

## **Minutes for the July 12, 2006 Strategy Meeting of the Directors of The Village of Lancaster Community Development Corporation**

President Jeffrey Stribing convened a meeting of the Directors of the VLCDC at the Dutch Mill restaurant at 8:10 a.m. on July 12, 2006. Directors in attendance were President Stribing, Town Supervisor Bob Giza, Thomas Kazmierczak, John Mikoley, Richard Young and William Schutt. Also attending were consultants Mark Aquino and Stan Keysa.

President Stribing began by welcoming William Schutt as a new director, and introducing to him each of the others in attendance.

Tom Kazmierczak outlined some of the initiatives he is working on to create "Destination Lancaster." He said Lancaster Opera House is continuing its efforts to create "Christmasville" 2006. He reported that he had found another 40 animated characters that once graced the windows of AM&A's department store in Buffalo and was arranging their loan and repair. He also said the Buffalo-Niagara Convention and Tourist Bureau was planning to bring six busloads of tour agents for a familiarization tour on August 20<sup>th</sup>, to include a visit to the New York Store, the Broadway Deli, and a play at the Opera House. LOH is planning a theater school, using facilities at the Moose Club, Elks Club and PRZ Technologies. He hoped to eventually rent the space in the LVP Complex now being prepared as a temporary pharmacy during reconstruction of Rite Aid. The school could be funded by an NYS grant due in October 2007, and they are doing preplanning. The directors discussed having the Historical Museum open for the "fam tour."

Mark Aquino reported that Ellicott Development was moving forward with moving Rite Aid to temporary quarters in the LVP Complex, and that he expected to transfer the land west of the existing pharmacy shortly as soon as certain description details were resolved.

Jeff recounted for the benefit of Bill Schutt the history of the Village to redevelop the central business district, including preparation of a master plan, creation of the VLCDC, purchase of the former BOCES building, reconstruction of Central Avenue, and consideration of alternate CBD layouts. Jeff noted that the Village had recently looked at a transportation enhancement grant application, but found the grant-makers were looking at larger projects. He said the question before the VLCDC now was what steps were needed next, particularly as to finding financing. Stribing said he wanted to bring before the directors Sue Barnes, who writes grants for the Village, as well as a lawyer known by Mark Aquino who has expertise in residential housing projects. The meeting would be held at the Municipal Building on August 9<sup>th</sup> at 8 a.m.

Stan Keysa then presented an overview of the master plan, of criticism of the plan for dispersing the retail activities, and of changes which drove consideration of alternate plans for redevelopment of the CBD, especially the pressing need to establish a retail anchor (Save-A-Lot). He presented a large scale drawing of alternative #6, showing how the new RiteAid would relate on the north side of the LVP Complex, and of sketches of possible facades of the proposed southwest building. He said the concept is that most of the buildings will include retail on the ground floor, with offices or residences on the upper levels. These buildings will need elevators, and thus relatively large footprints to justify the costs. The facades should be designed to the proportions and details of specific time periods, but the interiors will be modern buildings with modern utilities and flexible layouts.

President Stribing then reviewed future meeting dates. It was agreed the next business meeting will be held July 26<sup>th</sup> at the Municipal Building at 8 a.m., and a strategy meeting on

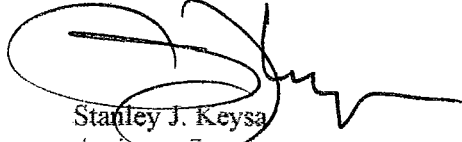
September 13<sup>th</sup> at the Municipal Building to which other interested bodies will be invited, including the Village Board, Town Board, Village Planning Commission, Historic District Commission, LIDA and Government Affairs Committee of the LACC.

The purpose of that meeting would be to review the ten year history of efforts to redevelop the CBD, and to seek comments on future plans in preparation to a public information session tentatively scheduled for October. That, in turn, would be intended to seek "buy-in" to the plans in expectation of making application for grants next spring.

Stan Keysa suggested that it may be necessary to budget funds for a professional presentation of both the history and the conceptual plans.

The meeting adjourned at 9:10 a. m., following which Stan and Jeff toured the CBD and inspected the work in progress for the temporary Rite Aid location in the LVP Complex.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Stanley J. Keysa', written over a large, stylized circular flourish.

Stanley J. Keysa  
Assistant Secretary

**Reminder: Next business meeting to be held July 26<sup>th</sup> at 8 a.m. at the Municipal Building.**