

Minutes for the July 26, 2006 Business Meeting of the Directors of The Village of Lancaster Community Development Corporation

Various Directors were present at 8:00 a.m. in the Board Room of the Village Municipal Building, 5423 Broadway on July 26, 2006, including President Jeffrey Stribing, William Schutt, John Mikoley and Thomas Kazmierczak. Also present were consultants Mark Aquino and Stan Keysa. As there was not a quorum present, Stan responded to an e-mail for Bill Schutt by suggesting the following VLCDC mission statement :

To recreate a traditional, mixed-use central business district attracting retail customers, offices and residents - "Destination Lancaster."

Mark Aquino reviewed aspects of the Treasurer's report and indicated that Fox & Co. would be coming in starting early next month to do the annual audit. He also reported that he and Stan would be going over the final documents for the sale to RiteAid, and that RiteAid had opened in the LVP Complex space yesterday. He expects Ellicott Development will begin demolition on August 3rd.

Mark reviewed the checks to be issued, noting that they include filing fees for a lawsuit in Supreme Court against Southtowns Sports, and to Susan King for deferred payment of a portion of her bill for survey work in the Village Industrial Park. She will be paid from proceeds of the pending sale of land to Ellicott Development to be added to the RiteAid site in the CBD. Mark is talking to David Rutecki of M&T Bank asking for a release of the mortgage lien which affects the sale to Ellicott Development.

John Mikoley asked about the loan taken from M&T for the strengthening of roof trusses in the LVP Complex. Mark said it had been for \$300,000, and that \$175,000 had been paid off. Based on earlier direction from the Board, he had held back \$125,000 as a cash reserve, which is costing about \$1000 a month, less several hundred in earned interest on the cash. After discussion, Mark said he would investigate whether the loan can be paid down but still be available as a line of credit if sudden future needs should present themselves.

John said he had identified a potential tenant for the space formerly occupied by World Pointe, and asked about available parking space in the lower lot. Stan said there were usually about 7 or 8 cars in that lot, leaving about 15 spaces for new tenants.

Mark suggested that the directors think about future tenants for the space temporarily being used by RiteAid, which it will vacate next July. A name of a potential tenant was given John to contact. At 8:33 a.m. Supervisor Bob Giza joined the meeting.

As there was now a quorum present, President Stribing formally convened the meeting. Bill Schutt moved to approve the Treasurer's report and authorize issuance of checks #1074 to #1092. His motion was seconded by John Mikoley and unanimously approved. Bill Schutt also moved to approve the minutes of the business meeting of June 27, 2006 and the strategy meeting of July 12, 2006. His motion was seconded by John Mikoley and unanimously approved.

At 8:35 a.m., Sue Barnes joined the meeting while Bob Giza was explaining the Town of Lancaster's plan for a bike path leading from a parking area in Como Park across the islands in Cayuga Creek to Lakeside Crescent, to Burwell Avenue, to Court Street, to Erie Street, to Walter Winter Drive to the former DL&W RR ROW and then east to Town Line Road. He will be

meeting with Mayor Cansdale and Town General Crew Chief Terrance McCracken at 10:30 a.m. today to discuss concerns expressed by some residents in the Village. At 8:39 a.m., Mayor William Cansdale joined the meeting.

Sue Barnes was then asked to explain the grant writing services she performs for the Village of Lancaster, and how they might relate to the VLCDC objectives. Sue reviewed the federal Transportation Enhancement Program (see attached handout) noting that it was a six year program, of which only the first year had been awarded. The next round should be announced this fall. This program provides 80% federal funding, and requires a 20% local match, which can be either cash or in-kind. Cash is preferred. Grants range from \$100,000 to \$2 million, meaning that there will be a big match needed. Also needed are renderings, schematics, solid budget figures and evidence that the local government has committed to the project (i.e., bond resolutions or more). The fund covers enhancements, but not the basic roadway - essentially the curb to building line features. She cautioned that the budget needed to consider inflation out to 2008-09, as there is no going back in case of overruns. The applicant will need letters of support from involved agencies such as the Village, or NYS DEC (if it affects Cayuga Creek). Thus far, grants have mostly been for trails or street scraping, but the administrators have asked for other types of projects in the next round.

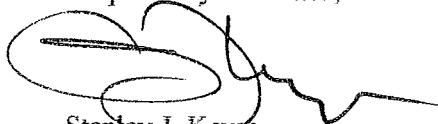
In response to various questions, Sue said that there are other grants for which the sewer or water lines for which the Village (not VLCDC) could apply, but it would need to comply with a consent order or solve a pollution problem or create jobs to qualify. Aid for residential development is unlikely. There might be grants for planning under the NYS Quality Communities program which could take the work which Stan Keysa has summarized and professionally raise it to a level suitable for public meetings or presentation to other grant-makers. She said NYS had delayed announcing the next round, but expects it this fall. It will help to have VLCDC partner with the Village and the Town.

Sue cautioned that she works as a consultant for the Village and would need authorization by the Village to write grants for VLCDC. Mayor Cansdale said he will arrange a joint meeting at an appropriate time, and asked that she work with Stan to get a better understanding of the planning process thus far.

Bill Schutt volunteered to work with Stan to professionally draw CBD alternative plan #6 to the standard of a preliminary site plan.

At 9:05 a.m., John Mikoley moved to adjourn; his motion was seconded by Bill Schutt and unanimously approved.

Respectfully submitted,



Stanley J. Keysa
Assistant Secretary

Reminder: Next meeting to be held August 9th at 8 a.m. at the Municipal Building to hear a consultant regarding the use of HUD funds by a 501-C-3 agency.