

Minutes of Village of Lancaster Community Development Corporation

Meeting Date: November 6, 2013

Attendees: President Stribing, McRae, Walter, Allein, Evoy
Walter, Cansdale (for Maute), Dennee,

Others: Pawenski, Swanekamp, Aquino

Motion by Allein, seconded by Dennee to accept the minutes from October 2, 2013. Approved unanimously.

Motion by Walter, seconded by Evoy to accept Treasurer's Report and to pay the outstanding bills for Check #'s 2128 – 2135 in the amount of **\$13,347.25**. Unanimously approved.

Aquino stated that the sale of the on 2700 Commerce was happening that day.

Aquino reported that he had preliminary discussions with a new tenant called Ebenezer Emergency Fund that was represented by Pyramid Brokerage Steve Demeo and they had proposed a three year lease at \$7.50/square foot for the former CATS space and the majority of the former collection suite (approximately 3500 square feet). Aquino advised Board that with roof repairs, carpet replacement, painting, a new HVAC unit and small demo and rehab the cost to renovate would approach \$30,000 - \$35,000 Aquino was provided direction to try and get them up on the rate and get them to contribute some towards the tenant improvements and Aquino will keep Board informed through emails.

An update was provided to the Board as to the asbestos and demo work at building. Asbestos abatement had been completed, the wall footers were close to commencing and that the building had been partially demolished with the rest of demo to be completed by year end and as soon as new wall is finished.

There was an open discussion about the next steps in the planning of the redevelopment of the CBD and that a steering committee consisting of interested individuals would be formed to move the project along. The street construction was seen as a critical component of that and Stribing advised Board he would get some updates from Village as far as progress on this front.

Motion to adjourn by Mikoley seconded by Dennee to adjourn the meeting. Motion passed unanimously. Meeting adjourned.

Respectfully submitted,

Matt Walter
Seceretary