

AGENDA VILLAGE OF LANCASTER CDC MEETING
September 7, 2016 7:45 am.
Lancaster Village Hall
CALL TO ORDER: President James Allein

ROLL CALL: Attendees

Members: President Allein, Secretary Matt Walter, Treasurer John Mikoley, Paul Maute, Kimberly Stribing, Elizabeth Reilly - Meegan , John Chmarney, Paul Lista, Robert Dimmig

Consultants: Matt Murphy – Property Manager
Mark Aquino – Legal Adviser

APPROVAL OF MINUTES REGULAR BOARD MEETING – 8/3/2016

TREASURER'S REPORT- Approval of Vouchers for Payment
(Cks # 2489 - 2500) **Total Expenditures - \$8,178.10**

NEW BUSINESS

- 1) Criteria for evaluating Offers to Purchase
- 2) Lease updates
 - Abati – Piano Lease
 - Northern Alliance
 - YMCA
 - Wine Maker
- 3) Chamber Event co-sponsored by CDC
- 4) Any Additional New Business
- 5) Building Maintenance
- 6) Executive Session to discuss contractual matter

ADJOURNMENT

**Minutes of Village of Lancaster Community Development Corporation
Meeting Date August 3rd, 2016**

Attendees: Jim Allein, Matthew Walter, John Mikoley, Kim Stribing, Liz Meegan, John Chmarney, Paul Lista, Robert Dimmig

Excused:

Consultants: Matthew Murphy, Mark Aquino

Gallery: Bill Shroeder, Dawn Robinson, Art Herdzik, Matt Fischione, Steve Demeo, Mike Stegmeir. Jim Everett, Representatives from Stampede Capital.

Jim opened meeting at 7:45am.

Dawn Robinson gave updates on the grant proposals that are being pursued. The largest 10 million dollar grant does not look likely. The restore NY grant application is due October 3rd and can be worth \$250,000 with a 20% match required. This would cover the demo and deconstruction of the foundations left behind after the initial demo. The Economic Planning and Feasibility grant has been submitted and is under consideration.

Dawn turned the floor over to Stampede Capital who made a presentation on their vision for Downtown Lancaster. They did not disclose financial plans for acquiring the property but promised to put that together in the near future.

John Mikoley called for an executive session to discuss contractual issues. It was seconded by Matt. Steve Dimeo joined the board. The session ended with no action being taken.

Kim made a motion to accept the minutes from July's meeting. Bob seconded and it was unanimously approved.

John Mikoley gave the treasurer's report. Total expenditures for \$15,688.47 includes the Ebenezer settlement and a payment for services rendered to Pyramid leasing. Matt made a motion to approve payments, Liz seconded and it was unanimously approved with John Mikoley abstaining.

Steve Demeo reported on a wave of interest in W Main St vacancies. These include Piano Teacher, a Collections company, a motivational speaker and others. John Mikoley made a motion for Steve to negotiate the leases with the Piano Teacher (2 year lease - \$600 per month

w/utilities for 540 sf, \$1,000 for 1020 sf) and Collections Company (\$1,200/ month w/ utilities for 1,000 sf) including West Main St parking and No Smoking within 30ft of entrance doors restrictions in place.

Jim Allein reported that he received a quote for the window frames for W Main St: \$2100 for the frames for 3 windows or \$700 per window. Paul made a motion that Jim proceed with the window frame project including 3 for the space that was gutted and 2 for the old Lucent space. Bob seconded and it was unanimously approved.

Jim also reported that the Ebenezer lawsuit has been settled and the sale of 14-16 W. Main St has been finalized.

Matt Murphy reported that he fixed the roll-up door for cross-fit and they are considering a screen door as well to help with the air flow. The awning lights on W. Main St will get looked up when the electrician comes in later this month.

Jim Allein reported that our attorney, Mark Aquino is on top of the Paris Reporting and is confident that it will be finished up this month.

At 9:00am, John Mikoley made a motion to close the meeting. Bob seconded and it was unanimously approved.

Respectfully submitted,

Matthew J Walter