

**Minutes for the April 4th 2012 meetings of
The Village of Lancaster Community Development Corporation**

At 7:29 a.m. on the morning of April 4th 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 Directors John Dennee and Edward Myszka, as were consultants Mark Aquino and Stanley Keysa.

Craigg McRae moved approval of the minutes of the March 7th 2012 directors meeting; his motion was seconded by John Mikoley and unanimously approved. The vote was as follows:

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

Director Dino Fudoli joined the meeting at 7:30 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 1941 to 1949 in amount of \$14,874.78; his motion was seconded by Edward Myszka and unanimously approved. The vote was as follows:

John Dennee	aye	Dino Fudoli	aye
Craigg McRae	aye	John Mikoley	aye
Edward Myszka	aye	Jeffrey Stribing	aye
Matt Walter	aye		

Mark Aquino reported that Ann Jordan paid nothing since the last meeting and indicated he will pursue a lawsuit in Buffalo City Court on his return from a short vacation. He will also pursue LifeForms, which has paid the utility bill but not the rent.

Mark reported also that he had spoken briefly with Mayor Cansdale regarding leasing space for Village stuff in the LVP Complex, but nothing was resolved. Mark would like to keep certain space clear until the asbestos removal project is complete.

Mark and John Mikoley reported that marketing efforts were moving along. Mark said Matt Murphy had moved and was cleaning up his old space.

Aquino said he had a prospective short term tenant interested in the former Orfeo space who need high ceilings. After discussion, Jeff Stribing moved to authorize Mark to negotiate a month-to-month lease with Mr. Skubis d/b/a Gumbah's Sporting Club at \$300 per month, provided the tenant provided proper insurance. Jeff's motion was seconded

by Edward Myszka and unanimously approved. The vote was as follows:

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

Mark finished his report by indicating that the Pony Tails will be out shortly.

Director Linda Mallia joined the meeting at 7:40 a.m.

President Stribing initiated discussion about what to do with the vacant lot on the north side of Sawyer Avenue, just east of Sheldon Avenue. Stan Keysa related earlier unsuccessful efforts to sell the lot, which had been donated by a party who had also been unable to sell it. Jeff asked John Mikoley and Linda Mallia to look at the lot and make suggestions at the next meeting.

Opening the regular director's meeting, President Stribing noted that Harry Konst had asked to make a presentation to the board regarding his claim for broker's commissions related to the Save-A-Lot lease. Mark Aquino and Stan Keysa related some of the history as none of the board (except Mayor Cansdale) was on the board when the claim arose.

At 7:51 a.m., Harry Konst entered the meeting with his attorney, Camaron Hashmi. Harry personally made the presentation, distributing to the board a copy of a "Tenant Offer to Lease Lancaster "BOCES" Property Summary of Terms" on Konst's letterhead dated May 9th 2002 alleged to have been signed by Ronald Horrigan for Sav a Lot and by Joseph C. Giallanza as President of the Lancaster Partnership (copy attached). Konst indicated that lawyers in New York are exempt from obtaining a real estate brokers license, but that he does have a broker's license, and that he had "a string of tenants" available in May of 2002. As evidence of that, Konst provided a similar letter for "Marshal Arts Academy" dated May 22nd 2002 and a copy of Lancaster Village Partnership check #0363 for payment of \$628.80 to Konst (copy attached.) Konst noted that he brought a lawsuit in 2007 on which the last activity was in 2008. He said he had not pushed that matter due to his wife's involvement in County government, and that he was switching lawyers, and would request approval of the substitution of lawyers in the court case, introducing Mr. Hashmi as his new attorney.

In response to limited questions by the board, Konst indicated that a satisfactory resolution would be a cashier's check. Asked for an amount, Konst replied that he would not negotiate against himself and made no further proposal.

Both Mr. Konst and Mr. Hashmi left the room at 8:08 a.m. The board discussed the matter briefly and indicated that Mr. Aquino should continue to monitor the lawsuit.

At 8:10 a.m., Supervisor Fudoli left the meeting.

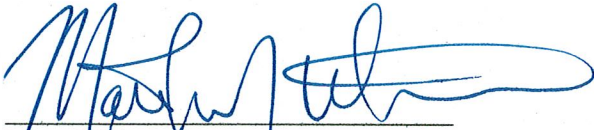
had agreed to have the VLCDC administer its day-to-day use. Craig McRae moved to authorize use of that portion of the parking lot by the Village on April 21st & 22nd. McRae's motion was seconded by John Dennee and unanimously approved. The vote was as follows:

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

Linda Mallia noted the difficult financial straits in which the VLCDC found itself and suggested a further review of expenses. Mark Aquino said he will be preparing the next budget shortly, and will distribute it for review. It was agreed that the finance committee, consisting of Linda Mallia, Mark Aquino, Jeff Stribing, and John Mikoley, will meet at Linda's office, 5400 Broadway, at 2 p.m. on April 25th 2012.

At 8:20a.m., Matt Walter moved to adjourn the meeting; his motion was seconded by Edward Myszka and unanimously approved.

Respectfully submitted,



Matt Walter, Secretary