

**Minutes for the December 06, 2006 Regular Meeting of the Directors of  
The Village of Lancaster Community Development Corporation**

A regular meeting of the board of Directors of The Village of Lancaster Community Development Corporation was noticed to be held at 8 a.m. on Wednesday, December 6, 2006 at the Village Board Room on the second floor of the Municipal Building, 5423 Broadway, Lancaster, New York.

At 8:09 a.m., a quorum being present, President Jeffrey Stribing convened the meeting. Present, in addition to Mr. Stribing, were Directors William Cansdale, Robert Giza, Thomas Kazmierczak, Alan Kurtzman, Joseph Maciejewski, John Mikoley, William Schutt and Richard Young, as well as consultants Mark Aquino and Stan Keysa.

President Stribing welcomed Joseph Maciejewski as a new director.

Stribing then asked if there were any corrections to the minutes of the meeting of November 22, 2006. There being none, William Schutt moved to approve, seconded by Joseph Maciejewski, and the motion was unanimously approved.

Jeff then noted he had attended a seminar with Village Clerk Tammy Derkovitz and grant-writer Sue Barnes hosted by the NYS Department of Housing and Community Renewal. While there are a number of grants programs available, Jeff focused on the Main Street program, for which applications will be due in March 2007. He said the Village would be applying, and noted that grants are awarded based on a points system. This round, more points are being assigned for residential units, as well as for facade work. Jeff said he would copy and distribute the materials describing the grant. Again, the recipients will be expected to match the grant funds.

Mark Aquino then distributed financial reports and copies of the draft audit. The checks include work on the HVAC units at 11 West Main Street, which were originally installed about 1971. Mark also noted that the roof has lived out its life-expectancy, and will need to be replaced in the near future.

Joe Maciejewski asked if FEMA aid had been sought. Mark replied that the repairs were relatively minor, that FEMA requires rejection first by the insurance carrier, and that the amount wasn't worth the hassle of applying for federal aid.

Mayor Cansdale then moved to approve issuance of checks #1142 through 1151; his motion was seconded by William Schutt and unanimously approved.

President Stribing noted that minutes of the special meeting of membership held on November 27, 200-6 had also been distributed. Supervisor Giza moved to approve those minutes, seconded by Mayor Cansdale, and the motion was unanimously approved.

There being no resolutions prefiled, the meeting turned to the audit reports. Fox & Co. had confirmed that it would send a representative, but no one from the firm attended, so

consideration of the audit was tabled. Mark asked for authority to request an extension of time to file from the NYS Attorney General's Office of Charitable Registrations. Joe Maciejewski moved to so authorize, seconded by Tom Kazmierczak, and the motion was unanimously approved.

John Mikoley questioned the difference in showing reimbursement for the electric charges from 2005 to 2006. Mark replied that the figures for 2006 were correct, but could not explain while the auditor had shown none for 2005.

President Stribing then noted that an audit committee had been, chaired by Richard Young, to which had also been appointed Mike Stegmeier (Treasurer of the Village of Lancaster) and David Brown (Director of Finance and Administration of the Town of Lancaster). Stribing now appointed Joe Maciejewski to this committee. John Mikoley moved to refer the draft audit to the audit committee for review and report back; Bob Giza seconded, and the motion was unanimously approved.

Stan Keysa reminded the board of the need for several other items to be addressed per the By-Laws, including establishment of a web site to which would be posted the incorporation papers, the current By-Laws, a list of all directors and officers, a list of real property owned by the corporation, and policy decisions, as adopted. Mayor Cansdale said that the Village was working on updating its web site, on which the VLCDC could share a link, and that he would speak to Peter Herr about the VLCDC needs.

President Stribing congratulated Tom Kazmierczak on the great publicity generated by Tom's "Christmasville" concept. Coverage included articles in both the Buffalo News and Business First, as well as in the electronic media. Businesses such as the New York Store noted hundreds of people have been strolling around the central business district – and making purchases. Stan noted that the Cayuga District of the Boy Scouts had held a fund-raiser at the Opera House, which included what had been planned as a dress-rehearsal. It was well received, and the scouts are already talking about doing it again next year. Tom noted that many busses had been coming but that, unfortunately some tour operators failed to call in advance. Eddy Ryan's was unable to handle two unannounced busses when it only had two employees on hand. Tom also suggested that we consider creating an old-style food market with stalls, etc. for the future. He spoke to Mark about the need for secured storage for Opera House properties (other than for the AM&A's miniatures) starting in January. He aid that there were many more animated miniatures which were not placed on display this year, so that the windows can be different each year. Tom left the meeting at 8:30 a.m.

Mark reported that he and Jeff would be meeting this coming week with Family Dollar. Discussion followed on marketing the remaining space in the LVP Complex. John Mikoley reported the Wesleyan Church was interested in renting the Rite Aid space for the next couple of years until they built a new church in the area, but that they would need 8000 to 10,000sf. Mark noted that he could possible move the printer. Discussion followed as to whether the church would be the best use of the space, or whether it would be better to focus on retail. The consensus was that retail is what is needed.

Stan Keysa noted that a place of assembly would probably require some changes to the structure, including a sprinkler system.

Mayor Cansdale asked Stan about his earlier studies of the mix needed for a successful CBD, and Stan noted his observations from trips made in the spring of 2001 to places like Skaneateles, Saratoga Springs and elsewhere. Generally, food or drink establishments (including restaurants, delis, bars, bakeries, candy stores, etc.) constituted 35% to 50% of the establishments, with the lower percentage prevailing in the more upscale CBDs. Mayor Cansdale then noted Dick Young's constant call for a vision, and suggested a "retreat" in January to focus on delineating the types of businesses to be sought.

John Mikoley noted he had another prospect, Denis Bamberg, a client of the printer, who is seeking 900-1000 sf from which to resell costumes from Broadway plays. Several suggested he look at a storefront on West Main Street to emphasize the retail use. Mark will talk to Tom about sharing the space formerly used by Buffalo Thrills.

Bill Schutt reported he had just received the TVGA report on the structure of the LVP Complex, and would be reviewing that report before drafting an RFP to seek proposals to add an additional story on West Main Street for residential uses.


Bob Giza expressed concern over the grade separation at the new Rite Aid Store. Stan Keysa said he had brought it to Jeff Simme's attention, and that the plans called for a "fence as required by local code." Stan said Jeff was to contact Carl Paladino about making a proposal to the Historic District and Planning Commissions. Mayor Cansdale suggested that Jeff Stribing follow-up with Paladino today.

Bob Giza also reported that the LIDA was looking at a request from the Fire Museum for funding to aid in changing the facade, hoping to create an attraction to draw visitors to the CBD. Discussion followed regarding the need for more retail, with Mark expressing his belief that the foot traffic this holiday season will help attract retailers.

Joe Maciejewski asked about the plans for the Town Building Department and Bob Giza reviewed possibilities. Joe also asked about the former M&T Bank, which John Mikoley reported was owned by Bob Nuchereno. John said he understood the owner had an unknown buyer, and expected a closing in about a month.

The directors agreed the next meeting will be held on **Wednesday, January 3rd, at 8:00 a.m. the Village Board Room** of the Municipal Building. At 9:06 a.m., John Mikoley moved to adjourn the meeting, seconded by Alan Kurtzman, and unanimously approved.

Respectfully submitted,



Alan Kurtzman, Secretary