

February 4<sup>th</sup>  
**Minutes for the ~~January 5<sup>th</sup>~~ 2011 meeting of  
The Village of Lancaster Community Development Corporation**

At 7:33 am on the morning of February 4<sup>th</sup> 2011, President Jeffrey Stribing convened a regular meeting of the Directors of the VLCDC in the second floor board room of the Municipal Building at 5423 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 was also present as was Erie County Director of Industrial Assistance Chris Pawenski.

John Mikoley moved approval of the minutes of the Directors' meeting minutes from January 5<sup>th</sup> 2011. His motion was seconded by Craigg McRae 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. Matt Walter moved to approve the Treasurer's report and to authorize payment of checks #1758 thru 1770 totaling \$22,124.63; his motion was seconded by John Evoy 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

Director Linda Mallia and consultant Stan Keysa joined the meeting at 7:38 a.m.

Jeff Stribing opened a discussion of the issues raised by Dick Young regarding the condition of the LVP Complex, and the general lack of cleanliness of the tenants.

Mayor Cansdale joined the meeting at 7:40 a.m. and Supervisor Giza shortly after.

Mark Aquino noted that he had not been provided a copy of the letter until the day before. He went on to discuss the location of firewalls and exits. He indicated that he will review each of the exits to make sure that panic equipment is functional, and will survey the exit lights to insure that they are all functioning.

Dick Young continued to express his concern over the building indebtedness, urging that the building be abandoned to the mortgage holders. Stan Keysa and Linda Mallia said that would likely result in a vacant, deteriorating building looming over the central business for five or more years.

Mayor Cansdale said he was aware of the Christmasville items stored in the former RiteAid store, and would arrange to have them moved. Mark said he had alerted the tenants of the need to move their operations in advance of the engineering study. Chris Pawenski noted that the engineering study expected to be contracted today would also address the question of safety standards throughout the building.

Jeff Stribing related his meeting with Al Culliton at the ECIDA last Wednesday and his openness to Stan's idea that the payments stay as at present, but with a portion of the 4% interest now being paid converted to payment of principal. Culliton was looking for an agreement by the LIDA and a restructuring by M&T Bank.

Dick Young asked the impact of losing five tenants. Mark said the mortgage balance is now about \$500,000, with the roof loan at \$175,000, and the subordinate mortgages at \$300,000, or a total of about \$975,000. Dick pressed the issue of where the funds would come from for the demolition. Stan Keysa noted that there is already \$300,000 available in federal CDBG funds, that Commissioner Kathy Konst was looking to find more funds this year, and that it is not unusual for such projects to be funded bit by bit.

Chris Pawenski then reviewed the issues to be address by the engineering study. He said that all storage should be removed and quickly. He suggested that, once an area is cleared, that the tenants not be allowed back in. The safety issues identified by the study may be useful in discussions with the mortgage holders. Chris expects that the cost of partial demolition with code compliance may be double the cost of full demolition, again, something that can be useful in discussions with mortgage holders.

Jeff Stribing then directed Mark Aquino to notify the tenants to clean up their operations, and that he check the exit doors, and get all exit lights functioning.

Dick Young asked about charges being made to Save-A-Lot and Mark reviewed the status of each issue. Discussion followed.

Mark also said he had heard nothing new regarding Kaleida

Stan Keysa reminded the Directors of the need to approve the contract for engineering services to be paid for by the \$300,000 federal CDBG grant. Jeff reminded the Directors that the working committee had reviewed four responses to the call for engineering RFPs and the committee had recommended that the board accept the proposal by LiRo Engineering. Craig McRae then moved to accept LiRo's proposal; his motion was seconded by Matt Walter and unanimously approved. The vote was as follows:

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

Regarding the "farmers market", Mark reported that Ann Jordan was renting the space formerly used by Mr. Dwan. Stan Keysa said he had the license document 90% complete, but needed to know where electric would be supplied, whether it was to be metered, and if water was being supplied ("no") Jeff said he would provide that information shortly. Stan also needs a copy of the diagram of the area to be licensed.

Jeff said he had certified mail from Horrigan indicating concern over the number of parking spaces during "special events" and concern that the farmers market vendors would be competitors. Ms. Mallia that that they would not be competition, but likely to increase Save-A-Lot traffic. Mark Aquino noted that the vendors would be selling organics, items not available at SAL. Mayor Cansdale said he didn't think any event but the 4<sup>th</sup> of July was having van impact. Jeff said he would call Horrigan to arrange a meeting.

Mark Aquino discussed the proposed lease with the Lancaster Area Chamber of Commerce. Matt Walter moved to approve the lease as presented; his motion was seconded by Craigg McRae and unanimously approved. The vote was as follows:

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

Mark then reviewed the proposed lease with the Ponytails for a portion of the RiteAid space. John Evoy moved to approve the lease as presented; his motion was seconded by Linda Mallia and unanimously approved. The vote was as follows:

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

At 8:25 a.m., John Mikoley moved to adjourn; his motion was seconded by Dick Young and unanimously approved.

Respectfully submitted,

  
Craigg McRae, Secretary



February 4, 2011

Horrigan-Lancaster Inc.  
Save -A- Lot  
C/o Mr. Michael Horrigan  
Vice President  
10 Aurora Street  
Lancaster NY 14086

RE: Special Events & Farmer's / Flea Market

Dear Mr. Horrigan:

In regards to your letter of January 21, 2011, which I received January 31, 2011. The Village of Lancaster Community Development Corporation and I would like to address your concerns. They have asked me to schedule a meeting with you, to explain where the new Farmer's / Flea Market will be conducted on the VLCDC's property. I also would like to go over the lease agreement and the impact the Village of Lancaster Special Events has on your business. The Special Events are actually designed to promote the businesses in the Central Business District which you are a part of.

Please contact me at your earliest convenience to meet to attempt to address your questions and concerns.

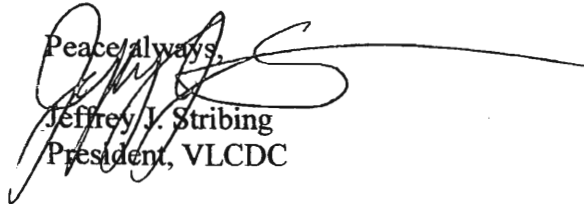
President:  
Jeffrey Stribing

Vice-President:  
Richard E. Young

Secretary:  
A. Craigg McRae

Treasurer:  
John Mikoley

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

Peace always,  
  
Jeffrey J. Stribing  
President, VLCDC

Cc:  
Mr. Mark Aquino, Property Manager  
Mr. Stanley Keysa, Esq.  
VLCDC Members