

Minutes for the February 7, 2007 Meeting of the Directors of The Village of Lancaster Community Development Corporation

At 8:07 a.m. on February 7, 2007, President Jeff Stribing convened a meeting of the VLCDC Board of Directors in the Board Room of the Village Municipal Building, 5423 Broadway. Others present included Mayor Bill Cansdale, Alan Kurtzman, John Mikoley, and William Schutt. Also present was consultant Stanley J. Keysa.

Bill Schutt moved to approve the minutes of the meeting of January 3, 2007 which had previously been mailed to all by Stan Keysa; his motion was seconded by Bill Cansdale and unanimously approved.

John Mikoley presented the Treasurer's report, which includes the proposed payment of checks 1164 to 1177 for \$28,183.63. Stan Keysa said he had not yet submitted a bill for January as his hours were low due to his surgery, and suggested that the usual rate of \$600 per month be reduced to \$300 for January. This was referred to the finance committee.

Consultant Mark Aquino joined the meeting at 8:10 a.m.

Mayor Cansdale then moved to approve the treasurer's report and issues the checks as proposed; his motion was seconded by Bill Schutt and unanimously approved.

At 8:11 a.m., Dick Young joined the meeting.

Mark Aquino then reviewed the status of various leases at the LVP Complex, requesting authority to sign a lease renewal with Michael Dwan at an increase of \$30 per month. John Mikoley moved to authorize the lease, seconded by Bill Cansdale and unanimously approved.

Mark indicated he was negotiating with a silk-screen printer for space on the lower level. The tenant would make his own improvements. Mark hopes to have this ready for the next meeting. Stan Keysa asked if there would be VOCs or objectionable odors, and Mark said he would check into it. Jeff Stribing asked if there would be double drywall partition walls, and Mark said he would check that also. He continued by saying that Tom Kazmierczak was looking at three bays for storage of the Christmasville materials, asking the board for a suggested pricing, and noting that Metz currently pays \$300 per year for storage in one bay. Discussion followed on this and whether Family Dollar was still interested or whether it would be better to seek to demolish the south wing.

At 8:18, Joe Maciejewski joined the meeting.

Mark Aquino noted that the Lancaster Opera House was still concerned over the cost of utilities for the Buffalo Thrills space, and Jeff suggested that Mark seek a counter-offer. Mark said the Arndt Management lease was up in August, and that Arndt was considering renewal, moving to the Buffalo Thrills space (if LOH does not take it), or relocating.

Regarding the Industrial Park, Jeff noted a party was looking at the Sherex site, and that Tony Piccone was looking at the Bayford building. Stan Keysa noted contact from Dennis Czarnecki, who was looking to expand his building to the north. His architect noted the existing

building was located close to the line with NYSEG (at the west), and could not find a copy of any variance. Tammy Derkovitz could find no record, so it is likely that Czarnecki will need to apply to the Zoning Board of Appeals. Stan also reminded the board that any site plan needed also be approved by a committee of the VLCDC.

Mark Aquino reported he was still looking at refinancing, but had not settled on a course of action as yet. He said he was awaiting formal paperwork from the Town of Lancaster for its lease on West Main Street. Buffalo Thrills has been served. He has had negotiations with he attorney for Southtown Sports, who will pay \$2700 back rent while discussions continue on the pass-through utility bills.

Regarding future planning, Bill Schutt indicated that he had drafted a master agreement and that task one attached thereto would be for preparation of plans and specifications to demolish the south wing of the LVP Complex for \$24,000.

Joe Maciejewski asked whether VLCDC needed to seek competitive bids for the engineering work. Stan Keysa noted that professional services generally do not require such bids unless federal funds are being used, but that the Public Authorities Accountability Act of 2005 may have changed that rule. Stan also raised the question whether VLCDC could employ Bill's firm if Bill continued to serve on the board. Stan Keysa said that he thought it would probably be a conflict of interest, but thought that the Village itself could contract with WSA, if it were so inclined. Further discussion followed.

Bill Schutt noted that he was willing to resign, if needed, and Joe Maciejewski reminded all that Bill Schutt had been invited to join the board for his valuable expertise. Jeff Stribing decided the board would not act on this matter until the conflict and bidding issues were clarified. Review of the master agreement continued. Bill said he had not included an estimate for adding apartments on West Main Street, and questioned whether the footers could support such an addition. Stan noted that Dan Baccari, an architect, had previously opined that they could. It was agreed that Bill needs to add to the task investigation of the useful life of the building, and the capacity of the structure to accept another story.

Jeff asked Stan to investigate and report back on the questions of conflict of interest, and on the need for competitive bidding in light of changes in the law.

Discussion followed on whether VLCDC should attempt to develop the building, or merely put it out for proposals from private developers. Mayor Cansdale reminded everyone that the eventual goal is to have the entire CBD back on the tax rolls. Stan noted that the board will need to have a strong idea of how they want the central business district to look if they seek a private developer, or risk another Harvest-the-Best. He suggested a meeting with Nick Monafó, Executive Director of the Lackawanna Community Development Corporation, as that group has taken a number of buildings, renovated them and sold them to private owners.

President Stribing noted that there had been a meeting on Monday evening regarding putting in another application under New York State's Main Street program. There were several categories of aid, including façade improvements, interior renovations with grants up to \$50,000, anchor grants, and streetscape grants. Application is due March 26th, and Sue Barnes is working on it. One question is how the grant will be administered. The state's selection process will probably be complete by July or August, with contracts signed by September or October.

Mayor Cansdale noted that he was concerned whether there might be conflicts with applying for aid for CBD property owners who have volunteered to serve on the board, noting that the applicant had to be a non-for-profit organization. He said that 5 of 9 potential properties had indicated interest so far, and discussed which and for what.

In other matters, Jeff Stribing said the Bank of Akron had been approved by the Village Planning Commission for a site at the southeast corner of Walden and Central, and was investigating the foundations of the two existing structures for reuse.

A proposal from Fox & Co. to be retained for future audit services was referred to Mark Aquino to review. Stan reminded the board that the PAAA required supervising partners be changed after three years. It was noted that Art Traver had previously been assigned VLCDC, and that Jim Parkes had supervised this year.

At 9:15 a.m., John Mikoley moved to adjourn, seconded by Alan Kurtzman, and unanimously approved.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'Alan Kurtzman', written in a cursive style.

Alan Kurtzman
Secretary