:** Richard Tindell reported to the board that the property should close on April 15<sup>th</sup> to David Burgio.

**TNT Expo:** Richard Tindell distributed a TNT booth signup memo and asked that any Board Member planning to man the booth during the expo should let Angela know before Thursday, April 4<sup>th</sup>.

**Status of NYS Homes & Community Renewal Letter:** Richard Tindell reported to the board that the letter from the Mayor was sent, but no updates are available at this time.

**Power Tools & Abrasives:** Richard Tindell reported to the board that Mr. Brick is moving forward with plans to acquire property in order to build a building for his company.

**88 Webster:** Jay Soeman is scheduled to close on the property next week.

**New Business:**

**Business Visits:** Richard Tindell and Michael Zimmerman reported to the board that business visits were held with the following companies/contacts: Spiritually Rooted, American Customer Metal Fabricating, Lumber City Pizza, Jacobs Ladder, Buffalo Abrasives, Paul Brown, AnCor Plastics, Brian Grassia, Boulevard Wedding Concepts, and Peter Gfroerer/Hartwood Real Estate.

**Jacob's Ladder:** Richard reported that during the visit to Jacob's Ladder he found out that they are outgrowing their current 8,000 square foot facility and will need to move to a facility with 10,000 – 15,000 square feet of space with specific loading dock requirements.

Director Janulionis mentioned that the building in which his business is located meets the criteria explained to the board. Director Janulionis will forward the contact information for the building owner to Richard Tindell.

**Paul Brown:** Richard reported that during the visit to Mr. Brown there was interest in a loan to make improvements to the Oliver Street building that houses The Fish Place. An application was sent to Mr. Brown.

**Brian Grassia:** Richard reported that during his visit Mr. Grassia indicated his interest in purchasing commercial properties for development.

**Boulevard Wedding Concepts:** Michael Zimmerman reported that Boulevard Wedding Concepts is looking to move to Webster Street. They feel the move would allow them to expand the business. Michael feels this would be a good candidate for a microenterprise grant.

Chairman Taylor recommended to Richard Tindell and Michael Zimmerman a visit to Thunder Boxing and Fitness.

**Other activities:** 3/14, 2013 Niagara County Fam tour meeting; 3/11 met w/Nancy Schmidt, First Niagara; 2/28 Chamber ED committee meeting, 2/26-2/28 LCDC audit.

**Status of Webster Street Improvements:** Michael Zimmerman reported to the board that a site visit was conducted last week and most of the delays have been cleared. The project is moving forward with anticipated construction in the fall.

**Fashion Show Sponsorship:** Richard Tindell reported to the board that the Hip Gypsy is holding a fashion show and is looking for sponsors. The LCDC sponsored at the Jewel level last year.

*Resolution:* Moved by Director Miranto,

A motion was made to sponsor the event at the Jewel level (\$250.)

The motion was not seconded.

*Resolution:* Moved by Director Kochmanski,

A motion was made to sponsor the event at the Charm level (\$100.)

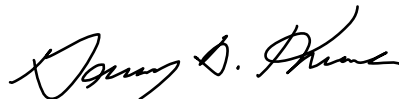
The motion was seconded by Director Gross and was approved with 9 yes votes and 1 no vote.

**Next Meeting:**

The next LCDC Meeting will be held on April 17, 2013 at 6:30 p.m. at 500 Wheatfield Street.

There being no further business, a motion was made by Director Moreau to adjourn at 8:04 p.m. Seconded by Director Gross and unanimously approved.

Respectfully submitted,



Garry Krause  
Secretary, LCDC  
March 20, 2013