

Minutes of Village of Lancaster Community Development Corporation

Meeting Date: March 5, 2014

Attendees: McRae, Mikoley, Walter, Allein, Evoy, Dennee, Szatkowski, Fudoli, Cansdale (for Maute)

Others: Aquino, Swannekamp. Pawenski

Absent: Maute, Fudoli

Motion by Mikoley seconded by Allein to accept the minutes of meeting dated February 5, 2014. Unanimously approved.

A lengthy discussion ensued as to the direction of the CDC due to the untimely death of President Jeffrey Stribing. Several options were discussed and it was agreed that an Acting President should be appointed to fill the remaining term of Jeff until there was some direction as to what the Village Board's intention was with respect to filling the Director of Community Development in the Village.

Motion by Walter, seconded by Evoy to appoint Craig McRae as Acting President of the Village of Lancaster Community Development Corporation. Motion passed unanimously.

Acting President McRae advised Board that he was in receipt of several boxes of information that was stored in Jeff's office and was in the process of reviewing same and getting his hands around the issues that were pending. Aquino indicated he would assist in this process and also in the New York Main Street Grant that was awarded to the Village but will be coordinated with the CDC.

Motion by Mikoley second by McRae to accept Treasurer's Report and to pay the outstanding bills Check #'s 2181 – 2188 in the amount of **\$8,854.05.** Unanimously approved.

Aquino reported that the work to get the space ready for the new tenant Ebenezer Emergency Fund was well underway although the roof work was awaiting three days of decent weather to finish. Assuming that this work can be accomplished the tenant had a projected move in date of mid March. The interior work was basically done with the exception of the areas where the roof needed to be fixed.

Aquino also notified Board that he had secured a tenant at \$500/month (including utilities) to lease the former office space occupied by US-Niagara to a collection company commencing on or around April 1, 2014. Motion by James Allein, second by Robert Szatkowski to authorize Aquino to draft a lease for \$500/month with the collection company. Motion unanimously approved.

Aquino also advised Board that he had met a few times with a Lancaster resident who wanted to lease most of the former Kaleida space to open up a beer tasting establishment. Aquino was directed to continue the negotiations and also to communicate this with the Northpoint Church to determine their position on this type of business.

Aquino was authorized to contact Alden State Bank about refinancing the debt with M & T to get the CDC in a more favorable financial position and provide a little more flexibility as far as potential development and time frames. The CDC can meet its current obligations but there was concern expressed by Board members about the time frame that M & T was compelling the board to pay off the note, sell the project to a developer, etc.

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 was formed by the Village and consisted of Richard Young, James, Everett, Liz Riley Meegan, Richard Bulman and Wayne Gall to review the redevelopment efforts and also to look at different designs with respect to the road, etc. Chris Pawenski advised that the \$323,000 grant that was received by the Village might be in jeopardy if the road was not completed in 2014 and stated that this would be presented to the Village and the advisory committee so they are fully aware of this

The Board was updated on the demo progress and advised that the new wall construction had commenced and was nearly complete. The contractor had to complete the roof tie ins, door installations and other work to complete the project. The contractor has until March 31, 2014 to complete the entire project.

Motion to adjourn by Mikoley seconded by Walter to adjourn the meeting in memory of Jeffrey Stribing. Motion passed unanimously. Meeting adjourned.

Respectfully submitted,

Matt Walter
Secretary