

**Minutes for the April 6th 2011 meeting of
The Village of Lancaster Community Development Corporation**

At 7:35 a.m. on the morning of April 6th 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, Treasurer John Mikoley, and Directors Robert Giza, John Evoy and Matthew Walter. Consultants Mark Aquino and Stanley Keysa were also present as was Erie County Director of Business Assistance Kenneth Swanekamp and EC Director of Industrial Assistance Christopher Pawenski.

John Mikoley moved approval of the minutes of the Executive Committee and regular Directors' meetings minutes from March 2nd 2011. His motion was seconded by John Evoy and unanimously approved. The vote was as follows:

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

John Mikoley presented the Treasurer's report as prepared by Mark Aquino. John said all items were usual. Craigg McRae moved to approve the Treasurer's report and to authorize payment of checks #1786 thru 1797 totaling \$22,751.27; his motion was seconded by John Evoy. On the question, Dick Young asked about two bills from National Fuel and Mark said there were 2 metered areas. The motion was then unanimously approved. The vote was as follows:

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

Director Linda Mallia entered the meeting at 7:38 am.

Mark Aquino reported that he had toured the building with George Pease of the Town Building Inspectors Office and Scott Kuhlmeier from the Lancaster Village Fire Department. They pointed out various items needing attention, many which will be resolved when the tenants move prior to asbestos abatement. Mark said he is continuing to work with the inspectors.

Jeff commented on the financial report presented by Mark, noting that there would be a tremendous difference depending on what was done with the building. If the VLCDC loses most of its tenants, there would be a deficit of \$56,000. Jeff said the working committee would now review the report.

Mark Aquino said there was maneuvering room in the budget, that he expected some tenants to stay, and Inlighten wanted to continue. Mark noted that the VLCDC had \$48,000 in reserve, but that it will take more work to have a successful year.

Jeff noted that the LiRo Engineering study is underway and that there is a need to alert tenants. Mark said that all leases in affected areas are month to month, that he had sent out notices to all tenants in January to be out by May and had only heard from Inlighten. He said the printer will be out and may have found other space locally. All will be out by the end of May. The asbestos abatement should take about one week.

Mark as asked about the Konst lawsuit and said it is "in limbo." The plaintiff's motion for summary trial was defeated, meaning there are issues which must be tried. The plaintiff's attorney will need to move for trial and has not done so as yet. The VLCDC offered to settle for commissions on the first term, and half that for the second term. Mark pointed out that the continual decline in financial viability of the defendant works against the plaintiff. Discussion followed.

Edward Myszka joined the meeting at 7:45 am, and the executive committee meeting was converted into a regular directors meeting.

Jeff asked Ken Swanekamp for an update on the LiRo Engineering study. Ken said the preliminary report showed the asbestos to be lower than some expected, meaning costs for removal were also lower than expected. Chris Pawenski pointed out the preliminary Report was not final, and that the engineers have been asked to finer-tune the report. They contemplated three scenarios: 1.) Abate only the south wing; this came in at about \$100,000; most asbestos was in the floor tile and mastic, with a modest amount in the roof flashing. 2.) Abate everything on the lower floor except Save-A-Lot and and except the second floor; this is estimated at \$158,000. 3.) Abate the entire building; this is estimated at \$258,000. As to demolition, option one was estimated to cost about \$353,000; option two about \$460,000; and option three about \$600,000. He noted the difference of \$140,000 between demolition options two and three, and said LiRo would be refining as they looked into code requirements if option two were chosen.

John Mikoley asked Mark Aquino if he could cover the mortgage if option two demolition were chosen. Mark responded that it was potentially possible if M&T and the secondary lenders modified their terms to reduce cash flow demands. He would need to keep Inlighten and place tenants on the remaining upper floor. He thought it important to meet with M&T as soon as possible.

Dick Young asked what the LACC was paying and Mark said \$500 per month.

Discussion now turned to the annual meeting. Consensus was that it was better to schedule at 8 p.m. on May 9th so as to follow rather than precede the Village Board meeting, as Jeff wants to have LiRo make a presentation to the full membership. Richard Young moved to direct the Secretary to send notices to members that the annual

meeting would be scheduled at 8 p.m. on May 9th 2011 in the Municipal Building; his 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
John Mikoley	aye	Ed Myszka	aye
Jeffrey Stribing	aye	Matthew Walter	aye
Richard Young	aye		

Discussion followed as to directors and officers, including those directors who were regularly missing meetings. Mark suggested the name of a potential director and was asked to have the person submit a resume prior to the next regular directors meeting on May 4th 2011. Dick Young expressed the desire to have a representative from the Village Board; Stan Keysa pointed out that Mayor Cansdale is an *ex officio* director, but that his current work schedule does not permit him to attend the morning meetings. Linda Mallia asked about evening meetings, but it appeared that others would have conflicts. Jeff Stribing said that he was in regular contact with the Mayor, attended all Village Board meetings and often discussed matters with the trustees outside of formal meetings. Stan Keysa said he placed copies of the monthly meetings in the trustees' mail boxes even before they were mailed to the directors.

