

Minutes of Village of Lancaster Community Development Corporation

Meeting Date: July 3, 2013

Attendees: President Stribing, McRae, Walter, Allein, Evoy, Myszka
Walter, Cansdale (for Maute), Pawenski, Dennee, Mallia, Swannecamp

Motion by Walter, seconded by Mikoley to accept the minutes from June 5, 2013 and the Reorganizational Meeting on June 12, 2013. Approved unanimously

Motion by John Mikoley, seconded by McRae to accept Treasurer's Report and to pay the outstanding bills for Check #'s 2102 – 2109 in the amount of **\$14,175.85**. Unanimously approved.

No response from Village regarding monthly lease of space and rent for past 5 years of storage.

Aquino stated that the sale of the on Sawyer was progressing to closing and that the proposed purchaser was making application to the Village of Lancaster ZBA to have the property rezoned for a 4 unit apartment building.

Aquino reported that he had received a contract from Attorney Michael Kelleher who was representing Memminger in their proposed purchase of the remaining parcel located in the Industrial Park (2700 Commerce Parkway). A few details need to be ironed out and Aquino will discuss them with Kelleher and report back to Board if the contract is finalized.

A discussion ensued about Liro's request for additional compensation under the asbestos/demo contract specifically related to extra work. Fudoli offered motion to approve the additional change order seconded by Jim Allein. Unanimously approved.

The Chamber of Commerce provided a 30 day notice to vacate their space as they had concerns about the effect of the demo and asbestos would have had on their current space. The Chamber was in the process of hiring a new executive director and it appeared they might have an interest in moving into the front half of the Kaleida space for more exposure. Aquino will try and formalize this with the Chamber and report back to the Board.

There was discussion about a gallery occupying a portion of the old space formerly occupied by a collection company. There was also interest expressed by a woman to rent the former CATS space and then subleased to other tenants interested in individual suites in the space. Motion by Stribing, seconded by Fudoli to authorize Aquino to negotiate a lease for the CATS space at a rate of \$1275/month and to clarify what the gallery was looking for with respect to the other space as far as price and terms. It appeared they were looking to lease the space rent free and then pay some rent based on the sales of items in the gallery. This was to be investigated further by Aquino and clarified for the Board. Motion approved unanimously.

Ken Swannecamp provided the Board an update of the bidding status for asbestos/demo and advised Boards a prebid meeting was to be held at 10:00 am on July 10, 2013 and that bids were due July 18, 2013 at 3:00 pm. He reported that several contractors had picked up the plans for bidding purposes. Assuming bids are within the budget, it is anticipated that the awarding of the bid to the lowest responsible bidder shall be made at the August 7, 2013 regular Board Meeting.

It was also agreed that future Board meetings would commence at 7:45 am and that there was no further need to split the meeting between a business section and a planning section.

Motion to adjourn by Walter seconded by Allein to adjourn the meeting. Motion passed unanimously. Meeting adjourned.

Respectfully submitted,

Matt Walter
Secretary