

**Minutes for the January 5<sup>th</sup> 2011 meeting of  
The Village of Lancaster Community Development Corporation**

At 7:30 am on the morning of January 5<sup>th</sup> 2011, President Jeffrey Stribing convened a regular meeting of the Directors of the VLCDC at a breakfast held at the Sassafra Bed & Breakfast at 5454 Broadway, Lancaster, New York. Also present were Vice President Richard Young, Secretary Craigg McRae, Treasurer John Mikoley and Directors John Evoy and Matt Walter. Consultants Mark Aquino and Stanley Keysa also attended.

Craigg McRae moved approval of the minutes of the Executive Committee and regular Directors' meeting minutes from December 1<sup>st</sup>, 2010. His motion was seconded by Richard Young and unanimously approved. The vote was as follows:

John Evoy	aye	Craigg McRae	aye
John Mikoley	aye	Jeff Stribing	aye
Matt Walter	aye	Dick Young	aye

John Mikoley presented the Treasurer's report as prepared by Mark Aquino, noting that payment items were usual except for final checks to Drescher & Malecki for the audit, and to Wm Schutt Associates for the engineering report. Craigg McRae then moved to approve the Treasurer's report and to authorize payment of checks #1742 thru 1756 totaling \$20,030.11; his motion was seconded by Matt Walter and unanimously approved. The vote was as follows:

John Evoy	aye	Craigg McRae	aye
John Mikoley	aye	Jeff Stribing	aye
Matt Walter	aye	Dick Young	aye

Mark Aquino reported that he had heard nothing from Kaleida Health, but said that he understood Bob Grimm and Nathan Neill still needed to talk. Mark said he had not received a notice to terminate the lease, which he viewed as a good sign.

Mark said that Prime Asset, a collection company, which signed a new lease in October, had vacated without notice. He found workers loading a U-Haul van. Apparently, this was a franchise operation, and the local firm had difficulties with the franchising parent and chose to walk away. Their action reduces rental income by about \$1300 per month. Mark said VLCDC had recourse under the lease, but thought it unlikely to recover much. Discussion followed on re-letting and potential tenants.

Jeff reported that he had reviewed all of the existing leases, starting with that of Save-A-Lot, and noted that all have a clause calling for the tenant to pay real property taxes should those be imposed, and that all had a clause noting the potential for future alteration of the structure.

Mark Aquino reported that the Village Market had signed a lease for space on the West Main Street level, and that he was in discussions with the Lancaster Chamber.

Jeff reported that there would be a walk-thru of the LVP Complex open to all prospective bidders that afternoon with Ken Swanekamp and Chris Pawenski . Mark reported that he had prepared the tenants for possible relocation, and that the printing guy understands. Mark said that if there is asbestos only in the tile floor and ceiling tiles, they might be removed without having to vacate the areas. Jeff reported that he had walked thru the building last week with Ken and Chris, that each noted things they had not seen before. They observed that tenants had a habit of storing lots of things not related to their businesses such that they could shrink the space leased and still operate.

Jeff outlined the process. After today's walk-thru, bids would be sent to Mike Stegmeier at the Village Treasurer's office to be opened on January 13<sup>th</sup>. The bids would then be copied and reviewed by the committee members, with the top ranked bidders interviewed by the committee. A report would be made to the VLCDC board, preferably by January 26<sup>th</sup>, with the board tentatively selecting the firm at the February 2<sup>nd</sup> meeting.

Mark Aquino reported that he had permitted Rick F O H L to use the utility room to construct a small sailboat. Directors speculated on whether he would be able to get it out of the room once it was finished.

Stan Keysa reported he had met on January 3<sup>rd</sup> with Erie County Commissioner of Environment & Planning Kathy Konst, who told him that it was her sense that there was hesitation on the part of the Village Board to commit to the full project. She said she was looking for more funds to aid with the demolition. Discussion followed.

Jeff Stribing reported that he had received several reports completed by Professor Ernest Sternberg's UB planning students, and found them quite interesting. One provided additional suggestions for the CBD reconstruction, and estimated the cost at \$32 million for full build-out. Jeff will try to have the report copied for VLCDC directors. Sternberg is interested in pursuing a plan for a "greenway" concept along Cayuga Creek, but would need a Village contribution to secure a grant. Jeff will discuss that with Mayor Cansdale and Village Board members. Another interesting report is on alternate fire escapes designs for existing buildings to permit residential uses upstairs. Discussions followed about applying for another NYS Main Street grant.

John Evoy commented favorably on the success of Paul Lista's work at 87 Central Avenue, an 1850 brick structure at the southeast corner of Central and Palmer Place. Jeff noted that it was within the Historic District. Matt Walter asked about the process of designating the Central Business District areas eligible for the Main Street grants, and Jeff explained how it was set by a prior Village Board after involvement of the Planning Commission and Historic District Commissions as well as the VLCDC. Discussion followed on potential participants in another round of façade and residential grants. Jeff reported that there had been interest shown by two bakeries, a jam maker, a dentist and a computer store.

Jeff thanked Matt Walter and Mark Aquino for aid with an article for the Lancaster Source (copy attached), and said he would like another for the Lancaster Bee once the bids were received. He also thanked Stan Keysa for revising a letter of appreciation Jeff sent to County Executive Collins thanking him for the assistance provided by Commissioner Konst, Ken Swanekamp and Chris Pawenski.

