

**Minutes for the April 7<sup>th</sup> 2010 meeting of the Directors of  
The Village of Lancaster Community Development Corporation**

At 8:00 am on the morning of April 7<sup>th</sup> 2010, President Jeffrey Stribing convened a regular meeting of the Directors of the VLCDC in the second floor board room of the Municipal Building, 5423 Broadway, Lancaster, New York. Also present were Vice President Richard Young, Secretary Craig McRae, Treasurer John Mikoley, and Directors Robert Giza, and Matt Walter. Consultants Mark Aquino and Stanley Keysa also attended.

Jeff Stribing reported that the Lancaster Garden Club had requested use of the northwest corner of the property at 10 Aurora Street in May for their annual plant sale. Matt Walter moved to authorize a one- or two-day license to the Lancaster Garden Club on terms to be drafted by Mark Aquino; his motion was seconded by John Mikoley and unanimously approved.

Matt indicated also that he was again working on the website, after having his computer crash. He will soon scan in the minutes. Discussion followed as to what was required..

Stan Keysa indicated those items included the By-Laws, annual budget, list of members and officers, and list of all properties owned by the corporation. Stan noted that amendment of the By-laws ought be added to the Annual Meeting to consider a revision of the ethics filing, which the Village had been studying for about a year. Matt Walter moved to add By-Laws amendment to the agenda; discussion followed about using the Town of Lancaster form if the Village had not yet adopted revisions; his motion was seconded by John Mikoley and unanimously approved.

Matt reported that he was again looking at the next iteration of "The Amazing Race" and that the race web site was drawing more hits than was the VLCDC web site.

Jeff Stribing reported that he had asked Dick Bulman to take a look at the WSA preliminary plan for West Main Street, and that Dick had recommended a new model with movable elements; Jeff said that WSA had estimated a cost of \$8000. Discussion followed, and there was not a consensus that the model was needed at this time.

Matt Walter reported that Matt Jaskier sought a different site for his dance after the VLCD turned him down.

Jeff reported that the Financial Review committee (Linda Mallia, John Mikoley, Craig McRae and John Evoy) had formally approved the application of the New York Store façade work. He said the Besch was close, and that he was going to ask the LIDA to assist with a sales tax exemption for properties in the CBD.

Jeff reported there was renewed interest in the 1.8 acres of VLCDC land in the Village Industrial Park, and that he was working with Stan on this site. Stan noted that it may be appropriate to have all three properties on the south side of Commerce Parkway use the rear of property for a combined storm water detention basin and to then turn the property over to the Village for maintenance.

Matt Walter left at 8:23 a.m.

Jeff said there were still problems in getting contractors to bid on the façade grant work. Mark said he was ready to move on his own property without a grant. Jeff added that Ingersoll said certain property owners were not returning his calls. Jeff said that Antoinicelli was agreeable to dog brick work, but not windows or Fypon.

Mark Aquino said he had looked at the title search for the New York Store, and it was clean. He will complete the contract and file the mortgage next week. Mark also reported on his tour of the LVP Complex with Ken Swanekamp and Chris Pawenski of the Erie County Office of Business Development and Stan Keysa to give the County staff an understanding of how the building was situated, and what would be involved in demolition.

Dick Young reported on the steps he thought necessary for redeveloping West Main Street. (see copy attached). He said he could have John \_\_\_\_\_ create a CAD program. Jeff moved to assign Dick the task as lead on the redevelopment, to get him letterhead, and to ask Dick for a monthly report; his motion was seconded by Bob Giza and unanimously approved.

At 8:55 a.m., Craigg McRae moved to adjourn; his motion was seconded by Jeff Stribing and unanimously approved.

Respectfully submitted,



A. Craigg McRae  
Secretary



# PERFORMANCE ADVANTAGE COMPANY

P.O. BOX 306, LANCASTER, NEW YORK 14086

April, 6, 2010

To: VLCDC Board of Directors

From: Dick Young

Subject: Projects to Assemble Facts

It is apparent that there exists on the CDC Board many talents. It is also true that everyone on the Board, with the exception of President Jeff, is a volunteer with limited time available for community work.

The attached list of projects that need to be accomplished is heavy but we need to complete the projects before we make poor decisions due to a lack of factual information.

Craig McCrae and John Mikoley have met with me on two occasions to review the scope of the projects. Jeff has reviewed them also. I urge you to do the same.

It would be most important for me to have a resolution passed by the Board of Directors authorizing me to review and study these projects with such others as are needed to assemble the information. As an example, the Chamber of Commerce, certain developers, and etc. I would request input from those members of the Board who feel they can contribute to the study.

In effect I would like Board approval to pursue this program on behalf of the Board. A letter to this effect would suffice to show authority.



**PERFORMANCE ADVANTAGE COMPANY**  
P.O. BOX 306, LANCASTER, NEW YORK 14086

3/3/2010

**PRELIMINARY LIST OF PROJECTS REQUIRED TO  
ASSEMBLE FACTS FOR GENERATING A MARKETING  
STRATEGY FOR THE PROPERTY UNDER THE CONTROL OF  
THE VLCDC**

1. Create a map (survey) of the total property in an understandable layout so that we are all familiar with the boundaries.
2. Make a study of the Pro's and Con's of partial versus total demolition of the present building.
3. Create a presentation for the Village Board to consider what infrastructure the village will be responsible for, and when.
4. Create a layout of proposed traffic flow to be studied by the Village Planning Commission.
5. Create a layout to show areas reserved for village use such as a walkway along Cayuga Creek, opening up Plum Bottom Creek, set aside area for park along Plum Bottom Creek, walk through pedestrian areas, roadways to give access for fire protection, etc.
6. Create visual layout of remainder of the area available for development and specific properties available for developers such as West Pleasant Avenue, Aurora Street frontage, South side along Cayuga Creek, South side of West Main Street, and North side of West Main Street.
7. Study potential of adding front footage on Central Avenue to present area.

8. Create a study to allow accurate description of specific areas available for sale to developers with logical sale prices to help repay bond issue. Create land parcels with no encumbrances to allow simple, clean acquisition by the buyer.
9. Prepare an agreed to plan for taxes in the development area.
10. Engage Chamber of Commerce to assist in preparing a study of what businesses would be desirable in the village and how we might promote the establishment of these businesses.
11. Create informational brochures showing progress to date, list other studies in progress. Set dates for finalizing studies.
12. Explore various financial avenues to achieve our goals.
13. Add to the list of objectives as are suggested by others.

) Bottom line is to help us to make the right decisions that will be of major importance to our village far in to the future.

Dick Young, President  
Performance Advantage Company