

**Minutes for the September 9, 2002 meeting of the Board of Directors of the  
Village of Lancaster Community Development Corporation**

Meeting was called to order at 7:00 p.m. by Joseph C. Giallanza, President, in the Village of Lancaster Municipal Building library at 5423 Broadway, Lancaster, New York.

Acting Secretary Alan Kurtzman called the roll and the following board members declared themselves to be present: Betty Aquila, Mayor William G. Cansdale, Jr., Jim Everett, President Giallanza, Alan Kurtzman, Patrick Logue and Len Vento. Village Trustee Jeff Stribing and consultant Stanley J. Keysa were also present.

Mayor Cansdale asked to be excused so as to chair a work meeting of the Village Board in the next room, rejoining the VLCDC Board meeting from time to time.

Len Vento moved to approve the minutes of the August 12, 2002 meeting, seconded by Patrick Logue, and unanimously approved. Shelly Au joined the meeting at 7:10 pm.

President Giallanza indicated no formal correspondence had been received. Jeff Stribing noted that Petals to Please had indicated it wanted to improve its location, and asked Stan Keysa to contact them to suggest sources of aid. Stan Keysa also reported on the weekly updates as to the progress of the reconstruction of Broadway available on the DEL Chamber's web site. Jeff Stribing reported he was meeting with Peter J. Smith and TVGA biweekly, and that Pratt & Huth would shortly start looking at the structure of the BOCES building.

Regarding the LVP Complex, Jim Everett reported that a light pole had been hit about 5 feet up from the ground and knocked at a 45 degree angle. He had the DPW take it down, but the base remains. Jim advised steps be taken to reduce or slow cut-thru traffic. He also reported that Arndt Assets is new in the building. Jim also reported that he had performed a reconciliation of the rent and utility accounts for Embroidery Services and Charm Graphics, that Embroidery Services was close to current, but that Charm still owed big dollars. Stan indicated that there was a need to go through all the accounts, reflect initial payments made to Berlow, and set aside security deposits as appropriate. He indicated he planned to do this shortly, as any efforts at eviction required accurate records. Stan also reported he had been contacted by Paul Chiaravalotti, attorney for Beat Publications, Inc. (dba Charm Graphics), who asked for a reconciled statement. Rumor has it that another printer is taking a partial equity position in Beat Publications.

Jim Everett noted that the ongoing audit by Fox & Co. revealed that VLCDC is still carrying as a receivable about \$19,000 supposedly due from Dan Baccari. Jim noted that this has been resolved by the court proceedings against Mr. Baccari, and asked authority to adjust the accounts. Jim Everett so moved, seconded by Len Vento, and it was unanimously approved.

After discussion of the corporation's continued obligation to break out electrical charges, Jim Everett and Stan Keysa were asked to get quotations for professional review of how to divide the electrical system.

Jim Everett also reported that Mastercraft owes over \$700 to VLCDC. They are using shared storage at \$50 per month, have not paid since they came in last year, and he has asked them to find new storage by October 15<sup>th</sup>. Shelly Au moved to support Jim's effort to remove Mastercraft, seconded by Len Vento, and unanimously approved.

Stan Keysa reported that the preliminary title report on the Lancaster Mall CBD parcels had just come in, and a copy had been mailed to Paul Casilio, and that he would be contacting Casilio shortly regarding closing the land swap. He also noted efforts with NYSEG and NFG by which the VLCDC would underwrite the cost of extending electrical and natural gas service, with credits for each building constructed.

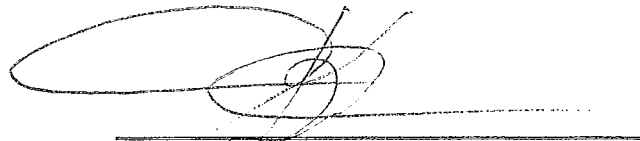
Stan went on to report that the County had drafted a contract for a \$100,000 grant to the Village for the north end of Walter Winter Drive, but that the contract was on hold as Sue Barnes had inquired at the Mayor's request as to whether the funds could be used to build the sanitary sewer lines, while the IAP grant from NYS built the basic road. Stan said this was possible, but could add 6 to 8 months to clear SEQR, NEPA, state and county approval of plans, and the need to get Scott Aviation to accept the burden of federal "baggage" on lands it already owned. Sanitary sewers are not needed along Commerce Parkway, and would only benefit the vacant portion of the Scott property. Scott has not interest in selling or developing that parcel at this time. Mayor Cansdale joined the discussion, and told Keysa that whatever Stan worked out with Bill Natalzia would be acceptable to the Mayor.

Joe Giallanza noted that Tooth Factory was still considering a parcel in the Industrial Park, and that he had also spoken with Keith McCoy, a Lancaster resident who owns a machine shop in Buffalo and is looking to expand.

The status of the M&T parking lot was discussed, with a notation that M&T owns about half of the present driveway, and that NYSDOT was planning to realign the driveway at 90 degrees slightly further west. Joe also noted M&T's interest in looking at another site in the CBD.

At 8:10 pm, Jim Everett moved to adjourn, seconded by Alan Kurtzman. President Giallanza suggested that we adjourn in memory of the thousands who died in the terrorists attacks on September 11, 2001 at the World Trade Center, at the Pentagon, and in the related plane crash in Pennsylvania. The motion was unanimously approved.

Respectfully submitted

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Alan Kurtzman, Acting Secretary