

Minutes of Village of Lancaster Community Development Corporation Meeting Date January 3rd, 2018

Attendees: Jim Allein, John Mikoley, Bill Schroeder, John Chmarney, Bob Dimmig, Dawn Robinson, Bob Lawrence

Absent: Shannon McNichol

Gallery: Mary Jo Monin, Tom Sweeney, Dick Young, Lynn Ruda

Jim opened the meeting at 4:00pm.

Jim A. made a motion to amend the agenda to vote to elect a Secretary. Seconded by Bob D. and unanimously approved.

Jim A. made a motion to elect Bob L. as secretary. Seconded by Bill S. and unanimously approved.

Bill S. made a motion to approve the minutes from the November 1st meeting. Seconded by Bob L. and unanimously approved.

Lease Updates: John M. called Steve Demeo and Garrett Frugia of Schaff Real Estate. Clarification on available space available as 1,000 sq ft @ \$1,250/month.

Bank Update: Letter received by Bill S. from Hodgson Russ. The letter was to be sure that there was no conflict of interest with the Village should M&T foreclose. Options discussed included paying off the mortgage/refinance. John M. suggested that the bank liaison should reach out to M&T to discuss. Jim A. asked John M. to reach out to the bank. John agreed to contact Brian at M&T.

Jim A. suggested that \$4,000 each month is within reach with current revenue. \$2,802 (interest only) is present payment.

Lynn R. mentioned the LaBella study likely continuing through April and answered Bob D. that M&T was aware of study. Discussion of possible interested parties waiting on study.

Lynn R. mentioned that Shannon M. may have a group with interest.

By-Laws: Dawn R. mentioned that the exit of Matt Walter from the board made the work on the minutes difficult and outside of her expertise. It was discussed that we should potentially refer to Ed Murphy. John M. asked if it was possible that the Village attorney handle the task. Dawn agreed to ask Art (Village attorney) at next Village board meeting.

Bob D. suggested we start with a template to work out primary points and consult with attorney when primary outline worked out.

Primary points noted: Directors/Members confusion, Term Limits, Conflict of Interest.

Labella Meeting: Lynn R. asked that we continue meeting as group. Ed at Labella indicated that there would be some developer interest after completion. John M. asked that Lynn discuss possible names with Ed/Labella.

Building Maintenance: Electrical work ongoing. Emergency lighting scheduled to be worked on Saturday Jan 6, 2018. Discussion of heat issue in the winery that has been an issue since mid-November. Minor roof repairs being completed. Jim A. mentioned that Bill continues to do a great job.

Chamber Report: John C. reported the installation of officers was taking place on 1/23/2018 at The Grapevine and invited all to attend. Speakers series was mentioned and John C. asked if anyone from the CDC would like to take a more active role with the chamber. Bill S. agreed to make an effort to attend/participate.

Village of Lancaster Report: Dawn R. discussed Levee accreditation grants for study. Two awarded and additional applied. Dawn informed that there were two CFA awards won and the continued benefits from the grants should make the property more appealing. John C. inquired into whether there could be grant money available for a park.

Bill S. Village thanked the CDC for allowing electrical usage for tree lighting and parade. Conflict with "Small Business Saturday" was discussed.

Additional Business: Jim A. stated that the audit report should be completed in February. Jim A. applied for a debit card to be used for maintenance. Bill S. suggested opening an account with Scott Electric for lower priced supplies. Jim A. stated that the limit on the debit card was \$500.

Audience: Dick Young asked if Pyramid was receiving a commission on any future sale. John M. clarified that they would not be receiving commission.

Tommy S. wants to put a proposal together in an effort to purchase the property. Bob D. made a point that any bidder must come via the terms of the RFP and brought up the discussions occurring outside the CDC meetings. He mentioned that the former steering committee should review offers. John C. moved to close the meeting at 5:15pm. It was seconded by John M and unanimously approved

Respectfully submitted: Robert Lawrence