Edward Myszka then moved to nominate for re-election the following directors whose terms are ending this year:

John Evoy, for a term ending 5/31/2016
John Mikoley, for a term ending 5/31/2016
Richard Young, for a term ending 5/31/2016

Matt Walter seconded these nominations, and they were unanimously approved. The vote was as follows:

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

Ed Myszka then moved to nominate for re-election all of the current officers, that is to say:

President	Jeffrey Stribing
Vice President	Richard Young
Secretary	Craigg McRae
Treasurer	John Mikoley
Assistant Treasurer	Michael Stegmeier
Assistant Secretary	Stanley Keysa
Archivist	Michael Stegmeier

Matt Walter seconded these nominations, and they were unanimously approved. The vote was as follows:

John Evoy	aye	Robert Giza	aye
Linda Mallia	aye	Craig McRae	aye
John Mikoley	aye	Ed Myszka	aye
Jeffrey Stribing	aye	Matthew Walter	aye
Richard Young	aye		

At 8:00 a.m., Ann Jordan joined the meeting; at 8:10 a.m., Michelle Thuerck joined.

Jeff Stribing indicated that another round of New York State Main Street grant funding was available, that applications are due on April 29th, and that up to \$500,000 is available per grant. He indicated that Grace Miller had offered to assist and suggested she be paid \$14 per hour not to exceed \$1400.

Linda Mallia moved to authorize preparation and submission of an application for the NYS Main Street grant funding, and to hire Grace Miller as an independent contractor to assist in preparation of the application at the rate specified for a total not to exceed \$1400; her motion was seconded by Craig McRae and unanimously approved. The vote was as follows:

John Evoy	aye	Robert Giza	aye
Linda Mallia	aye	Craig McRae	aye
John Mikoley	aye	Ed Myszka	aye
Jeffrey Stribing	aye	Matthew Walter	aye
Richard Young	aye		

Jeff said he had become aware that the Lancaster Central High School Arts Academy, led by Mr. Hawley, was looking for a place to display art works in the community. He had suggested the former Town of Lancaster Building Inspectors Office and Hawley was interested. This would be for a period of four weeks at zero rent. Matt Walter asked about any liability and Ed Myszka said the school district would provide a certificate of coverage. The VLCDC would need to provide heat and electrify, but those were thought to be minimal expenses. Jeff thought it would provide good publicity for the VLCDC and its current projects. Dick Young then moved to authorize use as presented; his motion was seconded by Craig McRae and unanimously approved. The vote was as follows:

John Evoy	aye	Robert Giza	aye
Linda Mallia	aye	Craig McRae	aye
John Mikoley	aye	Ed Myszka	aye
Jeffrey Stribing	aye	Matthew Walter	aye
Richard Young	aye		

Jeff then turned discussion to the "Lancaster Village Market" as the farmers market is now being named, said that exciting things were happening, and called on Ann Jordan

Ann presented several posters for directors to display, and showed a map which will be distributed. About 20,000 have been printed listing various advertisers and local attractions. She has set up a website: www.LancasterVillageMarket.com. So far, she has 42 vendors lined up to start and continues to make contact with not-for-profits to get them involved.. She will have entertainment, using a stage on the flat area.

Ann Jordan said the marketing team has twelve people and particularly noted efforts of Michelle Thuerck and Grace Miller. Together, there is a lot of excitement. Stan Keysa reminded Ann and Jeff to sign the contracts he had prepared. Discussion followed. Tent rental is \$20 per day for a space 12 feet by 20 feet. Dick Young offered to pay for a tent to display the students; art work.

Ann said her base is with farmers, and that she plans to spread them out so buyers have to walk past other vendors. She wants them to offer different items each day. She has rejected the ideas of tire sellers coming if the Flea Market in Cheektowaga shuts down.

Stan Keysa briefed the directors on the lease/license agreement with the Village, saying that it had been signed, that the Village agreed to take on certain responsibilities, but that the Village extended day-to-day management of the entire parking area to the VLCDC.

Jeff then turned to activity on Central Avenue and in the CBD. He reported that Joe Igmari was gutting and rehabilitating 41 Central Avenue for use by Technet. Jeff has heard that Mangione will have an office use at 31 Central, but that he has agreed to replace the deteriorating wood window frame in kind. Dr. Orlando Martin is working on preparing to move into 27 Central. Fancy Pants has moved to the corner of West Main Street, taking over the space formerly occupied by Charlotte's Secret Garden, and is adding an old style toy store.

At Broadway and School Street, the Wine Pocket has run into a snag with State Liquor Authority in that their front door is too close to the Presbyterian Church. The proprietors are now looking at Central Avenue and also at the former Interstate Steel site. They plan to sell only French wines.

Next week Wednesday (April 13th), Jeff is expecting an all day visit from personnel auditing the NYS Main Street grant recipients to go over his records on the program recently concluded. Also, at 2:00 p.m. that day, there will be another meeting of the working group with LiRo Engineers and Chris Pawenski from Erie County.

At 8:51 a.m., Matt Walter moved to adjourn, with a invitation to share the bagels graciously brought by Ms. Thuerck; his motion was seconded by John Mikoley and unanimously approved.

Respectfully submitted,



Craig McRae, Secretary