

Minutes of Village of Lancaster Community Development Corporation

Meeting Date April 6th, 2016

Attendees: Jim Allein, Matthew Walter, John Mikoley, Paul Lista. Robert Dimmig, John Chmarney, Kim Stribing, Liz Meegan

Excused: none

Absent: Paul Maute, Ken O'Brien, Dawn Robinson, Bill Shroeder, Russ Sugg

Consultants: Matthew Murphy, Mark Aquino,

Gallery: Bill Cansdale, Jim Everett, Steve Demeo

Jim opened meeting at 7:45am.

John M made a motion to approve the minutes from March 2nd. Bob seconded and it was unanimously approved.

John M gave the Treasurer's Report. All typical monthly expenses, checks #2427-2440. Kim made a motion to accept the report, John C seconded. Unanimously approved.

Jim Everett addressed the board regarding Performance Advantage Company's interest in purchasing the vacant lot adjoining their property on W. Main St. They paid for an appraisal of the property and are offering \$25,000 for the ¼ acre/11,000 square foot site. After much discussion, John C made a motion to have Mark Aquino proceed to negotiate a contract to sell the property to PAC with final details to be voted on at a future CDC meeting. Kim seconded the motion and it was unanimously passed.

Mark reported that Cross-Fit gym was ready to start build out on April 31st once we had the space ready for them and the lease was approved. Matt made a motion to authorize Jim to sign the final lease with the included changes. Bob seconded the motion and it was unanimously approved.

Steve Demeo addressed the board to update the progress on renting out the open spaces. He said he has had 3 inquiries from 2 private parties and 1 developer. Steve suggested that extending W. Main St would make for a better retail environment. He felt that the lack of specific commitment either way was a concern for developers. That being said, he in continuing to see interest in the

current unoccupied spaces on Main St. Bill Cansdale suggested a joint meeting between the village board and CDC to get everyone on the same page. John C made a motion to host a joint meeting to discuss plans to move forward with the different projects as well as have a specific agenda agreed upon by both boards with joint facilitators to move the process forward. Paul L seconded the motion and it was unanimously approved.

Matt M and Mark A reported on damage that was caused to the Save-A-Lot docking area by one of their trucks. Mark will send a letter to them requesting a repair be done promptly as well as provide some additional protection to prevent damage from occurring in the future.

Mark and Matt M also reported that the new wall is still leaking. The \$5,000 retainer is still on hold until it has been fixed. They will deal with the contractor to have them look at it.

Mark reported that the 1 year M&T Note and mortgage were ready to be signed. John M made a motion for Jim to sign the contract with amendments. Liz seconded and it was unanimously approved.

Jim and Mark reported that Black Forest Chocolates was requesting a 2 year extension on their lease. Jim made a motion to add on a second year at \$900/month and a 3rd year at \$1,000/month. Bob seconded and it was unanimously approved.

Mark reported that he is in the final stages of budget preparation and should have it ready to approval at next month's meeting.

Matt M suggested that more security cameras be added to the system already in place to help cover the back of the building facing aurora and other dead spots.

Motion to adjourn at 9:15 AM by Jim A, seconded by John M.

Respectfully submitted,

Matthew J Walter