



The Lancaster Community Development Corp.
Village of Lancaster
11 West Main Street, Lancaster, New York 14086

Dedicated to a Strong and Vibrant Village

Minutes of Village of Lancaster Community Development Corporation

Special Meeting of the Full CDC Membership: Date August 30th, 2017

Board Members Present: President Allein, Treasurer John Mikoley, John Chmarney, Dawn Robinson
Village Members Present: Mayor Schroeder, Trustee O'Brien (arrived 6:25), Trustee Robinson, Trustee Ruda

Voting by Proxy: Secretary Matt Walter, (pending written proxy confirmation), Director Robert Dimmig (pending written proxy confirmation), Trustee Maute

Gallery: Mary Jo Monin; Dick Young; Art Herdzik, Village Attorney

Call to Order: Jim opened the meeting at 6:04pm.

Jim requested that Director Chmarney capture the meeting minutes given Secretary Walter's absence

Officer Slate: Lynne Ruda proposed a resolution to elect the following slate of officers –
President, James Allein; Treasurer, John Mikoley; Secretary, Matthew Walter
Dawn Robinson seconded and it was unanimously approved.

Nominate Robert Lawrence to Board of Directors: John Mikoley proposed a resolution to nominate and elect Robert Lawrence as a CDC Director, Mayor Schroeder seconded and it was unanimously approved.

Revision of By-laws: John Chmarney proposed a resolution to move forward with work to revise the CDC By-laws. Discussion included the need to clarify membership and voting procedures. Dawn Robinson seconded and it was unanimously approved Mayor Maute's proxy did not include a vote on this resolution.

DDA Discussion: Open discussion included but was not limited to the following – clarification on the CDC voting process and the need for 8 votes to approve the DDA; clarification of obligations of both parties if DDA is approved; what happens next if the DDA is not approved including discussion on possible bank actions (i.e. foreclosure); concerns about the future management of the property given knowledge of past practices by some developers in the village; lack of response from Revitalize Lancaster on communications from the village requesting references; Jim explained the sequential nature of the process for obtaining necessary permits for the development project; how the RFP was initiated and who requested listing the property for sale (M&T Bank); the lack of a detailed concept plan for the project e.g. plans for the current building at 11 West Main were not included; impact of the Village's Economic Feasibility Study with Labella on the project (no decision will be made on any land swap proposed by the developer until after the study is completed in March 2018);

other options to the Revitalize Lancaster Proposal including breaking the property into smaller parcels; other parties interested in developing smaller parcels (Dick Young & Severyn Development); ability of any future purchaser of the parcel to subdivide
Discussion closed at 7:05pm

Other input: Jim Allein recognized Dick Young who addressed the membership on the importance of preserving key areas of the property for community use and his willingness to be involved.

DDA Vote:

John Mikoley proposed a resolution to enter into a Designated Developer Agreement with Revitalize Lancaster LLC. The motion was seconded by Director Lawrence. Roll call vote as follows:

Call was made for anyone choosing to abstain for any reason. Trustee O'Brien -- ABSTAIN

President Allein -- NO
Treasurer John Mikoley -- YES
Director John Chmarney -- NO
Director & Trustee, Dawn Robinson -- YES
Director Lawrence -- YES
Mayor Schroeder -- NO
Trustee Ruda -- NO

Voting by Proxy:

Trustee Maute -- YES
Secretary Walter, (pending written proxy confirmation) -- YES
Director Dimmig (pending written proxy confirmation) -- YES

Vote was 6 YES and 4 NO. Resolution did not pass (needed minimum 8 votes to pass)

At 7:15pm, John M made a motion to close, John C seconded and it was unanimously approved.

Respectfully submitted:

John Chmarney

Acting Secretary