

**Minutes for the June 27th 2012 meetings of  
The Village of Lancaster Community Development Corporation**

At 7:35 a.m. on the morning of June 27th 2012, Vice President Craigg McRae 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 Secretary Matt Walter, Treasurer John Mikoley, as were Kenneth Swanekamp and Christopher Pawenski from Erie County Department of Environment and Planning and consultants Mark Aquino and Stanley Keysa.

Craigg noted that Jeff Stribing was with his wife Kimberly, who is undergoing surgery today.

John Mikoley moved approval of the minutes of the June 6<sup>th</sup> 2012 directors meeting; his motion was seconded by Matt Walter and unanimously approved. The vote was as follows:

Craigg McRae	aye	John Mikoley	aye
Matt Walter	aye		

John Mikoley reported that the Treasurer's report, as prepared by Mark Aquino, called for total expenditures of \$19,033.77, and recommended issuance of checks #1974 thru 1985. John said all of the items were customary, but noted that there was a monthly shortfall of about \$7400 due to village taxes being paid. John said there is still about \$22,000 in the savings account. Matt Walter moved approval of the Treasurer's report; his motion was seconded by Craigg McRae and unanimously approved. The vote was as follows:

Craigg McRae	aye	John Mikoley	aye
Matt Walter	aye		

Mark Aquino reported that Life Forms paid an additional \$1000 and that he will adjourn the court session in expectation of further payments.

At 7:37 a.m., Director John Dennee joined the meeting.

Mark reported that the Lancaster Market was doing well on Transit Road and he would encourage Anne Jordan to make payments on the approximately \$4000 owed from last year. He noted she had provided a complete list of vendors and had actually over calculated the payments due.

Mark said Orffeo is making regular payments.

Regarding the space leased by the Village of Lancaster, Mark said he will discuss this with Mayor Cansdale as part of on-going discussions regarding the extension of West Main Street.

John Mikoley said John Tizzo, the new agent from Pyramid, has been working on seeking tenants for vacant space on West Main Street. John noted that there was sign up on the lot on Sawyer Avenue and Mark said the asking price was \$19,900. Discussion followed as to the need for an appraisal under the NY Public Authorities Act. Mark noted that the Town had recently undergone a full reval process, and thought that would be adequate.

Mark said that Verizon had just signed a twelve-month lease expiring 9/1/13, but had come back asking that it be made a fifteen-month lease at the same rate. Craigg McRae moved to authorize the extension; his motion was seconded by Matt Walter and unanimously approved. The vote was as follows:

John Dennee	aye	Craigg McRae	aye
John Mikoley	aye	Matt Walter	aye

At 7:44a.m., McRae declared the Executive Committee meeting finished and moved into the regular planning session, and noted that Jeff Stribing had sent a letter to M&T Bank asking if they would accept 25 cents on the dollar. Craigg thought M&T's response would shape how the subordinate mortgage holders might respond. Discussion followed.

Regarding the Konst lawsuit, Mark Aquino noted that an offer had been made "years ago" and that Konst had not responded. Others noted that Konst, in his appearance before the board, when asked what he thought a suitable solution might be, responded that it would be a "check" and when asked for an amount, said "I'm not negotiating against myself." Discussion followed.

John Mikoley noted the need to hire auditors to review fiscal year 2011-12. Matt Walter moved to hire Drescher & Malecki at a fee to be negotiated; his motion was seconded by John Dennee and unanimously approved. The vote was as follows:

John Dennee	aye	Craigg McRae	aye
John Mikoley	aye	Matt Walter	aye

Chris Pawenski asked about the pass-through agreement between the Village and the VLCDC. McRae reported it had been approved Monday evening by the Village. Stan Keysa said he would get a copy of the resolution to forward to Chris for his records.

McRae reported he had met with the LIDA and they were receptive to some form of reduction, possibly a write-off, but wanted formal information as to the total interest which had been paid, and information as to what the Village was willing to pay. That is a matter still undecided, but clearly it would be far less than the appraiser estimated. Mark indicated that the amounts now owed include \$620,000 to M&T and \$300,000 to the subordinate mortgagees.

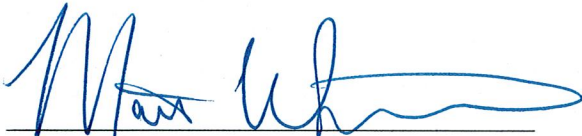
At 7:56 a.m., Town Supervisor Dino Fudoli joined the meeting.

Pawenski reported he was trying to get updated estimates from LiRo Engineers to see if there might be a potential shortfall beyond what the grants will cover. Ken Swanekamp added that he had a call from LiRo late yesterday and the real question was the cost of keeping utilities in place. He thought it likely that the electrical room (which juts out into the sidewalk on the north side of West Main Street) might remain. He reminded all that the grants will provide a concrete block wall, and not a finished look to the remaining building. "It could be ugly until and even after the road is constructed."

At the suggestion of Pawenski, Mark Aquino said he would call LiRo to provide an update on the status of the project.

At 7:79 a.m., Matt Walter moved to adjourn; his motion was seconded by John Dennee and unanimously approved.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Matt Walter", written over a horizontal line.

Matt Walter, Secretary