

## **Minutes for the September 27, 2006 Meeting of the Directors of The Village of Lancaster Community Development Corporation**

At 8:10 a.m. on September 27, 2006, President Jeffrey Stribing convened a meeting of the VLCDC Board of Directors in the Board Room of the Village Municipal Building, 5423 Broadway. Others present included Alan Kurtzman, John Mikoley, and Mayor William Cansdale. Director William Schutt participated by speaker phone. Also present were consultants Mark Aquino and Stanley J. Keysa.

Mark Aquino had previously distributed minutes of the business meeting held August 23, 2006, and reviewed for those present the financial reports, noting that the checks for payment included routine items, and that there was about \$125,000 in the savings account. He also noted that there would be a need to appoint a new treasurer at the next meeting to replace Betty Aquila.

Upon convening, Mayor Cansdale moved to approve the minutes of August 23, 2006 and those of September 13, 2006. John Mikoley seconded the motion, which was unanimously approved.

Mayor Cansdale then moved to accept the Treasurer's report and to authorize issuance of checks numbered 1001 to 1115, totaling \$26,915.46. His motion was seconded by Alan Kurtzman and unanimously approved.

John Mikoley then moved to adjourn the formal meeting; his motion was seconded by Mayor Cansdale and unanimously approved. At that point, phone connection with William Schutt was terminated.

The Directors and consultants present continued general discussions, including the need to select a Treasurer at the next meeting, the need to convene a membership meeting to select a replacement for Betty Aquila, and of the need to have an email reminder sent to Directors shortly before each meeting. Jeff Stribing circulated a sheet to those present asking for various contact information, which Stan Keysa promised to incorporate in a listing of directors, members and consultants.

Jeff also spoke of a timeline for future presentations to the Village Board, Planning Commission and Historic District Commission. Consensus was that VLCDC should identify and invite three or four experienced developers to make presentations to a joint meeting of the boards sometime in November, after the general elections are over.

It was agreed the developers should be briefed on the history of the CBD, the study done by Peter J. Smith & Co., the report on historic aspects, Stan's memo on alternate layouts which have been considered, and the sketch of the sixth alternative now being prepared by Bill Schutt. Thereafter, the developers would be asked their thoughts as to whether the concept is feasible, explain any concerns they had with the concept or its marketability, and what steps they would want taken to ensure the plan's success. In the meantime, Jeff will prepare a report on the achievements of the VLCDC, measuring those achievements against a roadmap developed six years ago, as a way of briefing the Village Trustees and other board members.

Regarding the Treasurer, John Mikoley agreed to so serve if elected at the next meeting.

Mark Aquino then reported on business items included on the agenda. Prime Assets is expected to move in November 1<sup>st</sup>, and they are already painting the area. Mark is awaiting the quotation for the appraisal of land on Commerce Parkway, which he will then transmit to Steve Metz, and will ask for a check to cover the appraisal. The Lancaster Opera House has expressed interesting the Buffalo Thrills space, and it was the consensus that they would bring a compatible use to the CBD. The Depew-Lancaster Little League is interested in the space vacated by Southtown Sports, and Mark thought that a good interim use. Eventually, he would like to move the print shop over, freeing more space for retail in the southwest corner of the building. That might be a site for a Family Dollar once RiteAid moves to its new store.

Mark reported that Fox & Co had started the audit, and that he had started a lawsuit against Southtown Sports for \$28,000, and was awaiting an answer. If none is received, he will file for a default judgment.

Discussion followed as to potential prospects for the vacant director's position. Jeff will contact those suggested to determine whether any are interested in serving.

Tom Kazmierczak joined the meeting at 8:42 a.m.

Jeff displayed a drawing of the Bank of <sup>AK<sub>2006</sub></sup> Alden structures proposed for the southeast corner of Walden and Central. The existing buildings would be reduced to one story each, with the house being converted into a drive-thru teller. It was noted that VLCDC has no direct say in the proposal, but several expressed concern that the traffic outlet onto Central Avenue would be quite dangerous, as the near-zero-setback would block vision of pedestrians, and existing traffic would conflict with several lanes of cars waiting to get through the signal at Walden. Jeff said he would share the thoughts with Peter Forrestal at the bank.

Tom Kazmierczak briefed the board on the Opera House plans for "Christmasville." He was pleased with support from the Buffalo-Niagara Convention & Visitors Bureau, and said they were already scheduling bus tours to stop at the Opera House for the post-Christmas period. Tours scheduled before Christmas have already been booked, so it is a matter of inserting a stop between visits to the Basilica, the Christmas Store and dinner at Salvatore's. Tom said LOH had now secured most of the animated displays formerly shown at AM&A's main store in downtown Buffalo, and were working on repairs in the east end of the lower level at the LVP Complex.

The informal portion of the meeting ended shortly after 9:00 a.m. The next VLCDC meeting will be held on **Wednesday, October 11, 2006 at 8 a.m.** at the **Municipal Building Board Room.**

Respectfully submitted,

  
Alan Kutzman  
Secretary