

Minutes of Village of Lancaster Community Development Corporation

Meeting Date February 4, 2015

Attendees: Craigg McRae, Jim Allein, Matthew Walter, John Mikoley, Kimberly Stribing, John Chmarney, Liz Reilly-Meegan

Absent: John Evoy, John Dennee, Dino Fudoli, Paul Maute

Consultants: Mark Aquino

Other Attendees: Bill Cansdale

Minutes from last meeting were amended to correct that Jim Allein made a motion to approve and Craigg McRae seconded. Also, the discussion of Aurora Imprint's rent vs salary plan was left out. The matter was clarified so that the monthly rent for Aurora Imprints was set at \$800/month less \$200/month per cleaning. Any additional work performed by Mr. Murphy would be reimbursed at \$15/hour subject to submission of time sheets detailing work performed.

After those additions, John Chmarney made a motion to accept the minutes from the January meeting and Craigg McRae seconded them, followed by a unanimous approval.

Motion by Matthew Walter, Seconded by John Chmarney to approve the treasurer's report and pay the outstanding bills: checks # 2300-2307 totaling \$12,819.06. Aquino commented that the January and February mortgage payments were not withdrawn because the existing mortgage/note with M & T was due and an extension needed to be negotiated. See below. Unanimously approved.

First topic discussed was the deteriorating condition of the roof. This will be an \$85k-\$150k replacement based on estimates received which will replace the current roof and end all the leaks we are currently experiencing. Discussion ensued around where to find the funding for this project since village and IDA are currently not receptive to ideas. The leaks have forced both the Chamber and Operation Exodus to work around water infiltrating their offices. The current solution of tarps that redirect the leaks to an unused portion of the building is a temporary solution that will be put to the test in the spring when heavy rains and melting snow make the situation worse. Operation Exodus is having an air quality expert come in to examine the current condition and will let us know the results. In the meantime, both Op Exodus and Chamber are reducing or withholding their rent until suitable fixes can be found. Mark Aquino stated that all leaks had been addressed and were fine and that the two latest ones were being looked at by Mat Murphy this am. The space is not inhabitable and 95% of fully functional but he will continue to make sure the space is usable and that the tenants pay the rent.

Second topic revolved around M&T's requirement to essentially refinance every year.

Mark and Craig will meet with M&T's Brian Majerski to try and find a longer term solution that also incorporates more money to fix the roof. It was also pointed out that the Bank of Akron and Alden State Bank may provide us the refinancing with better options since the decisions are all handled locally. Mark and Craig will meet with them too.

Next on the agenda, John Chmarney addressed the board about possible solutions to the Chamber's space. He feels that it is important for the Chamber of Commerce to be located in the village but the current conditions are not amenable to doing business there. He and Mark are discussing the possibility to take over the other half of the Northpointe Church's space. Rent would need to be \$900 a month and John is hopeful he can sub-let some of the space to other small businesses who need a desk, phone and internet access. John Mikoly made a motion to charge the Chamber \$100 for their current space until April 30th to use as storage while tasking Mark with negotiating a lease for the 1900 sf with the Chamber's board. The motion was seconded by Liz and unanimously approved with John Chmarney abstaining.

Craig also pointed out that Goomba's is requesting relief from their \$750 monthly rent. Unfortunately we are unable to provide that relief. They are also complaining that their sign was removed. Jim Allein explained that they were cited three times that the sign was unpermitted and did not comply with historical standards.

Mark reported that he was going to meet with Save-a-Lot regarding the 3000+ square feet of space available next to their existing 18,000 square feet and determine whether they would be interested in this space. Until that is worked out, he didn't feel the need to push Goomba's to put in a hallway since it may not be needed.

There was no major update regarding the Façade Grant Program. There are currently 4-5 buildings interested and things will ramp up this summer/fall.

The final topic revolved around Robert Dimmig's involvement in this process and whether to include him on the board. His resume speaks for itself as well as his involvement with Tonawanda's development the last few years. It appears the village board is looking to hire him as a consultant to help with the redevelopment of downtown Lancaster. The space for Robert on our board would be made as Craig McRae is resigning due to business conflicts that have arisen since starting his own office. Jim Allein regretfully made a motion to accept his resignation and John Mikoly seconded. The board unanimously approved. Robert's addition to the board is tabled until next month.

Kimblery made a motion to approve Jim Allein as a temporary President. John Mikoly seconded and it was unanimously approved.

The meeting closed at 8:55am with a Motion from Jim and seconded by Kimberly

Respectfully submitted,

Matthew J Walter