John Mikoley asked whether there had been a response from M&T Bank to the *pro forma* showing rents after partial demolition. Mark said there was no formal response and expected it would depend on what the study showed. Once in, he plans to approach the bank again. Jeff added that he had talked to Josh Heim about the status of the project.

In response to a question, Mark said the first mortgage will be under \$500,000 as of the February payment, with the demand note at \$175,000 and the IDAs at \$300,000, for a total owed of about \$975,000.

Jeff introduced Ken Trippett, who prepared and served the breakfast. Ken manages the B&B for Audrey Keysa. Ken explained operations at the B&B, that Dick Young's Performance Advantage Company uses the B&B to house out-of-town representatives when they visit the company, and that he's planning to try to interest other local manufacturers in similar use. Other guests include those who look for B&B's, and family members in town for a wedding or a funeral. Ken also offered the B&B as a venue for Sunday dinners he would custom-prepare for up to eight persons.

Matt Walter asked about several directors who have missed a number of meetings, and Jeff discussed the limitations each had faced in attending, and the value each brought to the corporation.

Matt Walter then moved to adjourn; his motion was seconded by Dick Young and unanimously approved. The vote was as follows:

John Evoy	aye	Craigg McRae	aye
John Mikoley	aye	Jeff Stribing	aye
Matt Walter	aye	Dick Young	aye

Various directors then took a tour of the B&B with Ken Trippett.

Respectfully submitted,

  
Craigg McRae, Secretary

# Lancaster Source

ONLINE AT METROWNY.COM

Sunday, January 2, 2011

## New chapter in Lancaster master plan

To continue with the master plan for the revitalization of Central Avenue and the redevelopment of West Main Street, President of the village's Community Development Corporation (CDC), Jeffrey Stribing, recently announced that the village received a \$300,000 Community Development Block Grant from the County of Erie Department of Environment and Planning, which the village CDC has been authorized the administrator.

"This grant will be used to contract an engineering consultant to begin the redevelopment stages of West Main Street. This will eventually result in West Main Street extending back to Aurora Street. The Central Business District (CBD) Master Plan has always stressed the importance of creating 'critical mass,' a development buzz word, that has been giggly successful in other areas, that stresses the importance of the combination of residential, commercial, retail space, which is very successful in sta-

"While the CBD may never be able to compete with big box retail centers, it can be the right location for specialty shops or novelty boutiques."

See Plan, continued on page 3

offer the CDC Board of Directors answers and a feasibility study. The grant will also provide a complete asbestos survey and removal costs. The consultant will develop a phased deconstruction and reconstruction plan for the LVP Complex, Boces building. They will prepare the bid documents for the demolition and reconstruction and will assist with bids.

"[It] should not be construed as a certainty that the building will be demolished next year only that a roadmap for this process will be developed," explained Stribing.

This latest grant will be coordinated with Erie County Environmental Planning and an engineering consultant will

This grant is to only provide the funds to identify feasible scenarios as to eventual partial or full demolition of the complex to prepare the site for redevelopment from the private sector. Request for proposal bid documents are currently available.

The proposal bids will be due to Jeffrey Stribing at 5423 Broadway, in the village clerk's office, Lancaster, NY 14086 by 3 p.m. Thursday, Jan. 13. The bids will be reviewed and a contract will be awarded early February 2011. For any further questions contact Stribing at 846-4690.

## Plan

Continued from front page

There is an ever growing populace looking to live in a CBD environment. Where motor vehicles are less a necessity and shops, service oriented venues and eateries, are in walking distance with exciting visuals such as waterways, architecture, culture, etc., continued Stribing.

This latest grant will be coordinated with Erie County Environmental Planning and an engineering consultant will



December 27, 2010

Hon. Chris Collins, Erie County Executive  
95 Franklin St. 16<sup>th</sup> Floor  
Buffalo NY 14202

Dear Mr. Collins:

On behalf of our entire board, I want to take this opportunity to thank you for the support offered to the Village of Lancaster Community Development Corporation by your designation of federal Community Development Block Grant funds to assist us in the redevelopment of our historic central business district.

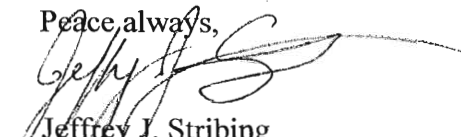
I also want to commend the helpfulness of Commissioner Kathy Konstand two members of her economic development staff, Kenneth Swanekamp and Christopher Pawenski.

Kathy possesses vast experience in promoting business, knowledge of our community and willingness to listen to our needs. Likewise, I have worked with Ken Swanekamp on a number of other projects and appreciate his great knowledge of local government and business. I have recently had the opportunity to meet Chris Pawenski, value his engineering background, and his ability to organize a project framework. Working with all three, I look forward to our bringing the Village's CBD master plan to fruition.

Your personal experience as a businessman and your determination to reform is greatly admired. Together, we can guide this public/private collaboration to a successful redevelopment of an old-style Main Street in a vibrant village here in Erie County.

Merry Christmas and a blessed New Year to yourself, your family, and the members of your administration.

Peace always,



Jeffrey J. Stribing  
President, VLCDC

**President:**  
Jeffrey Stribing

**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