

**Minutes for the February 1st 2012 meetings of
The Village of Lancaster Community Development Corporation**

At 7:42 a.m. on the morning of February 1st 2012, 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 Craig McRae, Treasurer John Mikoley, and Directors John Dennee, John Evoy and Linda Mallia. Also present were Erie County Director of Industrial Assistance Christopher Pawenski, Lancaster Town Supervisor Dino Fudoli, and consultants Mark Aquino and Stanley Keysa.

John Mikoley moved approval of the minutes of the January 4th 2012 regular directors meeting; his motion was seconded by Craig McRae and unanimously approved. The vote was as follows:

John Dennee	aye	John Evoy	aye
Linda Mallia	aye	Craig McRae	aye
John Mikoley	aye	Jeffrey Stribing	aye

John Mikoley presented the Treasurer's report, as prepared by Mark Aquino. Mikoley said all items were usual. Craig McRae moved approval of the Treasurer's report and authorizing issuance of checks 1910-1922 in amount of \$19,566.91; his motion was seconded by John Evoy and unanimously approved. The vote was as follows:

John Dennee	aye	John Evoy	aye
Linda Mallia	aye	Craig McRae	aye
John Mikoley	aye	Jeffrey Stribing	aye

Director Edward Myszka joined the meeting.

President Stribing asked to alter the agenda and consider nominations next. He noted that former Supervisor Bob Giza had resigned and that it was the practice to have the various local taxing authorities represented on the board. He also noted that he would call a special meeting of membership for Monday evening, February 7th 2012 to consider the person nominated. John Mikoley moved to nominate Town Supervisor Dino Fudoli to fill the seat on the board vacated by Bob Giza; his motion was seconded by Linda Mallia and unanimously approved. The vote was as follows:

John Dennee	aye	John Evoy	aye
Linda Mallia	aye	Craig McRae	aye
John Mikoley	aye	Edward Myszka	aye
Jeffrey Stribing	aye		

President Stribing reported that Trustee Ken O'Brien had submitted a letter of resignation

following the special meeting with the Village Board on Monday night. Stan Keysa advised that Trustee O'Brien sat on the VLCDC membership *ex officio* and could not resign unless he resigned from his role as Village Trustee. As he had not done so, the letter was to be considered void. If Trustee O'Brien saw a conflict with his employment as a Vice President of M&T Bank, he should recuse from any involvement as either a member of the VLCDC or as a trustee from any issue involving M&T Bank.

Mark Aquino reported that Kaleida would be moving as of the end of February, having been delayed by need for NYS approval to relocate. He went on to say that Orfeo and LifeForms were making payments, and that he expected Ann Jordan to begin doing so shortly for fees due from the seasonal Lancaster Market. Mark said he was working on getting the fines imposed by the Alden Village Court waived, and that Vets Herd was seeking office space month to month at \$500 per month including utilities. He recommended approval.

Linda Mallia moved to authorize a month to month lease of office space on the north side of West Main Street to Vets Herd; her motion was seconded by Craig McRae and unanimously approved. The vote was as follows:

John Dennee	aye	John Evoy	aye
Linda Mallia	aye	Craig McRae	aye
John Mikoley	aye	Edward Myszka	aye
Jeffrey Stribing	aye		

At 8:50, President Stribing moved into the regular meeting, noting that he had signed a letter from M&T Bank by which the bank consented to asbestos removal and demolition of segments 2,3 & 4 of the LVP Complex, and promised to release its lien on a 66 foot right of way for westward extension of West Main Street once the Village adopts a bond resolution for construction of West Main Street. The letter was distributed prior to the meeting to all directors and members. Supervisor Fudoli acknowledged that he had a copy and asked that Stan Keysa meet with him to discuss what was needed from LIDA.

Jeff reported that he, Craig McRae, Mark Aquino, Stan Keysa, Chris Pawenski and Ken Swanekamp had met with the Village Board and Village Attorney on Monday to review what action was needed from the Village Board. Prolonged discussion followed.

Craig McRae moved to authorize Mark Aquino to hire an appraiser to determine the fair market value of the proposed right-of-way, of the two CBD parking lots not under lien of mortgage, and of the balance of the CBD properties; his motion was seconded by John Dennee and unanimously approved. The vote was as follows:

John Dennee	aye	John Evoy	aye
Linda Mallia	aye	Craig McRae	aye
John Mikoley	aye	Edward Myszka	aye
Jeffrey Stribing	aye		

Chris Pawenski reminded Jeff that an application was needed for a second CDBG grant; Jeff replied that he had prepared the application with the Mayor's secretary and it should be submitted to the County within the next few days.

At 8:38 am, Craig McRae left the meeting.

President Stribing continued with a brief summary of the WSA-Tredo report on the condition of the LVP Complex, copies of which were distributed at the meeting. In essence, the building is old, and needs roof work, but is not in damage of falling down.

Based on Jeff's summary of the report, Linda Mallia moved to provide direction to LiRo Engineers that they should prepare plans and specification for demolition of segments 2, 3 & 4 of the LVP Complex, and construction of demising walls for segments 1 & 5, which are to remain. Her motion was seconded by John Mikoley and unanimously approved. The vote was as follows:

John Dennee	aye	John Evoy	aye
Linda Mallia	aye	John Mikoley	aye
Edward Myszka	aye	Jeffrey Stribing	aye

Mark Aquino returned to the question of the Pony Trails, which are seeking to rent the former Rite Aid space on a month to month basis for about 3 months. John Mikoley authorized Mark to negotiate a lease; his motion was seconded by Linda Mallia and unanimously approved. The vote was as follows:

John Dennee	aye	John Evoy	aye
Linda Mallia	aye	John Mikoley	aye
Edward Myszka	aye	Jeffrey Stribing	aye

Mark again asked that he be provided professional assistance in leasing the two or three office spaces which are to remain on the north side of West Main Street, and suggested Accepting the proposal from Pyramid Brokerage. John Mikoley repeated that he would take no proceeds from the arrangement, and would abstain from this vote. John Evoy moved to authorize entering an agreement with Pyramid Brokerage; his motion was seconded by John Dennee and duly approved. The vote was as follows:

John Dennee	aye	John Evoy	aye
Linda Mallia	aye	John Mikoley	abstained
Edward Myszka	aye	Jeffrey Stribing	aye

Mark asked authorization to pay the 2012 County taxes, as the Save-A-Lot portion is now taxable, as the lease with Save-A-Lot imposes that bill on the VLCDC. Linda Mallia moved to authorize check #1923 for a tax bill of approximately \$11,000; her motion was seconded by John Mikoley and unanimously approved. The vote was as follows:

John Dennee	aye	John Evoy	aye
Linda Mallia	aye	John Mikoley	aye
Edward Myszka	aye	Jeffrey Stribing	aye

At 8:42 am, Linda Mallia and Edward Myszka left the meeting.

After further discussion, John Evoy moved to adjourn; his motion was seconded by John Dennee and unanimously approved.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Stanley Jay Keysa", written over a horizontal line.

Stanley Jay Keysa, Assistant Secretary