

**Minutes for the August 4th 2010 meeting of
The Village of Lancaster Community Development Corporation**

At 7:55 am on the morning of August 4th 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, Treasurer John Mikoley, Secretary Craigc McRae, and Directors John Evoy, Bob Giza, Ed Myszka and Matt Walter. Consultants Mark Aquino and Stanley Keysa also attended, as did Erie County Director of Business Assistance Ken Swanekamp, Erie County Coordinator of Industrial Assistance Programs Chris Pawenski, and LACC Executive Director Megan Burns-Moran.

Mark Aquino reported that Lucent Technologies was prepared to renew its lease on current terms at \$625 per month. Edward Myszka moved to authorize President Stribing to sign the proposed lease; his motion was seconded by Craigc McRae and unanimously approved. The vote was as follows:

John Evoy	aye	Robert Giza	aye
Craigc McRae	aye	John Mikoley	aye
Edward Myszka	aye	Jeff Stribing	aye
Matt Walter	aye	Dick Young	aye

Jeff Stribing reported that the Stan Keysa had drafted and Art Herdzik had reviewed an agreement by which the Village would pass-through the CDBG grant from Erie County to the VLCDC. He said that the Village Board had approved the contract at its meeting on Monday and that Mayor Cansdale had signed the agreement. Bob Giza asked how the funds would be processed, and Ken Swanekamp explained that the vendor would bill the VLCDC, which would bill the Village, which would voucher Erie County. The County would pay the approved amount and then bill the federal government. Turn around time is expected to be about 60 days.

Dick Young then moved to authorize President Stribing to sign the CDBG Pass-Through Agreement on behalf of the VLCDC; his motion was seconded by Matt Walter and unanimously approved. The vote was as follows:

John Evoy	aye	Robert Giza	aye
Craigc McRae	aye	John Mikoley	aye
Edward Myszka	aye	Jeff Stribing	aye
Matt Walter	aye	Dick Young	aye

Ken Swanekamp noted that he had prepared contracts between the County and the Village and left the same for Jeff Stribing to present to Art Herdzik for review and approval by the Village. Stan noted that the WSA demolition study is underway and should be ready by the next regular meeting.

Jeff reported on the various businesses that had elected to participate in the Main Street grant program, noting that the New York Store was completed and waiting sign-off by Flynn Battaglia architects. The Lindauer building is experiencing some difficulty in stripping the paint from the brick. Aquino's law office is awaiting installation of its new glass windows. The Schaff building is posing a challenge with loss of patina on the copper awning. Both 37 & 39 Central are coming along. At 41 Central it was decided to have a sign board above the entrance awning. Jeff noted that several businesses which he had repeatedly contacted long ago are now asking how they can participate. He reminded them that the applications were taken in order of presentation and that they must now need to wait until there was another round of State funding.

Jeff asked Mark Aquino if all of the businesses had submitted letters for the tax exemptions sought through the LIDA and Mark said that some had not, as the \$200 application fee and \$250 legal fee may have exceeded the tax benefits.

Bob Giza reported that the addition to the Town Hall was expected to come in under budget, and that the Town had borrowed at a rate of less than 0.5% annual interest. He said he had noticed some deterioration on the clock tower, and was seeking estimates to determine if remediation might be funded from this borrowing.

Jeff reported that there was a prospective buyer for 87 Central Avenue, and asked Stan Keysa if the sunken porch was an original feature. Stan said he had personally demolished a mirror-image house at 83 Central in 1961 and that the sunken porch was original, but said he thought it could likely be drained to Palmer Place. Jeff continued by saying that the Village Board was seeking estimates to demolish the property at 71 Central Avenue, formerly Lindy's Restaurant. He said he had spoken to Wally Szyplman and Wally's broker regarding the Historic District regulations as Wally has the northwest corner of Broadway and Aurora for sale. Stan Keysa said there was nothing new on the detention basin at 2700 Commerce Parkway.

