

Minutes of Village of Lancaster Community Development Corporation

Meeting Date: January 8, 2014

Attendees: President Stribing, McRae, Allein, Evoy, Dennee, Szatkowski

Others: Pawenski, Swanekamp, Aquino

Absent: Fudoli, Mikoley, Walter, Mallia, Maute

Motion by McCrae second by Evoy to accept Treasurer's Report and to pay the outstanding bills Check #'s 2157 – 2164 in the amount of **\$12,369.52**.
Unanimously approved.

Aquino reported that the work to get the space ready for the new tenant Ebenezer Emergency Fund was well underway. The interior work was well underway fixing walls, stripping of all carpets, demo of existing walls, painting, installation of new HVAC unit in suite and rebuilding of new walls in progress. The roof repairs were awaiting materials and some weather break and it was hopeful that the tenant would be able to take occupancy by 2/1/2014.

Aquino advised Board that a notice of claim had been filed by Verizon against the CDC and the demo contractor for some damage to the underground lines. Aquino advised that he believed this was solely contractor's responsibility but that our carrier had been noticed of same. Contractor indicated that they had complied with all check before digging statutes.

There was a discussion about what to charge the Opera House for rent as they had been using the space rent free for nearly 10 years. The Board decided to wait until the budget submission to determine what if any rent to charge the Opera House as it was indicated they are having some financial issues.

Aquino and Stribing advised Board that they had met with M & T and after some negotiation, M & T agreed to extend the existing note balloon payment for another year with the understanding that the property would be listed for sale by July 1, 2014 and a contract of sale entered into by November 1, 2014. M & T was advised that part of this is contingent on the road being installed by the Village to make the site shovel ready and for final determination of the developable portion of the site.

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 per President Stribing.

President Stribing indicated that the Village Board was finalizing the hiring of Donald Gallo as engineer to design the extension of West Main Street and get the project ready for bidding.

President Stribing reported that the CDC had received approval for a 100k Main Street grant and that further details would be forthcoming. This grant was a matching grant similar to the one received a few years ago that was used by several building owners in the CBD to restore facades, etc.

Aquino reported that the Chamber of Commerce was interested in renewing their lease for one year commencing 1/1/2014. Motion by President Stribing seconded by John Evoy to authorize President Stribing to execute a one year lease at \$500/month for the period January 1, 2014 – December 31, 2014. Motion approved unanimously.

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

Respectfully submitted,

Matt Walter
Secretary