

**Minutes of Village of Lancaster Community Development Corporation  
Meeting Date June 6th, 2018**

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

**Absent:** Shannon McNichol

**Gallery:** Tommy Sweeney, Tom Fuller, Art Herdzik

Jim A. opened the meeting at 4:02PM

**Minutes:**

John C. made a motion to approve the minutes from May 2, 2018. Seconded by John M. and unanimously approved.

**Treasurer's Report:** John M. gave the treasurer's report through Dep \$14,024.90, Checks (2792-2805) \$9,940.42. Maint, Plumbing, water, utilities. Reimbursement to John C. for laptop.

Twelve month fiscal year ended 5/30/2018. Net income \$46,420.43 vs. projected amount of \$2,949. Income was \$167k vs. \$161k. Last year net income was \$15k. Income has gone up to \$164k from \$131k. Expenses were down mostly due to no major repairs needed. Bill S. made a motion to approve, Dawn R.. seconded and it was unanimously approved.

**Sale Agreement Progress:** John M. spoke with Ed Murphy (atty) who ordered search and survey. Normally takes 6-8 weeks. Buyer (Tommy S.) did inspection last week. Mid July closing expected.

Jim A. mentioned trouble with the roof and asked about past invoices from work. Tommy S. and Bill Miller inspected issue with roof material appearing to "come up".

Tommy S. was asked if he had anything to add. He stated that he hoped to close due diligence in mid June.

Bob D. asked about how the timing meshes with the bank. John M. stated that Ed Murphy send a copy of the commitment to the bank. John stated that even if the bank moved further and placed a judgement on the property, the transaction can still close. Tommy S. state that he did do the appraisal yesterday.

**Lease Updates:** John M. stated that Furry friends signed their lease extension with Tommy S. approval. We have the Lilly Belle renewal. Joe M. has asked to put off the additional rent until July. John M. made a motion to review the lease addendum that allowed for the additional rent to begin in July as opposed to June. John C. seconded the motion and it was unanimously approved.

Jim A. stated that the music store is still in limbo and moving forward with plans. They are submitting drawing to the building department for the July planning board meeting. The CDC will need to install 2 fire doors if the changes are approved. The changes involve removing a non load bearing wall.

**Building Update / Improvements and Maintenance:** Jim A. stated that the windows were to go in today but were delayed due to an issue with the cut of the opening. He expects this to be completed tomorrow. Jim A. stated that the electrical work continues.k

**By-Laws Revision:** Dawn R. stated that Art H. made the final revisions to clarify the distinction between members/voting. There was discussion with regard to what constituted day to day that directors could vote on and

what would require full approval. A discussion regarding what constituted a vote of 2/3 of the members of the board. The distinction was between 13 or 15. Art H. detailed his feeling as outlined in the revised by-laws. John C. stated that we should maintain consistency with when we voted on the prior designated developer agreement (DDR). Other points were made regarding items in the by-laws such as the property address change. Art H. clarified that at least 9 votes would be needed. Dawn R. stated recommendation to correct address and then have a vote at the next meeting.

**Walter Winter Drive Property:** Proper language was provided for the resolution to be included in the minutes as follows.

Moved by JAMES ALLEIN, President, that the Board of Directors of the Village of Lancaster Community Development Corporation, a/k/a Village of Lancaster Community Development Corp., does hereby ratify and approve a certain contract for the sale of the vacant land situate in the Village of Lancaster, Town of Lancaster, County of Erie, and State of New York running adjacent to the east line of Walter Winter Drive, and being a parcel approximately 2,195.22 feet by 1 foot, as is more particularly described in Schedule "A" attached hereto; Being the premises obtained by the Village of Lancaster Community Development Corp. February 10, 2003 as recorded in the Erie County Clerk's Office in Liber 11030 of Deeds at Page 6125 on February 25, 2003.

To

Larry P. Robinson and Charlene B. Robinson, his wife, residing at 62 Brookedge Road, Depew, NY 14043 for the total sum of One Thousand Six Hundred Dollars and 00/100 (\$1,600.00)

And it is further resolved that the Board of Directors does authorize JAMES ALLEIN to execute a Warranty Deed thereto, in the form reflected in Exhibit attached hereto, and to affix the Seal of the Corporation, thereto,

And it is further resolved that the board does explicitly find that this conveyance is made of a bona fide purchaser for the value pursuant to this resolution of the corporation, and is not in defraud of creditors and does not render the Grantor insolvent.

Resolution Seconded by Bill Schroeder

John M. recused himself from the vote. There being no further discussion the Resolution was moved to a vote and was, by a major majority of members, approved by the board.

**Chamber Report:** John C. provided a chamber report and asked that this board consider what we want to become when the property sale is completed. Further discussion ensued regarding the advantage to having a CDC with regard to funding and also the benefits that would could provide to new business in Lancaster.

**Village of Lancaster Report:** Dawn R. discussed the Downtown Revitalization Initiative (DRI) application. The grant is for \$10 million. Dawn also reviewed additional grants that the Village is seeking. Dawn discussed the ongoing grants in process and the advances that have been made in applying for these grants.

Bill S. discussed ongoing issue with sidewalk and contractor since the concrete still has issues. John M. brought up the irregular sidewalk pavers on West Main Street.

Lynn R. discussed presentations made to multiple politicians offices regarding the economic development. She stated the goal is to keep all of the local offices in the loop and much positive feedback was received. Dawn R. stated that we are one of six communities that received a climate vulnerability grant and discussed more of the ongoing grants especially those related to climate initiatives. Dawn R. and Lynn R. discussed the boards voting on the DRI.

**Additional Business:**

Jim A. suggested that when the sale is complete we need to publicize this to the community and create some excitement around the project. Bill S. suggested a press conference. Tom S. interjected that he felt that would be a great idea with Dawn R. suggesting a ribbon cutting. John C. suggested the blueprint that is being provided by LaBella and referenced what Lockport did in their community. John C. mentioned experts in the community that can be tapped to contribute. Dawn R. mentioned forming a "green team" for their initiatives.

Jim A. made a resolution to approve the use of the CDC property by the Village of Lancaster for the Fourth of July festivities. This was seconded by John C. and unanimously approved.

At 5:12pm Bob D. made a motion to adjourn, seconded by Robert L. and unanimously approved.

Respectfully submitted,

Robert Lawrence