Stan reported the Assembly Committee on Corporations and Authorities had inquired whether the VLCDC paid anyone contingent compensation, had that he had prepared a letter for Jeff's signature saying it did not. Stan also said the State in late 2009 passed the 2009 Public Authorities Reform Act which imposed a new set of rules and created an Authorities Budget Office. The director had written saying the VLCDC was not in compliance with the new rules and demanding a reply by August 17th. Stan had drafted a letter for Jeff to reply. One of the items sought was a copy of the independent audit. Mark said he had phone conversation with the office and said he would supply a copy of the 2009 audit shortly. He will set up a link to their "PARIS" reporting system as they want everything electronically. They were also seeking copies of various policies and guidelines, and Stan said he would refine resolutions for a future Director's meeting.

Dick Young said that he had drawn on personal acquaintances to meet with Michael and Jim Marrano of Marrano/Marc Equity and that neither was familiar with the VLCDC or its purposes. Both seemed interested once Dick explained his vision of a revitalized West

Main Street. He asked why they had not be contacted previously. Stan Keysa reminded Dick that the Directors had been asked for a list of potential developers about two years ago and that Jeff had contacted all but found few interested. Marrano had not been on that list, possibly because they were then perceived as focused on suburban-style residential construction. John Evoy added that Jim Reger, previously associated with Marrano, was also interested in learning more. Young said he needs a marketing pamphlet to distribute. John Mikoley offered to work on that with Dick.

Stan Keysa reminded the Directors that certain decisions needed to be made sure the vision is cohesive, and that Ken Swanekamp had offered to provide the clerical effort needed to move the working committee along. After some discussion as to the best time for meetings, Ken said he would e-mail the members to resolve the issue.

Jeff asked Stan to report on an inquiry from the ECIDA on use of a portion of Rail Line 1242 for transloading activities. Stan said that the Depew, Lancaster & Western RR, which operates the line under license from the ECIDA, had a prospective client and that it would like to widen the driveway which Lakeside Concrete now uses without permission. It would propose providing Lakeside Concrete with a license to remedy the problem. There would be no new buildings or taxes, but it would strengthen the finances of the shortline railroad, thus insuring continued service to other clients, such as the Whiting Door warehouse. No action is needed from the VLCDC.

Mark Aquino reported that a woman driver leaving a Village Special Events activity had backed into one of the old light standards and submitted a claim. Discussion followed as to whether the Village would handle the claim. Stan reminded the Directors that they authorized the Village to use the property for special events at the Annual Meeting, but that there was no contract in place. Stan was asked to discuss that with Art Herdzik.

Matt Walter reported on efforts on Facebook to entice Mighty Taco to build in the Village; so far 60 have signed the petition. Mighty Taco responded noting the interest, but also that there was more interest shown in Springville.

At 8:41 am, Craig McRae moved to adjourn; his motion was seconded by Ed Myszka and unanimously approved. The vote was as follows::

John Evoy	aye	Robert Giza	aye
Craig McRae	aye	John Mikoley	aye
Edward Myszka	aye	Jeff Stribing	aye
Matt Walter	aye	Dick Young	aye

Respectfully submitted,


Craig McRae, Secretary



August 3, 2010

Wm. Schutt & Associates, P.C.
Attn: William E. Schutt, P.E.
37 Central Avenue
Lancaster, NY 14086

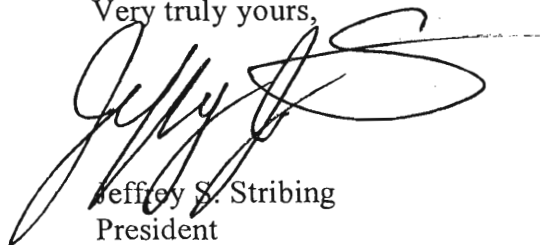
Re: LVP Complex, 11 West Main Street

Dear Mr. Schutt:

This letter will serve as confirmation that the VLCDC has authorized your firm to proceed with a study as outlined in your two letters dated June 14, 2010 to Richard Young and to Stanley Keysa in which you proposed to “carefully study, identify, evaluate and cost-out the various options so, armed with detailed and comprehensive information, the CDC can make intelligent decisions and adopt a plan to move forward” with respect to the demolition of a portion of the LVP Complex.

