

Minutes of Village of Lancaster Community Development Corporation

Meeting Date: April 2, 2014

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

Others: Aquino, Swannekamp. Pawenski

Absent: Maute, Fudoli, Mallia, Dennee

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

Motion by Walter second by Evoy to accept Treasurer's Report and to pay the outstanding bills Check #'s 2189 – 2198 in the amount of **\$39,697.97.** Unanimously approved.

Aquino reported that the work to get the space ready for the new tenant Ebenezer Emergency Fund was nearly finished and tenant should be ready to move in April 2014h. Assuming that this work can be accomplished the tenant had a projected move in date of mid March.

Aquino also notified Board that he had secured a tenant a collection company at \$500/month to lease the former office space occupied by US-Niagara commencing on April 1, 2014.

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 advised Board that there was some confusion as to whether that business was compatible and legal next to the Church. Aquino to investigate and get back to Board. Board stated that they did not want to displace the Church at this time.

Aquino advised Board that Alden State Bank committee had met and was still reviewing the numbers. Aquino and McRae to meet with IDA 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.

The Board was advised that the Village Board had made the decision to move forward with the street design as engineered as they did not want to jeopardize the \$325,000 grant from the county for the streetscape. There was discussion as

to what role the advisory committee would now play in the redevelopment of the downtown. More information would be forthcoming.

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

Aquino advised Board that a proposed budget would be present at the next meeting to be voted on at the June meeting. Also that the annual reorganization meeting would be scheduled for May 27, 2014 with the entire CDC board and Village Board. Additional Board members may be approached to fill the Board.

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

Respectfully submitted,

Matt Walter
Secretary