

**Minutes for the March 2nd 2011 meeting of
The Village of Lancaster Community Development Corporation**

At 7:31 am on the morning of March 2nd 2011, President Jeffrey Stribing convened a meeting of the Executive Committee 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 and Directors Robert Giza and Matthew Walter. Consultants Mark Aquino and Stanley Keysa were also present as was Erie County Director of Industrial Assistance Christopher Pawenski.

Matt Walter moved approval of the minutes of the Executive Committee and regular Directors' meetings minutes from February 4th 2011. His motion was seconded by Supervisor Giza. Vice President Young asked that the minutes be corrected to reflect that he did **not** urge or suggest the VLCDC should go bankrupt. The minutes as amended were then unanimously approved. The vote was as follows:

Robert Giza	aye	Craigg McRae	aye
Jeffrey Stribing	aye	Matthew Walter	aye
Richard Young	aye		

Director Linda Mallia entered the meeting at 7:36 am.

Mark Aquino presented the Treasurer's report. Mark explained that expenses were on target, but income had dropped due to increased vacancies, and that he was holding off on pushing rentals pending the results of the engineering study. Craigg McRae moved to approve the Treasurer's report and to authorize payment of checks #1773 thru 1783 totaling \$23,182.92; his motion was seconded by Dick Young and unanimously approved. The vote was as follows:

Robert Giza	aye	Linda Mallia	aye
Craigg McRae	aye	Jeffrey Stribing	aye
Matthew Walter	aye	Richard Young	aye

Mark Aquino reported that LiRo Engineers had already looked at the Kaleida space, which gave Mark an opportunity to again speak with Bob Grimm and remind him we needed an indication of interest from Kaleida on moving their space. Jeff Stribing said he also had an opportunity to speak to Nate Neill, attorney for LIDA, who said he would also contact Grimm.

Regarding the building condition, Mark said he had gone through the building to make sure exits were cleared and functioning properly, and that he has spoken with an electrician about repairing exit lights. He thought that would cost between \$600 and \$800 and should be underway this week. He has spoken with the printer and the printer is cleaning up his operation.

Mark said he had received interest in renting from a collection agency, and that the Fire Council was thinking of upgrading their space (provided free until the space is rented to others.) Mark is awaiting word on Kaleida before committing the former Town Building Inspector's office. The Lancaster Area Chamber of Commerce is now moved in.

Jeff added that he had referred a computer business to Gary Schaff to take the space the Chamber vacated on Central Avenue. Jeff said Gary had also finished his paperwork on the Main Street grant funds. Jeff said #27 had been rented to dentist Orlando Martin, that #31 is available, and that the Wine Pocket (at the NWC of Broadway and School) has run into a problem getting a license from the State Liquor Authority as it is less than 300 feet from a church. Mark said he heard that the Presbyterian Church had indicated it had no objection, but was unsure if the requirement was waivable.

John Evoy entered the meeting at 7:44 a.m.

Jeff said he had tentatively scheduled a walk-thru of the LVP Complex on March 18th with Town Assessor Dave Marrano and his assistant Jim Juliano, and that Marrano was expecting to tax those portions which were rented to for-profit entities, following a NYS Court of Appeals decision involving the Lackawanna Community Development Corporation. Jeff also shared a notice (attached) which tentatively reduced the overall assessment from \$3,770,000 to \$2,147,000. Discussion followed to the effect that an appropriate assessment was probably at \$1.2 million or so. Dick Young said we should show the Assessor that the building was condemned. Stan Keysa explained that the building was not condemned, and that the current engineering study would provide guidance as to the building's value and its future.

Jeff said that, following an Area Managers meeting at the ECIDA, he had discussions with Al Culliton regarding the second mortgage held jointly by the B&EC RDC and the LIDA. Jeff has since received a call from Dave Kirchoff of the ECIDA and set a meeting with David on March 23rd at 3 p.m.. Jeff asked Stan Keysa and Mark Aquino to join him

By consensus, the Executive Committee meeting now converted into the regular Directors' meeting. Jeff reported that Stan had been busy preparing and revising the contract with LiRo Engineers (a near-final version of which had been distributed to the Directors with the agenda) and Stan reported that the final version had been signed in New York late yesterday and was being express mailed back. Supervisor Giza then moved to authorize President Stribing to sign the contract with LiRo; his motion was seconded by John Evoy and unanimously approved. The vote as follows:

John Evoy	aye	Robert Giza	aye
Linda Mallia	aye	Craigg McRae	aye
Jeffrey Stribing	aye	Matthew Walter	aye
Richard Young	aye		

Jeff reported that Stan had also been busy preparing a license for the Farmers Market, which was expected to open about May 1st. Matt Walter said that Ann Jordan had been busy throughout the community promoting the project and seeking community sponsors. Stan noted that the license was patterned after the lease developed for Save-A-Lot and most tenants who had entered since, with changes appropriate for a seasonal license, but that it had not yet been presented to Ms. Jordan. Craigg McRae then moved to authorize the draft license to be presented to Ms. Jordan and, if there be no significant changes, that President Stribing be authorized to sign the license. Craigg's motion was seconded by Matt Walter and unanimously approved. The vote was as follows:

John Evoy	aye	Robert Giza	aye
Linda Mallia	aye	Craigg McRae	aye
Jeffrey Stribing	aye	Matthew Walter	aye
Richard Young	aye		

Regarding the asbestos testing, Chris Pawenski said that he is coordinating LiRo's visits with Save-A-Lot and others to have samples taken. No samples have been send for testing yet, pending the signing of the contract.

John Evoy mentioned that he understood there was some flooding this week in the print shop. Mark Aquino said he was unaware of that, but that is may have been from a plugged drain. Cayuga Creek had been quite high with melted runoff, but the crest was well below the floor of the lower level of the LVP Complex.

Matt Walter said he had a client who might have an interest in renting space for a number of months in which to store fixtures purchased from a multi-store retailer which had gone out of business. Mark said he would welcome discussions, but the space available depended on the results of the asbestos testing.

At 8:02 a.m., Matt Walter moved to adjourn; his motion was seconded by Craigg McRae and unanimously approved.

Respectfully submitted,



Craigg McRae, Secretary