

## Minutes of Village of Lancaster Community Development Corporation

Meeting Date March 1st, 2017

Attendees: Jim Allein, Matthew Walter, Dawn Robinson, John Mikoly, Paul Lista, John Chmarney, Kim Stribing

Excused: Liz Meegan

Gallery: Matt Murphy

Jim opened meeting at 7:45am. John C made a motion to accept the minutes from the previous meeting, John M seconded and it was unanimously approved.

John M gave the financial report. It is another big month for bills totaling \$14,433.42. Kim made a motion to accept the financial reports, Matt seconded and it was unanimously approved.

Jim, Matt, John M, Bob and Dawn met to review the new plan from Revitalize Lancaster. A public meeting with the village and CDC boards has been scheduled for March 27<sup>th</sup> for a public presentation by Revitalize Lancaster. Then on April 3<sup>rd</sup>, a private meeting with the two boards will be held to discuss the proposal and whether the project should go forward. At the regular April CDC Board meeting, we can vote on a resolution to have our attorney negotiate a Designated Developer Agreement.

Matt W made a proposal for his investment group to rent the ~1700 sf vacant space on West Main St for a flex-space business concept. He stated that it would provide short term rentals to local businesses, organizations and the general public alike. The well-outfitted space would allow for a wide variety of uses. His proposal was to make \$15,000 in improvements and sign a 2 year lease for \$650 per month. The goal is to open by July 1<sup>st</sup>. Dawn put forth a resolution to postpone negotiations until we get clearance from our attorney. Kim seconded and it was unanimously approved.

Matt Murphy reported that there were no major issues this month and the YMCA water tank will be installed soon.

John C reported that he had done more research on energy providers and concluded that Constellation would be the cheapest fixed rate. Additionally they offer energy audits with improvements in fixtures and lighting that can be paid off through monthly savings. John C made a motion to enter into a 2 year agreement with Constellation Energy at a fixed rate of \$0.04763 per kwh. Matt seconded and it was unanimously approved.

We received the final auditor's report from Drescher & Malecki. John will fix the accounting errors that were pointed out .

At 8:55am, Bob made a motion to close, Kim seconded and it was unanimously approved.

Respectfully submitted:

Matthew J Walter