

**Minutes of Village of Lancaster Community Development Corporation**

**Meeting Date May 6th, 2015**

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

Consultants: Bob Dimmig, Mark Aquino

Gallery: Bill Candale

John Mikoley wanted to clarify the previous month's minutes in regards to the ceiling tiles coming from Ebenezer space. With that change, Kim then made a motion to approve the last month's minutes and John M seconded. Unanimously approved.

Motion by Matt, Seconded by John C to approve the treasurer's report and pay the outstanding bills: checks # 2321-2326 totaling \$14,265.23. Unanimously approved.

First topic discussed was next year's budget. Mark reported that the new loan is being recorded as interest only until September but that may change based on the final agreement with M&T. If we can negotiate the loan as interest only, we get very close to balancing the budget.

Second topic revolved around the possible vacancy on our board with John Evoy stepping down. Liz and John C are renewing their terms. John M made a motion to accept the current slate of Jim Allein – President, Matt Walter – Secretary, and John Mikoly – Treasurer plus adding Kim Stribing as Vice President. Matt seconded and Unanimously approved. John & Liz recommended Paul Lista to replace John Evoy's seat. Jim made a motion to accept that nomination and Kim seconded. Unanimously approved.

Next on the agenda, Jim and Mark gave an update on the roof situation. We are currently waiting on the final documents which would entail a \$125,000 loan. The current contractor is coming in at \$75,000 leaving some money left over to enhance the interior for future tenants and replace at least one HVAC unit at approximately \$8,000.

The next update was on tenants. RJ Acquisition is a collections company who is set to move in at \$600 per month. Mark has also talked to a gym that is interested in the new space created next to Save A Lot after the partial demo. They would look to add restrooms, dropped ceiling and electrical. Mark is only in initial negotiations and will figure on a price based on the improvements they are looking to make. Mark is also talking to Goomba's about sub-leasing their space to a trainer who is looking for use when Goomba's is presently not open. That may help Goomba's with long term viability.

Mark informed us that Ebenezer has served us notice and could file a lawsuit at a later

date. If/when we get sued, we do have coverage to protect us. John M questioned whether would could draft a release letting us both off the hook and Mark confirmed that was possible. Mark will approach them at the end of May to figure out next steps.

Jim addressed the proposal by Save A Lot to move their entrance to the south side and use the parking lot currently shared by Matt Murphy and Goomba's. After a short discussion it was agreed that this did not fit into our long term plans for the facility.

Mark updated the LiRo situation saying that they have yet to substantiate the \$20,000 requested. We are still holding \$30,000 for MCI that we are holding and could use some of that to pay LiRo if necessary. Mark wants to have the wall checked first, however since he is not confident that it was done correctly.

Jim and Bob Dimmig explained that when Bob was hired by the Village, his scope was to finish the RFP, not distribute it and therefore his contract is completed. He has submitted a proposal for the next 6 months to the Village board but no action has been taken yet. Discussion ensued regarding this oversight and next steps to be taken but it was generally agreed that we would like to retain Bob in some capacity to work through the next few months. Jim setup a special meeting on May 13<sup>th</sup> at 7:45am to discuss the next steps.

The meeting closed at 8:55am with a Motion from Kim and seconded by John C.

Respectfully submitted,

Matthew J Walter