

Minutes of Village of Lancaster Community Development Corporation

Meeting Date September 4th, 2015

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

Consultants: Bob Dimmig, Mark Aquino,

Gallery: Bill Cansdale

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

Motion by Matt, Seconded by Liz for checks #2358-2366 totaling \$16,373.70. The reason for the higher than normal amount is due to having to catch up on a few months of mortgage payments after the loan process. Unanimously approved. Paul had a question on the accounting of the leftover M&T loan amount. Mark will show it in escrow account for accounting purposes. We are only paying interest on the portion used. The balance of the loan is going to be used for tenant improvements.

Auditor Tom Malecki from Drescher & Malecki gave his annual report and it was received by the board.

Jim Allein made a motion to accept the resignation of John Denee from the board. It was seconded by John Mikoley and unanimously approved.

Bob Dimmig gave an update on the RFP process. The process is progressing as planned. The chosen developers may need a little more time to complete the 2nd round proposals. Bob was directed to offer them another week or two if needed in order to get the best proposals possible. We also need to have a backup plan in case the proposals do not meet the standards of the board.

Kim made a motion to approve the budget as presented. It was seconded by John Mikoley and unanimously approved.

Mark gave an update on the Ebenezer lawsuit. We are covered by insurance company who have retained good lawyers on our behalf. Mark will make an offer to reinstate the lease in an effort to get them back as tenants.

The roof replacement is well underway and was expected to be finished within the next week. Total cost is \$90,000. The leak in the new wall was investigated and is believed to be the cap that overlays the top. The contractor is hopeful that a commercial cap will fix the leak once and for all.

Mark presented the Chamber of Commerce's new lease. The rent is \$500 per month with electric extra and would be dated November 1st. That should give them enough time to move back and get settled. Matt made a motion to approve the lease terms, it was seconded by Liz and unanimously approved.

Liz made a motion to close the meeting at 8:20am, it was seconded by John M and unanimously approved

Respectfully submitted,

Matthew J Walter