

Minutes of Village of Lancaster Community Development Corporation

Meeting Date July 1st, 2015

Attendees: Jim Allein, Matthew Walter, John Mikoley, Kimberly Stribing, John Chmarney, Paul Lista

Consultants: Bob Dimmig, Mark Aquino

Gallery: n/a

Meeting started at 7:45am. Kim made a motion to approve the previous minutes from June, John Mikoley seconded and unanimously approved

John M made a motion to approve the minutes from the special meeting on 6/8. Kim seconded and unanimously approved.

Motion by Matt, Seconded by John Chmarney for checks #2337-2344 totaling \$9,970.13. Unanimously approved.

Bob Dimmig gave an update on the RFP process. He is getting feedback and fielding questions from numerous developers as the deadline approaches. He is still hopeful that we will receive 4-5 developers submitting proposals which are due 7/13. Whether one response or 20, it was agreed that we need to set a date to review the submissions. Matt questioned whether this committee should be made to sign NDA's to protect the process. It was discussed and not considered to be an issue although it will be noted at the meetings that confidentiality is expected.

Bob felt it was important to fill the selection committee of 1 each from the Lancaster Village Board, Lancaster IDA, Erie County Environment and Planning, and 4 CDC representatives. Jim Allein and Bob will reach out to the agencies seeking a representative and Jim will seek volunteers from the CDC board and assign members who can dedicate the time to reading the proposals and the meetings that will be required.

Mark informed the board that after much negotiation with M&T, he is hopeful that we will be moving forward on the loan very soon. He has the roofer lined up and ready to go once the loan is approved.

Mark also reported that Goomba's and RJ Acquisition moved out suddenly. Goomba's still owes 1 month's rent and Mark will contact them to collect. He also reported that the floor refinisher will be moving in at \$250 per month. The Body and Soul Transformation Center is now interested in Goomba's spot as it may be less expensive to renovate. John M and Mark agreed that once the roof is repaired and inside damage

fixed, it will be easier to market the rest of the building.

Mark is suggesting that we wait on approving the budget until the M&T loan is finalized so that it properly reflects our economic situation.

The LIRÓ request is still up in the air. Mark and Jim feel that there may be a claim to about \$10,000 but the other half are not issues under our responsibility. There is also the issue of the wall. It is expected that the building inspector, Jeff Simme, will be checking it out in the very near future.

The Façade Grant deadline is looming. Unless the interested parties start acting fast, they will run out of time as they need to get all the plans approved, 3 bids, and all the work done by the end of the year. There are 3-4 local buildings interested in the 50-50 matching grant.

Before closing, Bob expresses concern that the online budgets and filings are up to date. Mark explained that the audit is done and the updates will be forthcoming soon.

Jim also wanted to bring up a ranking system for the proposals. This system should reflect our priorities and ensure that everyone is ranking based on a common set of goals and objectives. Bob felt as though he had a good handle on what we were looking for and will have something out to the board in a couple of weeks, before the selection committee meets for the first time.

The meeting closed at 8:35am with a Motion from Kim and seconded by John C.

Respectfully submitted,

Matthew J Walter