

## **Minutes for the May 2, 2007 Meeting of the Directors of The Village of Lancaster Community Development Corporation**

President Jeff Stribing convened a meeting of the VLCDC Board of Directors in the Board Room of the Village Municipal Building, 5423 Broadway at 8:05 a.m. on May 2, 2007. Robert Giza, Thomas Kazmierczak, Alan Kurtzman, Joseph Maciejewski and John Mikoley, were present, as were consultants Mark Aquino and Stanley J. Keysa.

Tom Kazmierczak moved to approve the minutes of the meeting of April 5, 2007 which had previously been mailed to all by Stan Keysa; his motion was seconded by Supervisor Giza, and unanimously approved.

John Mikoley presented the Treasurer's report, and recommended approval of checks 1202 through 1218 for a total of \$26,844.02. Mark Aquino noted that they were for "standard" items, but also included about half of the cost of repairs to the LVP Complex roof, fees to grantwriter Jean O'Connell and the cost of an ad in the Bee. Bob Giza then moved to approve; his motion was seconded by Joseph Maciejewski and unanimously approved.

Mark Aquino reported he is awaiting quotes for auditing services from Dresser & Malecki and should have those for the May 14<sup>th</sup> Annual Meeting.

Regarding The Village Industrial Park, Stan Keysa noted that there was still one lot to sell. He also noted that he had attended the Area Managers meeting at the ECIDA, and that the Buffalo Niagara Enterprise planned a web site to be up in June listing all industrial and commercial properties. John Mikoley offered to list the property on the Pyramid web site *gratis*.

Jeff noted that he had some job counts in the industrial park already and was awaiting other. Stan noted that HUD had been auditing Erie County allocations, and had specifically questioned the grant to the Village of Lancaster as jobs had not developed at the rate expected.

Mark Aquino reported that he had a pretrial conference with Southtown Sports, and expects to work something out. He expects to have Buffalo Thrills served this week.

Jeff does not expect a Main Street grant decision until the end of July. Stan Keysa said that he had taken eighteen photos of West Main Street Sunday morning for Jeff's files.

Regarding the request for proposal (RFP) for engineering services to evaluate the potential of the LVP Complex, Mark said an ad in the Lancaster Bee brought only one bid, from Wm Schutt & Associates for \$28,700. He distributed the scope of services for review. Joe Maciejewski moved to authorize Jeff Stribing to sign the agreement, seconded by Bob Giza. On the question, it was asked whether the scope included analysis of the cost of demolition. Mark said he would try to have that included by Bill Schutt. Jeff said he would discuss the bid with Ken Swanekamp of Erie County Office of Business Assistance to see what part they could cover by a grant. John Mikoley then moved to table consideration of the bid until the next regular meeting, to follow the Annual Meeting of Membership to be held in the Village Hall auditorium on May 14<sup>th</sup> at 7:30 p.m.; his motion was seconded by Bob Giza and unanimously approved.

Stan Keysa noted there was no nomination for a vacancy on the board. Jeff Stribing will contact the editor of the Lancaster Bee for an article to solicit interest from the public.

Mark said the Lancaster Opera House expressed interest in renting the space previously occupied by Buffalo Thrills on a month to month basis Alan Kurtzman made a motion to accept the LOH offer for approximately 1500sf, with LOH paying rent plus its own utilities; motion was seconded by Joe Maciejewski and unanimously approved. Mark will draft a lease.

Jeff noted that Erie County DEP has furnished a map of the historic district including the central business district (CBD) showing the property boundaries and section-block-lot (SBL) numbers. He is asking to have similar maps made of the entire village on which to overlay the zoning maps, so as to clarify the actual location of the various zones.

Discussion followed regarding maintenance of the various parking lots, with suggestion that Jeff talk to Mayor Cansdale about the earlier proposal to lease the lot south of West Main Street and another lot off Central Avenue to the Village for maintenance and insurance purposes.

John Mikoley noted that the Moose building on Broadway was for sale; discussion followed as to possible reuses of the building.

Joe Maciejewski brought up the possibility that a new board at the Lancaster Central School District might be willing to reconsider its withdrawal from the Tax Law section 485 (b) exemptions for improvements to commercial buildings.

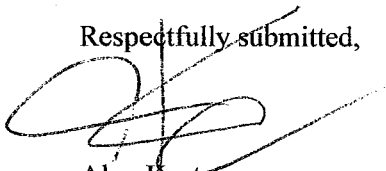
Jeff Stribing discussed the disordering look of the dumpsters for Save-a-Lot; Stan Keysa noted that plans had been prepared to relocate the dumpsters once work was finished on the Rite Aid store. He will get a copy of the plan to Jeff and Mark. It was also noted that Eddy Ryan's needed a building permit for a patio on the north side, adjacent to the Rite Aid parking lot. It is held up for now by a dispute with Ellicott Development as to the scope of work.

Jeff mentioned the "walk the Village" program which has received New York State funding through Senator Volker's office. Jeff's wife, Kimberly, has been working on this, and he expects a brochure to be printed in June. Stan noted the Landmark Society of the Niagara Frontier luncheon on Friday, and Jeff asked that he make reservations for both to attend.

Tom Kazmierczak noted that LOH would be holding a fund-raiser on November 17<sup>th</sup> as its kick-off for Christmasville. He indicated that LOH has been contacted by bus tour operators as part of an all-day tour which includes shopping at Eastern Hills and a dinner.

Bob Giza moved to adjourn at 9:02 a.m., seconded by John Mikoley, and unanimously approved.

Respectfully submitted,



Alan Kurtzman,  
Secretary