

**Minutes for the June 1st 2011 meeting of
The Village of Lancaster Community Development Corporation**

At 7:35 a.m. on the morning of June 1st 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 Director Robert Giza. Consultants Mark Aquino and Stanley Keysa were also present, as was Erie County Director of Industrial Assistance Christopher Pawenski.

Jeff began the meeting noting receipt of the resignation of Director Dawn Gaczewski (see copy attached) and expressing appreciation for her past contributions.

Dick Young moved approval of the minutes of the meetings held May 4th 2011; his motion was seconded by Craigg McRae and unanimously approved. The vote was as follows:

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

Craigg McRae moved approval of the minutes of the two meetings held May 23rd 2011; his motion was seconded by Dick Young and unanimously approved. The vote was as follows:

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

Mark Aquino presented the Treasurer's report saying all items were usual expenses.

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

Craigg McRae moved to approve the Treasurer's report and to authorize payment of checks #1805 thru 1816 totaling \$19,924.22; his motion was seconded by Dick Young. On the question, Young asked the status of new accounts at the Bank of Akron. Mark said he had initiated the steps, but would need certain personal information to be supplied by John Mikoley, who is out-of-town. Discussion followed. Jeff Stribing added that he had contact with a local friend of the VLCDC who had offered to contact Andrew Rudnick today to see if he would request that Robert Wilmers expedite the decision by M&T Bank whether to accept the private offer to buy out the bank's mortgage at 50 cents on the dollar. Mark was advised to make the regular June mortgage payments.

The motion was then put to a vote and unanimously approved. The vote was as follows:

John Evoy	aye	Robert Giza	aye
Craigg McRae	aye	Jeffrey Stribing	aye
Richard Young	aye		

Jeff asked if there were any further comments on the letter drafted by Mark Aquino to be sent to M&T Bank; there were none, and Jeff will send it later today.

Jeff also reported that Kaleida will apparently be moving to much larger space in a Benderson building at the southeast corner of Penora and Broadway in Depew. Bob Giza noted that was despite a generous offer of assistance from LIDA if Kaleida stayed in the LVP Complex on West Main Street. Mark thought it would take several months.

Director Edward Myszka entered the meeting at 7:52 a.m., at which point Craigg McRae moved to close the Executive Committee and open the regular planning session; his motion was seconded by Bob Giza and unanimously approved. The vote was as follows:

John Evoy	aye	Robert Giza	aye
Craigg McRae	aye	Edward Myszka	aye
Jeffrey Stribing	aye	Richard Young	aye

President Stribing called on Chris Pawenski to report on the status of the consultant's work being funded by the Erie County CDBG grant. Chris reported it was at a standstill awaiting a decision by the VLCDC board as to what areas were to be abated and/or demolished. How much is to be abated? How much is to be demolished? Is any area to be saved? Is Save-A-Lot staying? Is area 1 to be kept intact?

Consensus was that areas 2, 3 & 4 are clearly to be abated and demolished, but there is not yet consensus on areas 1 and 2. Chris reviewed the respective estimates of cost, pointing out that the best price would be for total demolition at one time, that but there were reasons to exclude areas 1 and 2. Current funding is not enough to do all.

A question was raised whether Save-A-Lot was challenging its assessment. Mark did not know, but will ask the assessor. It was noted that the store may be held harmless by its lease for another two years, meaning the VLCDC would have to pay the taxes.

Mark Aquino said the brokerage agreement is being held in limbo pending decision as to what areas will be demolished. If area 1 remains, he will need help in marketing space.

Mark also addressed the 2011-2012 budget, saying that the version presented assumes that Inlighten would stay a few more months, as would Kaleida, but that most other tenants are assumed gone due to the asbestos abatement project. He said the budget, which draws heavily on reserves, could be amended from time to time as circumstances change, but would provide a guideline for the near future. Stan Keysa reminded the directors that the By-Laws call for adoption of a budget in May.

Edward Myszka then moved to adopt the budget as presented; his motion was seconded by Craigg McRae and unanimously approved. The vote was as follows:

John Evoy	aye	Robert Giza	aye
Craig McRae	aye	Edward Myszka	aye
Jeffrey Stribing	aye	Richard Young	aye

Jeff Stribing reported that the application had been submitted for the New York State Main Street grant program, and that it essentially would involve a similar program to that already completed but with more funds. He said he had letters of intent from various business owners who expressed interest in participating.

Stan Keysa reminded the directors that they had scheduled a meeting with the Village Board members on June 20th at 6 p.m. to more fully brief the Mayor and Trustees on the consultant's report on the LVP Complex. It is considered critical that the Village be prepared to proceed with rebuilding West Main Street if others are expected to fund even part of the demolition. Chris Pawenski summarized the decisions to be made as deciding whether areas 2, 3, & 4 were the only areas to be abated and demolished, or whether to also include areas 1 and 2. That decision requires the board to hold a meeting with owners of Save-A-Lot as to their plans. He reminded the directors that the federal government wants to see substantial effort underway by October 1st 2011. Discussion followed, focused on the respective costs.

Chris said Erie County will also need an official request from the Village of Lancaster for additional CDBG funds. Jeff said he would discuss that with Mayor Cansdale.

Jeff asked various individuals as to their availability for a meeting with Horrigan of Save-A-Lot, and said he would try for a meeting on June 7th.

Jeff also reported that Brian Shriner had discussed with him the possibility of Brian's producing a virtual tour of buildings in the CBD to add to the VLCDC website, and had offered to bring the website into compliance with State requirements. Jeff was encouraged to pursue this further.

Stan Keysa reminded members of the working committee on the LVP Complex that their next meeting is scheduled for June 15th at 2 p.m..

At 8:47 a.m., Craig McRae moved to adjourn; his motion was seconded by Dick Young and unanimously approved.

Respectfully approved,



Craig McRae, Secretary