

**Minutes for the May 23rd 2011 Special Meeting of the Directors of
The Village of Lancaster Community Development Corporation (VLCDC)**

A special meeting of Directors was noticed to follow immediately after the 2011 annual meeting of the membership of the VLCDC, which was re-noticed to follow a Village Board meeting on May 23rd 2011 at 8 p.m. in the Municipal Building, 5423 Broadway, Lancaster, New York. President Jeffrey Stribing determined at 8 p.m. that a quorum was not present at that time for the annual meeting due to a large turnout of citizens at the Village Board meeting concerning sewer backups and elected to begin the special meeting of Directors.

A quorum of Directors was present, consisting of President Stribing, Vice President Richard Young, Secretary Craig McRae, Treasurer John Mikoley, and Directors John Evoy, Linda Mallia, and Matthew Walter. President Stribing reported that Mayor William Cansdale had asked to be excused as he had to be out of town in connection with his work for NYSEG.

Also present were consultants Mark Aquino and Stanley Keysa, Erie County Commissioner of Environment & Planning Kathy Konst, Erie County Director of Business Assistance Kenneth Swanekamp, Erie County Director of Industrial Assistance, Lancaster Area Chamber of Commerce President Megan Burns-Moran, and Harry Konst.

Jeff reported that he and Megan Burns-Moran and Dawn Gaczewski had had a good meeting earlier in the day with central business district (CBD) business owners, and that a smaller group was looking for a plan to market the CBD.

Stan Keysa mentioned that he had seen Anne Jordan at lunch at the Broadway Deli and that Anne was pleased with the initial results of the Lancaster farmer's market. Jeff said had met with her also, and she said both weekends have drawn about 900 shoppers. Jeff said he was excited that changes in CBD had brought some new owners with a wealth of experience, citing Paul Lista among others.

Stribing reported that the VLCDC is still awaiting response from M&T Bank regarding the oral private proposal to buy out its mortgage on the LVP Complex at 50% of its indicated balance. He said Josh Heim was trying to keep the decision in Buffalo rather than in Delaware, but that the process was probably going to take some time, which impacts on the need to give directions to LiRo Engineers regarding how to draw their specifications for asbestos abatement and/or demolition. Extensive discussion followed as to how to move the process along, with Dick Young stating: " We don't have the luxury of time."

Mark Aquino offered to draft a letter to Rutecki and Heim, to include the proposed budget, reflecting the deteriorating financial condition of the VLCDC. Mark said he would circulate the letter for comments and suggestions, and copy the IDA's on the actual letter.

Regarding CBD businesses, Jeff said that several prospects were looking at 30 Central Avenue, and that the "Wine Pocket" planned for the northwest corner of Broadway and School will instead become the "Pocket Cafe" serving coffee and pastries, while the wine store will relocate to the CBD due to the State Liquor Authority rules on distances from a church. The cafe hopes to arrange the use of parking spaces at Lancaster Presbyterian Church.

President Stribing thanked Commissioner Konst for her continuing help to the VLCDC and for the assistance of Ken Swanekamp and Chris Pawenski.

Discussion followed as to when to get bids out for the asbestos abatement to be funded using federal HUD Community Development Block Grant funds. Dick Young offered his opinion that "Everyone on this board is wasting their time unless the Village is prepared to rebuild West Main Street with its infrastructure."

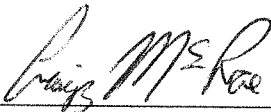
And extended discussion followed on the importance of Village Board commitment.

On an administrative matter, Craig McRae moved to direct that the accounts of the VLCDC be moved to the Bank of Akron. John Evoy recused himself from any discussion. McRae's motion was seconded by Matt Walter and duly passed, with Evoy abstaining. The vote was as follows:

John Evoy	abstained	Linda Mallia	aye
Craig McRae	aye	John Mikoley	aye
Jeffrey Stribing	aye	Matthew Walter	aye
Richard Young	aye		

The special meeting concluded at 8:47 p.m. on arrival of the Village Trustees.

Respectfully submitted,



Craig McRae, Secretary