

**Minutes of Village of Lancaster Community Development Corporation
Meeting Date May 2nd, 2018**

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

Absent: Shannon McNichol

Gallery: Tommy Sweeney, Dick Young, Mary Jo Monin, Joe Marshall

Jim A. opened the meeting at 4:00PM

Minutes:

John M. made a motion to approve the minutes from the 4/4/2018 board meeting. Seconded by Bob D. and unanimously approved.

Bill S. made a motion to approve the minutes from the 4/23/2018 special board meeting. Seconded by John C. and unanimously approved.

Treasurer's Report John M. gave the treasurer's report through April 2018 stating that our monthly checks were \$6,780.61 (Ck numbers 2780-2791) Dep \$13,253.90. P&L through 11 (fiscal year ends in May) showing net income of \$41k vs. a projected net income of \$2,900. John C. added that our bank balance is \$32,230. Motion to approve by Bob D., seconded by Bill S. and unanimously approved.

Sale Agreement Progress John M. stated that we are now officially in foreclosure with M&T as we have been served since last meeting. Sale process going well, and we have the signed contract. John M. has been in touch with M&T and they stated that they will not stay the foreclosure because if the deal were to fall through, they would have to pick it up again. Tut they would reconsider prior to the judgement of foreclosure.

Bank Foreclosure John M. spoke with Ed Murphy and he stated that it would 60-90 days for them to get the judgement of foreclosure. Ed Murphy has been in touch with the M&T attorney. John M. stated that legal fees continue to climb.

Lease Updates John M. stated that Lilly Belle Meads lease addendum has been signed. This was approved by Tommy Sweeney as stipulated in the sale agreement. Furry Friends is up this year and asked for 3-year renewal. John M. stated that he sent it to Tommy and put it into his hands. The piano studio has asked to move into the former space at an additional \$550 per month. This is also something that Tommy has signed off on. The studio is planning to invest \$8,000 in the space.

Joe Marshall was asked about the windows and stated that he is on the docket with the Historic Preservation Commission on 5/9. He also asked for feedback on preference of an anodized or painted door.

Jim A. mentioned that Matt Murphy (Aurora Imprints) is also looking for an extension on his lease that still has 2 years remaining.

Election of Officers Jim A. stated that we have to elect a slate of officers. In addition, Jim announced that he will be resigning as a member and president. Jim agreed to stick around through the closing of the sale. Tommy S. stated that his closing target is mid-July. Jim A. stated that he would submit his resignation effective upon the closing of the sale of the property. John C. asked for a reason for the resignation. Jim A. stated that he does get a lot of phone calls in his role with the property. Jim A. felt that the CDC would need to repurpose itself after the sale.

Jim A. asked for nominations for President. Dawn R. asked if anyone has demonstrated an interest. John M. asked if we should nominate a president or vice president since the resignation would move that position.

Bob L. agreed to remain as secretary. John M. agreed to remain as treasurer - John Mikoley

John M. mentioned asking the Village board for help in finding new members. John C. stated he would accept the role as treasurer if John M. were willing to accept the VP role. John M. declined. Jim A. asked Bob D. if he had any interest as VP and Bob declined due to his current schedule. Bob L. asked John C. if he had an interest due to the similar goals of the organizations and he mentioned that he would need to evaluate any possible role with his chamber board.

Dawn R. suggested we get the by-laws wrapped up. Jim A. mentioned that we could not adopt new by-laws until the sale is completed. John M. suggested that we should be able to based on the process being complete. Dawn R. suggested that we cannot vote without all board members available. Dawn will reach out to Art H. regarding by-laws. Election will be tabled for today.

Building Update As discussed earlier, the windows are in process for Lilly Belle Meads. Floor tile is being installed by Bill and Matt Murphy. John C. spoke with Constellation Energy. They will be coming in for energy audit. HVAC will be included in audit.

Chamber Report John C. discussed the community leadership gala in which the CDC purchased an 8 seat table. A number of finalists for different awards include Lynn Ruda, Joe Marshall, Performance Advantage Co., and Glassco. John C. also mentioned a new special committee at the chamber. They are looking to work with all of the decision makers in the Village for any topical project so that the chamber can increase their input in the community.

Village Report Bill S. stated that the concrete sidewalk has been poured. The work was all under warranty at no cost. There is also a grant through the Town of Lancaster for 10 new trash cans. The new fence is up at the end of W. Main. A number of community events coming up.

Dawn R. discussed the Downtown Revitalization Initiative grant in 2016. Lancaster did not win the grant but felt the groundwork was laid. Dawn mentioned the final LaBella concept plan that will be on public display May 16th. There is a new website at DowntownLancasterNY.com. Round 3 of the Downtown Revitalization grant is due 6/1/2018. They will be going after that grant. The grant size is \$10 million and they will be reaching out for support from the community. Dawn mentioned other grants that they will be going after including the CDGB Smart Growth grant due 6/8/2018 and another due 7/27/2018. Dawn discussed the team involved and the roles in pursuing these grants.

Mary Jo Monin asked about any strings that might be attached to grants. Dawn discussed the process and scope regarding the grant.

Additional Business Jim A. mentioned the sale contract regarding the Walter Winter Drive property owned by the CDC would be tabled for now. John M. stated that Tom Fowler suggested doing completing the deal without legal representation due to the low purchase price. John stated that Ed Murphy could probably handle this in about ½ hour rather than go without representation. This would be done as a quit claim deed.

At 4:53 Bill S. made a motion to adjourn. Seconded by Bill S. and unanimously approved.