

Minutes of Village of Lancaster Community Development Corporation

Meeting Date January 6th, 2016

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

Excused:

Consultants: Bob Dimmig, Mark Aquino,

Gallery: Matt Murphy, Paul D'Orlando, Ken Swanekamp, Russ Sugg, Ken O'Brien, Paul Maute, Bill Candale, Art Herdzik

Jim started meeting at 7:45am. Kim made a motion to approve the minutes from the previous meeting in November, John M seconded and it was unanimously approved.

John M gave the Treasurer's Report. New tenants and chamber reopening both help us financially. Kim made a motion to approve payments for checks #2388-2397 in the total amount fo \$7951.37

A discussion was had with the board and members of the gallery in regards to listing the property and whether HUD funds restricted it. HUD has the final word but it was determined that as long as the improvements were for general mixed use and improvement of a blighted area, it should be fine. It was explained to the gallery that listing the property is just getting underway and as part of the process, the contract will detail any and all HUD guidelines. Ken Swanekamp volunteered to be the point person at the county.

A discussion was had regarding an appraisal for the property and it was determined that a new one would be coming from the bank in the next month. Mark will contact Brian Majerski from M&T to find out that status.

The board asked the village representatives for an update on the status of the new Main Street and were told that they are currently in a "wait and see" mode.

Jim Allein made a motion to accept Bob Dimmig as a new board member. Liz seconded the motion and it was unanimously agreed upon.

Matt Murphy gave an update on the roof repairs. So far, all is holding well except for one small leak around an HVAC unit in the new dog groomer space. That will be taken care of before the next meeting. The new fascia at the top of the wall is holding although it is believed where the new roof ties into the old one is the problem. Matt M also discovered a vent issue that was causing an odor in the chamber office and it was fixed.

John C reported to the board that the fresh air report that the chamber commissioned came back and it was determined that the air was better than outside!

Liz brought up the slope of the old slab and commented that something needs to be done as it is currently draining towards the new wall. A discussion was had regarding the issue but no solid conclusion was reached.

Jim inquired as to the status with the village. Mark replied that they are currently holding \$7,000 while M&T is working with the contracted to release the rest.

Mark & Matt M also gave an update on new tenants. The dog groomer needed a bigger hot water tank and were told we would contribute \$375 towards a new tank. That will come out of their next month's rent. There is a candle assembly company looking for two small rooms and they are interested but still working on their budget. They have also met with a realtor, gym and micro-brewery who are interesting in some of the spaces.

John C commented that we might want to consider renting to numerous small companies instead of 1 large one and a discussion was had regarding how to go about that.

Bob Dimmig inquired as to the total rent roles if fully leased and it was determined to be approximately \$175,000. We are currently sitting at \$75,000 per year.

Matt M concluded his report with an update to the west entrance that is used by his customers and the Lancaster Opera House for their rehearsal space. Over the next few months he will be looking into fixing the glass showcases, some new door options as well as signage on Aurora to advertise the businesses in our building. He will also look into some of the building lights that are not always working.

John C wanted to remind the board that the chamber is having an open house on Feb 2nd at 5:30pm and we should all consider attending.

Liz discussed the idea of looking into the possibility of putting up a temporary structure i.e. a pole barn as a future way of bringing vitality to the Village. Possible uses would include indoor/outdoor farmers market. Jim made a motion, seconded by Mikoley to have Liz provide preliminary drawings.

Motion to adjourn at 8:56 AM by Mikoley, seconded by John Chmarney.

Respectfully submitted,

Matthew J Walter