

Minutes of Village of Lancaster Community Development Corporation

Meeting Date: January 7, 2015

Attendees: McRae, Allein, Walter, Mikoley, Evoy, Dennee, Stribing, Reilly-Meegan,

Others: Aquino, Cansdale

Absent: Fudoli, Maute

Motion by Evoy seconded by McRae to accept the minutes of meeting dated December 3, 2014 with the correction that Goombas rent effective 1/1/2015 should read \$750/month. Unanimously approved.

Motion by Mikoley second by Walter to accept Treasurer's Report and to pay the outstanding bills Check #'s 2290 – 2299 in the amount of **\$13,716.91**. Unanimously approved.

Kimberly Stribing was present at the meeting. She accepted the appointment to the Board. Motion by James Allein seconded by Matt Walter to appoint Kimberly Stribing to the Village of Lancaster Community Development Corporation to fill the seat recently vacated by Linda Mallia. Unanimously approved.

The Board was advised that Goombas would need to grant access to the bathroom area in the basement and Aquino would meet with Goombas to coordinate that process .

Aquino advised Board that the new tenant the Chocolate Manufacturer had started to renovate 1200 square feet of space (a portion of the Northpoint Church old space) and it was anticipated that the process would take about 60-90 days before they were ready to open.

Aquino reported that he continued to have problems with the roof and was addressing the Chamber and Operation Exodus's issues as best he could, he reported he had solicited bids to replace the roof which ranged from approximately \$85,000 to in excess of \$150,000. This was done in anticipation of the IDA being able to loan or grant the CDC the funds necessary to complete the work as there were inadequate funds available for the CDC to do the work from its funds. Jim Allein reported that he presented the issue to the IDA and they were requesting current financials but that preliminary indications were not encouraging in spite of earlier representations with the IDA indicated they were receptive to the idea. Aquino was to provide Allein with the latest audited financials.

Aquino reported that all of the information required to close out the demo project should be close to final submission which will permit the County and the Village to issue final retainage amounts. Aquino wants to review a few thousand dollars in costs that were incurred by the CDC as a result of the manner in which the demo was done which resulted in unnecessary costs to the CDC.

President McRae reported that he and some other individuals had met with a couple of developers and a few more meetings were planned to gauge interest in the purchase and redevelopment of the property. A long and spirited discussion ensued as to who was in charge of this process, the Village, the CDC, the Village Planning Commission, the Citizens Advisory committee etc. It was reported that the Village was on the verge of hiring a replacement for Jeffrey Stribing to assist in coordinating and moving the process along and that this local individual had extensive municipal experience in this area. It was agreed that further discussion needed to be had amongst all interested parties.

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

Respectfully submitted,

Matt Walter
Secretary