

**Minutes for the December 1st 2010 meeting of
The Village of Lancaster Community Development Corporation**

At 7:50 am on the morning of December 1st 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 Craigg McRae, Treasurer John Mikoley and Directors Robert Giza and Matt Walter. Consultants Mark Aquino and Stanley Keysa attended, as did Erie County Director of Business Assistance Ken Swanekamp, and EC Director of Industrial Assistance Chris Pawenski.

Jeff started with a report on the facades program under the New York State Main Streets grant program, saying that all but one of the projects had completed the paperwork; Jeff is pushing to have it completed soon.

Supervisor Giza asked why so few of the AM&A animated windows had been installed, and why some were reported as being in Buffalo, noting that the Village had purchased the displays with aid from the Town of Lancaster Industrial Development Agency. Jeff responded that he had been in Buffalo and saw only a few of the more modern displays, and that Jennie, the Village Special Events Coordinator, said none of those purchased by the Village were in the city. Mark Aquino said some of the storefront owners (such as himself) were not asked this year. Jeff also said all of the displays were older and some had not been repaired this year. He said this was the coordinator's first year, and thought it would be better next year.

Dick Young reported the tree-lighting on Saturday was well-attended with about 3000 attendees. He said the Fire Museum had ordered 900 cookies, and needed twice as many. Linda Mallia joined the meeting at 7:59 am.

Turning to storefront occupancy, Jeff said there is only one store not currently occupied (31 Central) and that a bakery was looking at it. A dentist is moving into 27 Central, and 39 Central has been leased for a disk-jockey business. Mark reported that Ann Jordan was looking for office space from which to conduct the farmers market operations, and that he had shown her the office formerly rented by Michael Dwan. He asked approval to lease at \$4/sf for one year to Ms. Jordan, dba Lancaster Village Market. Matt Walter moved to authorize such a lease; his motion was seconded by Craigg McRae and unanimously approved. The vote was as follows:

Bob Giza	aye	Linda Mallia	aye
Craigg McRae	aye	John Mikoley	aye
Jeff Stribing	aye	Matt Walter	aye
Dick Young	aye		

Stan Keysa reported that the farmers market license was not yet complete.

Mark Aquino said he had been approached by a local business that expected a need to relocate in about 6 months about leasing 6000sf. He had shown them the former Rite Aid space, but let them know of the potential demolition plans. He had planned to show the Inlighten space, but had run into Dave Salle of Inlighten and was told Inlighten planned to continue renting even after relocating to their new offices in Clarence.

Jeff invited Chris Pawenski to report on the status of the \$300,000 CDBG grant thru Erie County. Chris said the working committee had reviewed the requests for proposals and that they were ready to mail with a cover letter from Jeff and to advertise as soon as the language was approved by the County's CDBG requirements specialist. The working group approved the following schedule:

Action Item:	Date:	Remarks:
a. Submit classified ads to papers	Friday, December 3 rd	by VLCDC
b. RFP's available or mailed out	Wednesday, Dec. 8 th	available for pick-up at VLCDC
c. Pre-proposal meeting on site	Wednesday Jan 5 th 2pm	
d. Proposals due	Thursday, Jan 13 th	VLCDC to distribute copies to working group members
e. Rating of proposals by working group	Wednesday, Jan 26 th	Working group to recommend to board
f. VLCDC Directors to select firm	Wednesday, Feb 2 nd	

Asked about a work schedule, Chris Pawenski said he expects asbestos removal would take place next summer. Mark Aquino said he would verbally discuss the program with each of the tenants. Discussion followed on whether partial demolition triggers the need to bring the remaining structure to current standards such as adding a sprinkler system. The RFP's will not answer that, but will reveal the structure now in place.

Dick Young observed that, ultimately, the VLCDC is doing work that the Village needs done before it can extend West Main Street, and that the Village will need to be prepared to fund the balance of the work not covered by the CDBG grant (possibly with aid from either LIDA or the ECIDA).

Matt Walter suggested that Jeff send an op-ed letter to the Bee, and volunteered to work with Jeff and Mark Aquino to draft such a letter.

Regarding the Kaleida lease, Jeff said that he had spoken to Nathan Neill, attorney for the LIDA, who said that Bob Grimm had reported they had not addressed the issue as yet.

Discussion followed about the report in the Bee of the dispute between the Village Historic District Commission and Village Attorney Art Herdzik over an internal sign in Carl Aquila's store. It was consensus that the problem was the contentious personality of one of the LVHDC members.

Ken Swanekamp left at 8:35 am.

Stan Keysa reminded attendees that the working group meets again on December 15th at 2pm.

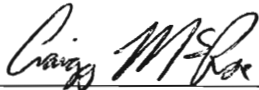
Matt Walter asked about an attendance rule, noting that some directors have missed a number of meetings. Jeff asked Stan Keysa to review the By-Laws and report back.

Dick Young complimented the assistance from Ken Swanekamp and Chris Pawenski, and suggested a letter go to County Executive Chris Collins with a copy to Commissioner of Environment & Planning Kathy Konst.

Matt Walter moved to adjourn at 8:45 am; his motion was seconded by John Mikoley and unanimously approved. The vote was as follows:

Bob Giza	aye	Linda Mallia	aye
Craigg McRae	aye	John Mikoley	aye
Jeff Stribing	aye	Matt Walter	aye
Dick Young	aye		

Respectfully submitted,



Craigg McRae, Secretary