

**Minutes for the August 1, 2007 meeting of the Directors of
The Village of Lancaster Community Development Corporation**

At 8:04 a.m. on August 1, 2007, President Jeffrey Stribing determined that a quorum was present and convened the meeting of the directors in the board room of the Municipal Building, 5423 Broadway, Lancaster, New York. Also present were Directors William Cansdale, Robert Giza, Joseph Maciejewski, John Mikoley, and Richard Young, as well as consultants Mark Aquino and Stanley Keysa.

Mayor Cansdale moved to approve the minutes of the regular meeting held July 11, 2007; his motion was seconded by Dick Young and unanimously approved.

John Mikoley presented the treasurer's report, and recommended approval of the issuance of checks #1247-1257 in amount of \$13,352.84. Mayor Cansdale then moved approval of the treasurer's report, seconded by Joe Maciejewski and unanimously approved.

Mark Aquino shared a proposed budget for 2007-08, indicating that it was a "worst case" scenario, which could be improved in various vacant spaces were rented. He also suggested looking at paying off a portion of the second M&T loan to lower interest payments, although that would leave a smaller reserve of cash. He said he plans to go over the draft budget with auditor Tom Malecki tomorrow.

At 8:08 a.m., Bob Giza joined the meeting, as did William Schutt and Dale Larson of WSA.
At 8:13 a.m., Tom Kazmierczak also joined the meeting.

Mark Aquino reviewed the status of various tenants, including Arndt Asset, which had vacated the previous day for space in Williamsville. Following discussion, Joe Maciejewski moved to apply the security deposit to the August rent, and to authorize Mark to refund a portion should the space be rented and occupied before the end of August. His motion was seconded by Supervisor Giza and unanimously approved.

Mark reported that the parties had met with the Judge regarding Southtown Sports, and he was hopeful a settlement could be reached.

Mark reported he had answered the lawsuit by Harry Konst, and reviewed what his investigation (and that by Stan Keysa) had revealed. John Mikoley noted that an attorney can be a broker, but needed to be registered, but that Konst was not. Mark said Joe Giallanza had been served yesterday, and discussion followed as to the provisions of the By-Laws regarding provision of representation of officers and directors by the VLCDC.. Mark plans to discuss the lawsuit with Peerless Insurance.

Jeff Stribing said he expects to hear a decision on the NYS Main Street grant application within the next week.

Mark said he plans to list the various vacant spaces (Arndt Asset Management, Southtown Sports, Rite Aid and lower level storage) on the internet, and possibly in a Buffalo News ad.


President Stribing then invited Bill Schutt and Dale Larson to review in a preliminary fashion the results of the WSA investigation of the LVP Complex. They indicated that there were a number of concerns, and that they would have a draft report ready for the next meeting. They were asked to detail any immediate concerns to Mark Aquino, so those could be expeditiously remediated.

The directors agreed that the next meeting would be held on **September 1, 2007 at 8 a.m. in the Municipal Building Board Room.**

A follow-up meeting with the **VLCDL membership** will be scheduled for **September 18, 2007 at 7 p.m. at 11 West Main Street.**

At 8:48 a.m., Dick Young moved to adjourn, seconded by Joe Maciejewski and unanimously approved.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Stanley Jay Keysa', with a large, stylized initial 'S'.

Stanley Jay Keysa, Assistant Secretary