

**Minutes for the April 4, 2006 meeting of the Board of Directors of  
The Village of Lancaster Community Development Corporation**

A regular meeting of the Board of Directors was noticed for Tuesday, April 4, 2006 at 6:30 p.m. On that afternoon, directors were called by President Cansdale and told that the meeting location had been moved to Jeff Stribing's office on the second floor in the Municipal Building, 5423 Broadway, Lancaster, New York.

At 6:30 p.m., President William Cansdale convened the meeting. Present were directors Bill Cansdale, Bob Giza, Tom Kazmierczak, Alan Kurtzman, John Mikoley, Jeff Stribing, and Richard Young. Also present were consultants Mark Aquino and Stanley Keysa.

Jeff Stribing moved to approve the minutes of the meeting of March 7, 2006; his motion was seconded by Bob Giza, and unanimously approved.

Director Betty Aquila now joined the meeting.

Mark Aquino presented the financial reports, including vouchers for payment of checks #1037 to 1044. He noted that these included the last payment of \$2000 in settlement of the National Fuel claim. Jeff Stribing moved to approve the report and issue the checks, seconded by Bob Giza and unanimously approved.

In response to a question, Mark noted that panic hardware for an exterior door at 11 West Main had been ordered and should be installed this week.

Mark indicated that Ellicott Development was proceeding with its plans, and that a contract had been negotiated and signed for sale of vacant land west of the current Rite Aid building for \$30,000, asking that it be confirmed. Jeff Stribing moved and Alan Kurtzman seconded the motion to approve the contract with Ellicott Development. Stan Keysa noted that the new Public Authorities Accountability Act of 2005 would impose a 90 day delay and other restrictions on sales after the end of the current fiscal year (May 30, 2006), but that it should not affect this sale.

Mark also asked authorization to allow the Garden Club to use the area of the LVP Complex parking lot nearest Aurora and Pleasant Avenue West. Jeff Stribing moved to authorize, seconded by John Mikoley, and the motion was unanimously approved.

Under old business, Mark reported that he was negotiating a lease with Ellicott Development for vacant space in the LVP Complex which would run one year, although he expected actual occupancy might only be 7 months. He said Bill Paladino and Tom Fox had made a presentation of the new Rite Aid plans before the Planning Commission, which was favorable on condition that the treed area along Central Avenue remain, even if that meant that the parking area was slightly less than called for in the ordinance. Mark said he thought Ellicott Development wanted to start demolition on July 1<sup>st</sup>. It was suggested Mark call Paladino and ask demolition be delayed until after the July 4<sup>th</sup> celebrations.

Mark Aquino said that he spoke with Steve Metz who was still interested in the land on Commerce Parkway, but seemed confused as to the overlap. Stan Keysa explained to the directors how a old surveying error had created the problem, and of the reasons this property and

an adjacent parcel under the NYSEG distribution lines could not be sold as buildable parcels, but might be of interest to Metz for storage areas. Mark said he would set a time when he and Stan could meet with Metz to clarify the situation.

Mark reported that both Southtown Sports and Worldpoint had vacated their respective areas, and that the areas were generally clean. Stan asked if it would be possible to moved Inlighten into the Southtown Sports area so as to allow them use of the existing truck docks, while preserving the areas in the west face of the LVP Complex for retail uses. Mark said he would inquire.

President Cansdale reported that application had not been made for the NYS Main Street grant as several items were not in place, and it was felt submitting an incomplete application would hurt chances in future rounds. In particular, the design standards code was not complete, that there was a question of how to fund a grant manager (as this cannot be funded through the grant),


It was agreed that the long-term planning session would be held on April 25<sup>th</sup>, and that the annual meeting would be held on May 9<sup>th</sup>. Stan Keysa reminded the directors that nominations should be made at this meeting to be voted on at the annual meeting. President Cansdale said he intended to step down as President, although he would remain on the board, on which he serves *ex officio* as Mayor. After ascertaining that other officers were willing to continue to serve, Cansdale called for nominations. Dick Young nominated Jeff Stribing for President, a motion seconded by Bill Cansdale and unanimously approved. Young then moved to nominate Tom Kazmierczak as Vice President, a motion seconded by Bill Cansdale and unanimously approved. Bill Cansdale then moved to nominate Alan Kurtzman as Secretary, Betty Aquila as Treasurer, Stan Keysa as Assistant Secretary, and Tammy Derkovitz as Assistant Treasurer. This motion was seconded by Jeff Stribing and unanimously approved.

Discussion was had regarding replacing Jim Everett. It was the consensus that Jeff Stribing should approach certain candidates and report at the long term planning meeting, which is scheduled sufficiently far in advance of the annual meeting for notices to be timely mailed.

Stan Keysa asked for comments on the sixth alternate plan for CBD reconstruction which he had circulated on Monday. Dick Young commented favorably on the solution found to the grade differences. Discussion followed on specific points, with Stan noting that he had (on his own time) drawn a larger scale print to see how it might lay out, and that he was confident that a smaller parking garage could be designed which would hold 226 parking spaces without crossing the "esplanade" and without closing off access to the PAC warehouse. Stan suggested discussions with the Post Office regarding use under license of a portion of Post Office land at the base of the embankment which could facilitate such a driveway. Dick Young thought that would be feasible. Stan also reported a call he had received asking about the possibility of including senior housing. He will follow-up with the agency that expressed interest.

The meeting adjourned at approximately 7:50 p.m.

Respectfully submitted,



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Alan Kurtzman Secretary