

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

At 8:05 a.m. on March 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 Joseph Maciejewski, John Mikoley, William Schutt and Richard Young. Also present were consultants Mark Aquino and Stanley J. Keysa.

President Stribing distributed folders including copies of the By-Laws.

Joseph Maciejewski moved to approve the minutes of the meeting of February 7, 2007 which had been mailed by Stan Keysa; his motion was seconded by Richard Young, and unanimously approved.

Supervisor Robert Giza joined the meeting at 8:06 a.m.

John Mikoley presented the Treasurers report, and recommended approval of checks 1178 through 1189 for a total of \$28,223.90. Mark Aquino noted that they were for "standard" items. Bill Schutt then moved to approve,. His motion was seconded by Dick Young and unanimously approved.

Mark Aquino then reported that Matt Murphy, who does business as Advantage Industries, Inc., is interested in the lower rear storage space, as he is downsizing. He has already cleaned out the area, and they are speaking about \$450 per month and electric. Murphy will improve the leased area, which should not affect that sought by LOH or the printer.

Alan Kurtzman joined the meeting at 8:09 a.m., followed by Mayor Cansdale at 8:10.

Bill Schutt then moved to authorize a lease with Murphy on the terms noted; his motion was seconded by Joe Maciejewski and unanimously approved.

Regarding the audit, Mark recommended staying with Fox & Co., noting the firm had some difficulty when Art Traver retired, but were getting things in order. Joe Maciejewski suggested that Mark get two more quotes.

Thomas Kazmierczak joined the meeting at 8:13 a.m.

Regarding the west wing on West Main Street, Mark told Tom that NYSEG reported the electrical bill averaged \$175 per month.

Mark reported Rite Aid had opened the new store on March 1st, and that he had been approached by a bounce house operator, which needs at 20' high ceiling. Mark is investigating. Stan Keysa noted that the building had no alarm system or sprinkler system and questioned whether those would not be necessary for an activity such as a bounce house. Mayor Cansdale reported that he had spoken with Ken Swanekamp, Erie County Director of Business Assistance, and that Erie County was interested in helping to tear down the southwest wing of the building.

President Stribing noted there was still one lot available in the Village Industrial Park -

Jeff indicated that he had been contacted by a surveyor doing work for Czarnecki, who reported major problems with the existing descriptions. Stan Keysa noted that the problems had been noted earlier, and had apparently been resolved by Phil Frandina, a licensed engineer and surveyor associated with Don Gallo. He said the problem dated back 25 years to the survey of the first part of the park, in which Krehbiel Associates which mislocated the east boundary by about 20 feet. Gallo used that as the starting point for his plans for Commerce Parkway, resulting in the barrier near Walter Winter Drive being about 14 feet onto lands of Gary Schaff. Stan thought it unwise to bring in a new surveyor at this point, as at least four surveyors had already been involved, and that each new surveyor was likely to come up with somewhat different measurements.

Jeff then noted that Dick Young had brought in a copy of NYS Constitution Article XVI section 6, and asked that Stan and Mark reviewed whether there had been implementing legislation. Jeff reminded everyone that the next meeting would be on **Wednesday, April 4th at 8:00 a.m. in the Village Municipal Building.**

At 9:06 a.m., Richard Young moved to adjourn, seconded by Bob Giza, and the motion was unanimously approved.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'AK', with a long horizontal stroke extending to the right.

Alan Kurtzman
Secretary