

**Minutes for the May 8, 2006 Regular Meeting of the Directors of
The Village of Lancaster Community Development Corporation**

At 6:47 p.m., President Jeffrey Stribing convened a regular meeting of the Board of Directors following the 2006 annual meeting of the membership of the corporation in the Village Board Room on the second floor in the Municipal Building, 5423 Broadway, Lancaster, New York.

Present in addition to President Stribing were Mayor William Cansdale and Directors Thomas Kazmierczak, Alan Kurtzman, Jeffrey Stribing, and Richard Young. Also present were consultants Mark Aquino and Stanley Keysa, Village Board members Gary Ambrose, Kenneth O'Brien, Joseph Dennis Sr., Paul Maute and William Schroeder, Village Clerk Tammy Derkovitz, and Village Treasurer Michael Stegmeier.

Mayor Cansdale moved to approve the minutes of the meeting of April 6, 2006, seconded by Thomas Kazmierczak, and unanimously approved.

Mayor Cansdale moved to authorize issuance of checks #1045 to 1062 as recommended by Mark Aquino; the motion was seconded by Thomas Kazmierczak and unanimously approved.

Alan Kurtzman moved to notify M&T Bank to change the authorized second signature on checks from Mayor Cansdale to President Stribing; Alan's motion was seconded by Mayor Cansdale and unanimously approved.

Mark Aquino reviewed terms of a proposed lease with Ellicott Development Corp. for currently vacant space on the lower southwest portion of the LVP Complex. Ellicott will build-out the space as a retail drug store for short-term use by RiteAid while it demolishes and reconstructs the facility on the southwest corner of Central Avenue and Pleasant Avenue West. VLCDC will remain responsible for ice and snow control, but can back-bill Ellicott for its respective share.

Trustee Ed Meyer joined the meeting at 6:52 p.m.

Alan Kurtzman moved to authorize President Stribing to sign the lease with Ellicott Development; Mayor Cansdale seconded the motion; and it was unanimously approved.

Mark Aquino reported that he was still negotiating with the Metz brothers regarding sale of a strip on VLCDC land in the Village Industrial Park. Stan Keysa briefed Village Board members on the parcel and explained why it was not developable except as an addition to the lands occupied by Beauty Pools. Mark and Stan will meet later in the week to review remaining questions.

Aquino reported John Mikoley was attempting to market spaces recently vacated by Southtown Sports on the lower level of the LVP Complex and by World Point on the upper level.

Regarding the vacancy on the Board of Directors, President Stribing indicated he had spoken with County Legislator Kathy Konst, Executive Director of the Lancaster Area Chamber of Commerce, and had suggested that she or an interested member or staff person join the VLCDC board. Kathy was out-of-town today, but Jeff expected to talk to her soon.

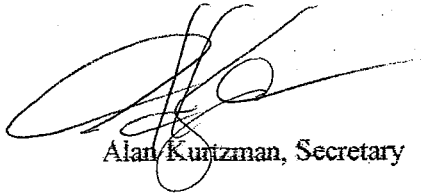
Mark Aquino reported that he had partially prepared a budget for adoption at the June meeting, and would resolve the last questions with President Stribing.

Dick Young asked whether there was a response from Town Assessor Fusco regarding the taxation of façade improvements. Stan Keysa said there was not, but noted that the period for filing senior exemptions had just ended, and said that he would approach her again. Dick said his taxes on the former Murphy's building had grown from \$1600 to \$10,000, and that he was concerned that investing \$200,000 in a new façade to facilitate the Fire Fighting Museum would add more still taxes. Stan Keysa explained some of the limits on the Assessor's discretion, as well as techniques that could be used to limit taxes, along with drawbacks to those techniques.

Discussions followed regarding President Stribing's desire to have volunteers for a number of committees, and to hold the strategic meeting in the morning. Directors agreed to next meet at the Dutch Mill at 8 a.m. on Wednesday, May 24, 2006.

At approximately 7:08 p.m., President Stribing moved to adjourn, seconded by Alan Kurtzman, and unanimously approved.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'Alan Kurtzman', written over a printed name.

Alan Kurtzman, Secretary