We understand that this work “should serve to whittle down some of the previously estimated fees by more clearly defining and delineating a prospective scope of work.” I ask that you specifically provide an opinion as to whether the portion of the building fronting on the north side of West Main Street can support one or more additional future floors.

Very truly yours,



Jeffrey S. Striving
President

President:
Jeffrey Striving

Vice-President:
Richard E. Young

Secretary:
A. Craig McRae

Treasurer:
John Mikoley

Directors:
William G. Cansdale
Robert Giza, Sr.
Dawn Gaczewski
Linda Mallia
Edward J. Myszka
Matthew J. Walter

cc: VLCDC Directors



August 3, 2010

State of New York Authorities Budget Office
Attn: David Kidera, Director
PO Box 2076
Albany, NY 12220-0076

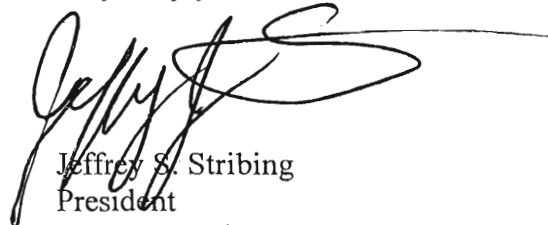
Dear Mr. Kidera:

Thank you for your letter dated July 28, 2010. We have only recently become aware of the extent of obligations imposed by the 2009 Public Authorities Reform Act. This corporation is moving expeditiously to meet those obligations.

The fiscal year of the VLCDC ended on May 31, 2010, and the Directors engaged the CPA firm of Drescher and Malecki to perform an independent audit. We expect a preliminary report later this week and a final report shortly thereafter. The final audit report will be posted to the VLCDC website shortly after receipt and will be submitted to you with other reports as soon as our part-time administrative consultant (attorney Mark Aquino) is comfortable with data entry on your PARIS system.

We welcome your comments and suggestions.

Very truly yours,



Jeffrey S. Stribing
President

cc: VLCDC Directors

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PERFORMANCE ADVANTAGE COMPANY

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

August 3, 2010

To: VLDC Board of Directors

From: Richard E. Young

Subject: Discussion Meeting

Personal friendships in our office between Mike McGuire, Ann Rearic, and the Marrano's allowed us to set up a meeting in my office with Michael Marrano, (Marrano Construction), and Jim Marrano, Vice President, of Marrano / Marc Equity Corporation. Craig McCrae attended the meeting / lunch at my request.

It was clear that neither Mike nor Jim was aware of the VLDC and what our situation is. The first part of our meeting was to familiarize them with VLDC and what our responsibilities are. The second part was to review the conceptual design to see if it made sense to them. They liked the concept but asked us questions about land values we could not answer. We concluded our meeting with lunch at Ripa's and the social atmosphere was very encouraging.

Jim Marrano stated that one of the Marc Equity staff put the financials together. In addition, Jim and his finance person, Dave DiPalo (sp) were close to Bill Schutt. Between Dave and Bill, we should be able to learn what we must do to make the redevelopment financially possible. I would request we engage William Schutt to begin discussions with Dave.

We obviously need to know costs for demolition and infrastructure in this project area but we also need to know what the potential is for investment in this area. We need to know what land areas are mandatory for public access.

The VLDC must prepare a VISION of what the redeveloped area can look like providing we can make the land area available at a price that can work with a developer.

To begin with, Bill Schutt and Dave DiPalo (sp) need to come up with some budget numbers that will guide us in our next steps.

The Maranno's are local and will help us in any way they can. It would be great if we could work with a local developer who really cares about doing the redevelopment properly.