

## Minutes of Village of Lancaster Community Development Corporation

**Meeting Date: September 3, 2014**

**Attendees:** McRae, Mikoley, Walter, Allein, Dennee, Chmarney

Others: Aquino, Pawenski

Absent: Fudoli, Mallia, Evoy, Maute, Reilly-Meegan

Motion by Mikoley seconded by Dennee to accept the minutes of meeting dated August 6, 2014. Unanimously approved.

Motion by Walter second by Allein to accept Treasurer's Report and to pay the outstanding bills Check #'s 2250 – 2259 in the amount of **\$8,490.82.** Unanimously approved.

Aquino advised Board that the audit was complete and that the auditors would most likely be at the next meeting to present their report.

Aquino advised Board that Lucent Technologies had vacated their space as of 8/31/2014 and that the space is available for rent. Aquino also advised Board that he had replaced the former collection company with a new collection company at \$600/month (increase of \$100 as to what the old collection company was paying) on a month-to-month tenancy.

The board was also a high end chocolate manufacturer in talks to rent 1200 square feet to the approximately 3100 square feet of the Church. The proposed owners live in Lancaster and were looking for a two year lease as is.

Motion by James Allein, seconded by John Dennee to authorize Aquino to negotiate a lease with the chocolate manufacturer. Motion passed unanimously.

Aquino reported that the other side of the Northpoint Church, (about 1900 square feet) was being looked at by a craft beer business and that he was continuing to negotiate with them as well.

The letters of interest were sent to approximately 60 developers with a return date of September 15, 2014 at which time an RFP will be generated to the interested parties.

Aquino advised the Board that the demo work had been completed and that final pay applications were being processed. It was decided that the gas meters would remain on the roof as the cost to relocate would be cost prohibitive, may compromise the existing line and was not covered in the demo contract.

John Chmarney indicated he has a meeting with Scott Enterprises and Concept Construction about redeveloping the site. Scott was not interested in the project while Concept remained interested. Further follow up will be made with Concept.

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

Respectfully submitted,

Matt Walter  
Secretary