

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

At 7:38 a.m. on the morning of November 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, Directors Jim Allein and Linda Mallia, as were consultants Mark Aquino and Stanley Keysa.

John Mikoley moved to approve minutes of the October 3rd 2012 directors meeting; his motion was seconded by Linda Mallia and unanimously approved. The vote was as follows:

Jim Allein	aye	Linda Mallia	aye
Craigg McRae	aye	John Mikoley	aye
Jeff Stribing	aye	Matt Walter	aye

John Mikoley reviewed the Treasurer's report as prepared by Mark Aquino, saying all items were usual, and noting that the loss for the first five months of the fiscal year was about \$11,000, reflecting spaces left un-rented in preparation for the asbestos abatement project.

Craigg McRae moved to approve expenditures of \$18,318.75, and issuance of checks #2018 thru 2028; his motion was seconded by Matt Walter and unanimously approved. The vote was as follows:

Jim Allein	aye	Linda Mallia	aye
Craigg McRae	aye	John Mikoley	aye
Jeff Stribing	aye	Matt Walter	aye

At 7:42 a.m., Director John Dennee joined the meeting.

Mark Aquino reported that he is bringing suit against Anne Jordan for payments owed by her Lancaster Market for the 2011 season. Life Forms has fully paid its debt. Mark said he had provided several showings, and that Pyramid was also showing the property.

At 7:43 a.m., Village DPW Superintendent Bill Cansdale joined the meeting.

Mark Aquino reported that he had been back in the Alden Justice court with Prosecutor Chris Trapp, and had centered guilty pleas to several violations on behalf of VLCDC. Trapp was seeking fines against the VLCDC, but Mark is hoping the Judge will waive.

At 7:45 a.m., Town Supervisor Dino Fudoli joined the meeting.

Aquino reported that there is a need to fix a portion of the roof over the church, for about 4-5,000 sf. He has a quote from Rich Striegel, and will get more quotes for comparison.

Matt Walter moved to authorize Mark to contract for repairs not to exceed \$4500 once funds are available. His motion was seconded by Dino Fudoli and unanimously approved. The vote was as follows:

Jim Allein	aye	John Dennee	aye
Dino Fudoli	aye	Linda Mallia	aye
Craigg McRae	aye	John Mikoley	aye
Jeff Stribing	aye	Matt Walter	aye

At 7:55 a.m., Lancaster School Superintendent Edward Myszka joined the meeting, which now transitioned from Executive Committee to full board.

Stan Keysa reviewed the demands expressed by Josh Heim of M&T Bank to get the Bank's partial release of mortgage, needed to transfer the right of way for the extension of West Main Street to the Village. In brief, they are: 1.) inclusion of the \$175,000 demand note balance into the primary mortgage; 2.) an appraisal of the property at VLCDC expense; 3.) an environmental analysis of the LVP complex; 4.) agreement to escrow taxes; and 5.) agreement to look at listing the property upon completion of the asbestos abatement and demolition. Stan said that he had e-mailed Vince Hauber a copy of the time line developed by Chris Pawenski and had received an e-mail yesterday from Hauber asking for clarification of the approximate time of completion of abatement / demolition, and a planned date for listing the property for sale.

Discussion followed. Consensus was that the board could agree with most of the items so as to meet the intent of developing the central business district in accordance with the Village Master Plan in a timely fashion. Board members were concerned over the impact M&T's demands were having on the potential of keeping the grant of \$650,000 federal HUD funds (through Erie County) and on the \$900,000 reconstruction of West Main Street (by the Village).

Linda Mallia moved to authorize modification of the existing primary mortgage by increasing the principal by including the approximately \$175,000 balance on the demand note (taken originally to make emergency repairs to the LVP Complex roof) with a request that the consolidated loan be amortized in a straight-line reduction over 15 years at 4.5% fixed- rate interest. Her motion was seconded by Dino Fudoli and unanimously approved. The vote was as follows:

Jim Allein	aye	John Dennee	aye
Dino Fudoli	aye	Linda Mallia	aye
Craigg McRae	aye	John Mikoley	aye
Edward Myszka	aye	Jeff Stribing	aye
Matt Walter	aye		


Discussion continued setting a time limit for M&T issuance of the release by November 21st 2012, and discussion of potential consequences if it did not.

regarding moving the incoming power to poles on the north side of the LVP Complex. Cansdale said that most of the NYSEG crews were downstate working on restoration of services disrupted by Hurricane Sandy.

Jeff Stribing noted that completion of the bid documents were on hold until M&T Bank released the right-of-way and NYSEG completed its plans.

At 8:31 a.m., Craigg McRae moved to adjourn; his motion was seconded by Jim Allein and unanimously approved.

Respectfully submitted,



Matthew Walter, Secretary