

**Minutes for the August 23, 2006 Business Meeting of the Directors of the  
Village of Lancaster Community Development Corporation**

At 8:05 a.m. President Jeffrey Stribing convened the meeting in the Board Room of the Village Municipal Building at 5423 Broadway, Lancaster, NY 14086. Those present included President Stribing, Village Mayor William Cansdale, Supervisor Robert Giza., John Mikoley, Alan Kurtzman & William Schutte. Also present was consultant Mark Aquino.

President Stribing reported that Betty Aquila had advised him that due to family and business reasons, she was resigning from the Board effective immediately. Motion to accept her resignation made by John Mikoley seconded by William Schutte. Motion unanimously approved. The Board will review potential candidates to fill the vacancy.

Motion by William Cansdale, seconded by John Mikoley to accept the minutes of the meeting of August 9, 2006. Motion passed unanimously approved.

Mark Aquino briefed Board on proposed new lease with Prime Asset Recovery for the former World Point Suite. We have agreed to paint, carpet and clean suite and tenant executes a 3 year lease at annual rents of \$15,300, \$15,600 and \$15,900 commencing October 1, 2006. Tenant was brought by John Mikoley. Motion by Alan Kurtzman, seconded by William Schutte to authorize President Stribing to execute lease. Motion unanimously approved with John Mikoley abstaining.

Motion by John Mikoley seconded by William Cansdale to authorize a one year lease extension with Arndt Asset Management at an annual rent of \$8,700 monthly \$725. Motion unanimously approved.

Mark Aquino advised Board that a new lease with Kaleida Health on a three year extension had been negotiated and signed by tenant at annual rents of \$24,300, \$25,020 and \$25,800 commencing 9/1/06 – 8/31/09. This now places all tenants in the complex with leases. Motion by John Mikoley seconded by Williams Schutte to authorize President Stribing to execute said lease. Motion unanimously approved.

Mark Aquino provided Board with update on Buffalo Thrills vacating space in the "middle of the night." Tenant was one month in arrears at time of termination and Aquino advised Board that other than the normal issues of landlord tenant, there really had been no indication that business was vacating space. Aquino received call from tenant after leaving who advised he had tried to make it work at the location but was overwhelmed and felt he needed to downsize. Aquino was directed by Board to attempt to recover the rents owed as Kurtzman advised Board that he believed the business was still active at a new location on Aurora Street. Aquino to pursue.

Aquino advised Board that Tom Kazmierczak had expressed a desire to rent the former Buffalo Thrills space for their workshop and Opera House. Further details to be worked out between Board and Opera House.

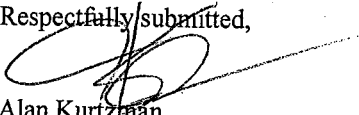
Aquino reported that Rite Aid demolition had commenced and that the closing had been delayed while Rite Aid finalizes sales tax exemptions with the IDA at their September meeting. The temporary space at the complex was being utilized well and no problems reported at this location.

Aquino advised Board he was waiting for a second quote for the appraisal of the land in the Industrial Park and once received was to get Metz's approval for payment and get work started.

Aquino reported he was having trouble arranging the audit with Fox and Company due to Art Traver's retirement but would get this worked out.

At 8:50 a.m. motion by John Mikoley to adjourn the meeting, seconded by William Schutte. Motion unanimously approved. **The next meeting will be on September 13, 2006 at 8:00a.m. with Attorney Norman Bennett present to discuss federal tax credits and their possible application to housing in the CDB.**

Respectfully submitted,

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

Alan Kurtzman  
Secretary