

**Minutes for the July 7th 2010 meeting of
The Village of Lancaster Community Development Corporation**

At 7:30 am on the morning of July 7th 2010, President Jeffrey Stribing convened a meeting of the Executive Committee 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, Treasurer John Mikoley, Secretary Craigg McRae, and Directors Edward Myszka and John Evoy. Consultants Mark Aquino and Stanley Keysa also attended, as did Erie County Director of Business Assistance Ken Swanekamp and Erie County Coordinator of Industrial Assistance Programs Chris Pawenski.

Jeff asked to start with the guests from Erie County and talked of the need to focus on certain immediate needs, including creating a working committee to work with the Erie County Department of Environment & Planning on the potential CDBG grant of \$300,000. Dick Young emphasized the importance of having facts and figures available to answer questions, including diagrams. Young then moved to accept the recent proposal from Wm Schutt & Associates; his motion was seconded by Craig McRae and unanimously approved by the directors present. The vote was as follows:

| | | | |
|---------------|-----|---------------|-----|
| John Evoy | aye | Craigg McRae | aye |
| John Mikoley | aye | Edward Myszka | aye |
| Jeff Stribing | aye | Dick Young | aye |

The second need to have a “pass-through” agreement with the Village. Edward Myszka moved to authorize Stan Keysa to work with Art Herdzik to create such a “pass-through” agreement for approval at the next meeting; his motion was seconded by Craig McRae and unanimously approved by the directors present. The vote was as follows:

| | | | |
|---------------|-----|---------------|-----|
| John Evoy | aye | Craig McRae | aye |
| John Mikoley | aye | Edward Myszka | aye |
| Jeff Stribing | aye | Dick Young | aye |

At 7:45 am, Supervisor Robert Giza joined the meeting, as did Megan Burns-Moran.

Discussion followed with Ken Swanekamp discussing what the committee might be expected to do, and how it might be composed. He suggested a meeting about every two weeks at the start, noting this is a complicated project with the need for loads of engineering, and that it would be quite time-consuming. At 8:56, Matt Walter joined.

A consensus developed that the working committee should include Dick Young, Jeff Stribing, Stan Keysa, John Evoy, Mark Aquino, Bob Giza and Craig McRae, with Jeff as the contact point. Swanekamp offered the services of his office to coordinate the meetings, if the members would provide their e-mail addresses. Ken and Chris left the meeting at 8:03 am. Committee members listed the following email addresses:

| | |
|-------------------|--|
| Kenneth Swanekamp | swanekak@erie.gov |
| Richard Young | dick@pactoolmounts.com |
| Craigg McRae | craigg.McRae@edwardjones.com |
| Jeff Stribing | jstribing@lancastervillage.org |
| Matthew J. Walter | MattWalter@aol.com |
| John Evoy | jevoy@bankofakron.com |
| Edward J. Myszka | emyszka@lancaster.wnyric.org |
| Robert H. Giza | robertgiza@lancasterny.com |
| Chris Pawenski | christopher.pawenski@erie.gov |
| Stanley J. Keysa | sjkeysa@roadrunner.com |
| Mark Aquino | aquinolaw@roadrunner.com |

Jeff asked John Evoy to introduce Megan Burns-Moran, new Executive Director of the Lancaster Area Chamber of commerce.

Jeff Stribing now addressed the Main Street renovations, saying that the façade owners are to go before the Lancaster Industrial Development Agency (LIDA) the next day to seek sales tax exemptions going forward. Jeff said he expected the State grant to be fully expended. There is a four to six week delay on some windows. He plans to do individual interviews with the property owners. At 9:08 Linda Mallia joined the meeting.

Stan Keysa reported there was nothing new on the detention basin at 2700 Commerce Parkway. Jeff reported he sensed renewed interest by Jerry Swia in the property.

At this point, Jeff returned to the regular agenda. John Mikoley moved to approve the minutes of the meetings held June 2nd 2010 on June 16th 2010; his motion was seconded by Linda Mallia and unanimously approved. The vote was as follows:

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|---------------|-----|---------------|-----|
| John Evoy | aye | Bob Giza | aye |
| Linda Mallia | aye | Craig McRae | aye |
| John Mikoley | aye | Edward Myszka | aye |
| Jeff Stribing | aye | Matt Walter | aye |
| Dick Young | aye | | |

John Mikoley presented the Treasurer's report as prepared by Mark Aquino, asking approval of checks 1670 thru 1680, totaling \$24,778.42. He said that all were usual bills. Ed Myszka moved approval of the Treasurer's report; his motion was seconded by Bob Giza and unanimously approved by the directors present. The vote was as follows:

| | | | |
|---------------|-----|---------------|-----|
| John Evoy | aye | Bob Giza | aye |
| Linda Mallia | aye | Craig McRae | aye |
| John Mikoley | aye | Edward Myszka | aye |
| Jeff Stribing | aye | Matt Walter | aye |
| Dick Young | aye | | |

Jeff asked Mark Aquino for property updates. Mark said he thinks Lucent will stay at the current lease, but that he expects Mid-Erie will be moving and expects a 30-day notice soon; discussion followed. Regarding Kaleida, Mark said he thought their attorney had focused on other items, but expects them to come back ready to roll. Mark estimates it will cost \$50-70,000 to renovate space for them, including the space now occupied by the Town Building Inspector. Discussion followed on the merits of renovation versus demolition, and of the elements to include in a *pro forma*. On the Konst lawsuit, Mark said he had heard nothing new. Regarding the light poles, he said Bill Schroeder replaced 18 of 24 light bulbs and was looking at how to straighten the poles.

Mark said the audit was underway and should be available at the next meeting. He said Stan Keysa was asked to provide the auditors with copies of the minutes for the past year.

At 8:29 am, Edward Myszka moved to adjourn; his motion was seconded by Craig McRae. The vote was as follows:

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|---------------|-----|---------------|-----|
| John Evoy | aye | Bob Giza | aye |
| Linda Mallia | aye | Craig McRae | aye |
| John Mikoley | aye | Edward Myszka | aye |
| Jeff Stribing | aye | Matt Walter | aye |
| Dick Young | aye | | |

The next meeting is scheduled for Wednesday, August 4th 2010 in the Municipal Building Board Room, with the executive committee at 7:30 am to be followed by the regular directors meeting at 7:45 am.

Respectfully submitted.



Craig McRae, Secretary