

Minutes of Village of Lancaster Community Development Corporation

Meeting Date November 4th, 2015

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

Consultants: Bob Dimmig, Mark Aquino,

Gallery: Bill Cansdale

Jim started meeting at 7:48am. John M made a motion to approve the previous minutes from October, Kim seconded and it was unanimously approved.

Motion by Kim, Seconded by Matt for checks #2367-2377 totaling \$10,305.74. Mark explained that the IDA had some catchup payments so the total was a little higher than normal. We also received a bill from Verizon dating back to service performed during the demo that we are contesting. Last but not least, was a bill for the locksmith who changed all the locks so one master key will work.

Jim Allein turned to Bob Dimmig to give us an update on the RFP Process. Bob has been in communication with the developers who are being delayed. The reasons are not completely understood but he fully expects a proposal by the next meeting. Matt questioned whether we should begin working on a backup plan as well as begin formatting a letter to the papers saying that we haven't gotten a proposal that meets our requirements. Current Plan B is to list the property for sale. Bob, John C and John M will continue to reach out to the developers in order to get the proposals submitted.

Bill Cansdale said the current time line for the façade improvements will be spring but he will know more after the next board meeting.

Mark reported that we have a new tenant looking to move in next to Chocolatiers. Furry Friends Holistic Spa will be spending \$1300 per month plus utilities with a 2% escalator per month. They are hoping to open January 1st. Matt made a motion to accept the lease terms and Kim seconded before it was unanimously approved.

Mark reported that there is no update on the Ebenezer Lawsuit.

Kim made a motion to allow St Mary's of Assumption to utilize our parking lot for extra parking during the November 6th fundraiser, stipulating that we are listed as secondary insured on their insurance. Matt seconded the motion and it was unanimously approved.

Roof has been finished and the roofer had some ideas as the leaking section of wall. Mark put them in touch with Cerrone who said they will take care of it promptly.

After some investigation, Mark and Matt Murphy concluded that the electric is not separately metered in the Chamber offices. Jim suggested a rent of \$550 per month including utilities (\$50 more than previously negotiated with separate utilities) was a decent price. John C and Mark will work out the details and report back at the next board meeting.

Jim sought a motion to close the meeting at 8:38am. Motion made by John C and seconded by John M. Unanimously approved and meeting closed at 8:20am

Respectfully submitted,

Matthew J Walter