

**Minutes for the March 7th 2012 meetings of
The Village of Lancaster Community Development Corporation**

At 7:32 a.m. on the morning of March 7th 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 Craigg McRae, Secretary Matt Walter, Treasurer John Mikoley, and Director John Evoy, as was Erie County Director of Industrial Assistance Christopher Pawenski and consultants Mark Aquino and Stanley Keysa.

Craigg McRae moved approval of the minutes of the February 1st 2012 directors meeting; his motion was seconded by John Evoy and unanimously approved. The vote was as follows:

John Evoy	aye	Craigg McRae	aye
John Mikoley	aye	Jeffrey Stribing	aye
Matt Walter	aye		

Director Edward Myszka joined the meeting at 7:33 a.m.

John Mikoley presented the Treasurer's report, as prepared by Mark Aquino. Mikoley said all items were usual. Craigg McRae moved approval of the Treasurer's report and authorizing issuance of checks 1924 and 1932 to 1939 in amount of \$20,795.42; his motion was seconded by Matt Walter and unanimously approved. The vote was as follows:

John Evoy	aye	Craigg McRae	aye
John Mikoley	aye	Edward Myszka	aye
Jeffrey Stribing	aye	Matt Walter	aye

Mark Aquino reported that Ann Jordan paid \$200 last week and that she has promised to pay \$100 per week. She has a job with Verizon, and has opened a farmers market at Lancaster Lanes on Transit Road. Should she renege, Mark will pursue a lawsuit.

Mark reported also that LifeForms paid \$300 yesterday, so he is holding off on a law suit in hopes payments continue. Mark said the Village continues to have stuff in the building, and that he will seek payment of \$750 per month

Director John Denee joined the meeting at 7:36 a.m.

Regarding Matt Murphy, Mark reported that he had moved most of his stuff upstairs, and that he was recommending a rental at \$1000 per month plus utilities, with an offset of \$400 to recognize that Matt is performing minor maintenance on the building.

Matt Walter moved to authorize Mark Aquino to negotiate with the Mayor and lease a portion of the building on a month to month basis to the Village of Lancaster on terms Mark deemed appropriate. His motion was seconded by John Mikoley and unanimously approved. The vote was as follows:

John Dennee	aye	John Evoy	aye
Craig McRae	aye	John Mikoley	aye
Edward Myszka	aye	Jeffrey Stribing	aye
Matt Walter	aye		

Matt Walter then moved to authorize Mark to negotiate and sign a month-to-month lease with Matt Murphy for \$1000 per month with an offset of \$400 per month for contact maintenance services provided by Mr. Murphy. The motion was seconded by John Mikoley and unanimously approved. The vote was as follows:

John Dennee	aye	John Evoy	aye
Craig McRae	aye	John Mikoley	aye
Edward Myszka	aye	Jeffrey Stribing	aye
Matt Walter	aye		

Mark reported that Kaleida had moved out with some items yet to be cleared. VLCDC now has two spaces to rent, and Mark said he will ask that Pyramid start marketing. He thought the corporation would have sufficient funds for the next four months, and said he is fixing the roof as needed.

Jeff reported that Mark had quotations for appraisals from GAR Associates (at \$4500) and from Emminger, Newton, Pigeon & Magyar, Inc., which provided a more extensive and acceptable scope of services for \$7500. Discussion followed.

At 7:47 a.m., Linda Mallia joined the meeting.

Discussion followed on the potential value of the VLCDC properties to be appraised, and the action of the Village Board to seek a bond resolution for \$900,000.

Craig McRae moved to authorize Mark to negotiate an appraisal at a price not to exceed \$7500, and to authorize the same, preferably following the next Village Board meeting. Matt Walter seconded the motion, which was 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	Matt Walter	aye

Jeff Stribing called on Chris Pawenski to update the board on the \$300,000 federal CDBG grant placed through Erie County. Chris noted that LiRo was back on the project,

and that he and Ken Swanekamp would be sheparding the second request through the approval process.

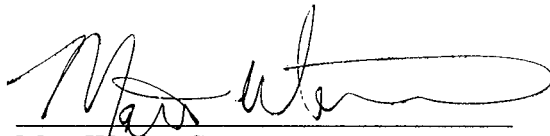
Stribing said he had approval letters from M&T Bank and from the ECIDA, and was awaiting approval by the Lancaster Industrial Development Agency. He understood that Dino Fudoli had sent the letter and resolution drafted by Stan Keysa to LIDA's new legal counsel, Magavern & Magavern, for review.

Jeff also noted that the Village Board would be meeting on Monday evening at 7 p.m., and invited board members to attend. John Evoy said that Megan Burns-Moran would be delivering a letter of support from the Lancaster Area Chamber of Commerce, and that he would attempt to put together a picture of the potential value of full development of the extended West Main Street.

Stan Keysa said he would provided Dino Fudoli and John Dennee with copies of the VLCDC By-laws, the village master plan and the study of the historic elements of the CBD. Superintendent Ed Myszka asked that he be given a set also.

At 8:08, Matt Walter moved to adjourn; his motion was seconded by Ed Myszka and unanimously approved.

Respectfully submitted,



Matt Walter, Secretary