

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

**Meeting Date August 5th, 2015**

Attendees: Jim Allein, Matthew Walter, John Mikoley, Kimberly Stribing, John Chmarney, Paul Lista, Elizabeth Reilly-Meegan

Consultants: Bob Dimmig, Mark Aquino,

Gallery: Bill Cansdale

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

Motion by Matt, Seconded by Kim for checks #2346-2351 totaling \$8639.49 Unanimously approved.

Bob Dimmig gave an update on the RFP process. We received 2 responses. Both have ties to M&T which should help the process move along easier. Bob sent both of the respondents that next stage requirements and is awaiting feedback. Deadline for their responses is 9/14 with a decision coming from CDC by 10/7 for preferred developer status. Once a preferred developer is chosen, there is a 1-2 year window until shovels are in the ground.

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. M&T and the LIDA came to an agreement. It will be a \$125,000 loan with a max 6.5% rate and 10 year amortization. He has the roofer lined up and ready to go once the loan is approved. Matt made a motion to approve the loan and it was seconded by John C. Unanimously approved.

Mark also reported that we have a 2 new tenants at \$200 per month each. Kim made a motion to accept those leases and John M seconded. Unanimously approved. The Gym tenant is still up in the air and he felt that once the roof is completed, the current space can be cleaned up and marketed.

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. He has the audit coming up this week and he felt the budget would be ready to approve come the September board meeting.

Mark and Jim feel that the leaking wall needs to be taken care of. It was inspected by the contractor and they said the roof appears to be fine. It was suggested that getting a 3<sup>rd</sup> party structural engineering firm to inspect would be the best course of action. This will continue to hold up the LIRO payment.

The Konst Lawsuit from 2005 popped back up. Mark is continuing to fight it and will keep us apprised of anything new.

The James Metz Memorial Fund contacted us about using the grove for a fundraiser Oct 3<sup>rd</sup>. It was discussed and decided that we would hold off approval until the Village Board gave their thumbs up.

The Façade Grant deadline is looming. Bill Cansdale reported that we have 3 landlords that are looking to move ahead and have been approved.

The meeting closed at 8:45am with a Motion from John M and seconded by Matt. Unanimously approved.

Respectfully submitted,

Matthew J Walter