

## Minutes of Village of Lancaster Community Development Corporation

Meeting Date October 5th, 2016

Attendees: Jim Allein, Matthew Walter, Dawn Robinson, Kim Stribing, Liz Meegan, John Chmarney, Bob Dimmig

Excused: John Mikoly, Paul Lista

Jim opened meeting at 7:45am.

Kim made a motion to accept the minutes from the previous meeting, Liz seconded and it was unanimously approved.

John Mikoley gave the treasurer's report relaying that we have a positive cash flow for the year. John C is taking over bookkeeping and hopes to have the reports caught up and straightened out soon. Matt made a motion to approve payments, Kim seconded and it was unanimously approved.

Jim, John and Bob relayed information regarding the CDC's new option for legal representation regarding the sale of the property: McGavern, McGavern and Grimm. Bob made a motion to retain this firm at a rate of \$200/hr. Dawn seconded and it was unanimously approved.

Jim produced a resignation letter from our previous legal counsel, Mark Acquino. He made a motion to accept the resignation with regret and thanking him for his years of service on our behalf. Kim seconded and it was unanimously approved.

After meeting with the new law firm, Bob and John reported that it was felt the RFP needed to be tweaked before being sent. It was decided to release it publicly to the original recipients including the three new groups that have expressed interest. Bob suggested that the steering committee meet during the next month to finalize. That committee consists of Dawn, Matt, Jim, John M and Bob.

Matt M and Jim gave updates on the 5 interested groups. The wine maker is bowing out and the YMCA hopes to be ready to go ahead in November. Aurora Imprints is signing a 3 year lease for 3,000 sf in the basement. Year one is \$600/month, year 2 is \$612/ month and year 3 is \$624/month. Artisan Ice Cream is also ready to sing a 3 year lease starting at \$300/ month and going up to \$306 for year 2 and \$312 for year 3. Lastly, Szymusiak Salon is ready to commit to a 3 year lease for 480 sf for 2 years at \$400/ month. Matt made a motion to accept the terms of these leases, Liz seconded and it was unanimously approved.

Matt M reported on a the progress he made on a number of repairs as well as adding more to his list. Most notable, the bids for installation of the windows for two suites on West Main St. should be ready next month for board approval.

John C reported that his event went very well and hoped that the CDC's involvement could continue in future years since our missions are similar

Matt W made a motion to allow the Village Fire Department to utilize our lot on December 8<sup>th</sup> for their annual truck inspection. Dawn seconded and it was unanimously approved.

At 8:53am, Matt W made a motion to close the meeting, Dawn seconded and it was unanimously approved.

Respectfully submitted: Matthew J Walter