

Minutes for the September 5, 2007 meeting of the Directors of The Village of Lancaster Community Development Corporation

At 8:05 a.m. on September 5, 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, Alan Kurtzman, Joseph Maciejewski, Craigg McRae, John Mikoley, and Richard Young, as well as consultants Mark Aquino and Stanley Keysa.

Joe Maciejewski moved to approve the minutes of the regular meeting held August 1, 2007; his motion was seconded by John Mikoley and unanimously approved.

John Mikoley presented the treasurer's report, and recommended approval of the issuance of checks #1258-1268 in amount of \$26,743.93. Mayor Cansdale then moved approval of the treasurer's report, seconded by Craigg McRae and unanimously approved.

Tom Kazmierczak joined the meeting at 8:07 a.m.

Mark Aquino went over the budget for 2007-08, indicating that it showed a \$21,000 negative cash flow which could be improved in various vacant spaces were rented. Dick Young thought we needed to hear the WSA report on the building before approving a budget. Tom Kazmierczak thought that a negative budget adds to the argument that the building ought be torn down. Discussion followed on various issues in the budget, culminating in a motion by Joe Maciejewski to transfer \$21,235.30 from savings to balance the budget and otherwise approve the budget as presented. His motion was seconded by Thomas Kazmierczak and unanimously approved.

Regarding the audit, Mark indicated that there had been a delay in getting items needed from Fox & Co. to Drescher and Malecki, but that the auditors will meet with the board in October.

Mark also reported that PPI (printing) was looking to expand into the space most recently occupied by Rite Aid, and had offered \$500 per month. Mark said his is less than the rate usually charged, but the area is also likely to be among the first areas to be removed if plans go forward to demolish part of the building. PPI would be responsible for its own utilities.

Mark reported that the Southtown Sports lawsuit was still in court, and it had made an offer which he thought too low to be accepted. On the Konst lawsuit, he said he had submitted an answer and was awaiting a reply. He is still investigating whether the errors and omissions carrier will defend; he circulated a negative reply from Peerless, but said that was expected, as Peerless was the liability carrier.

Jeff Stribing reported that the Main Street grant application had again been rejected by New York State, saying that he will meet with the grant writer to review why it was not approved.

Mark Aquino briefly reviewed the vacant spaces in the LVP Complex and efforts to fill those.

Jeff Stribing indicated he had met with Mayor Cansdale to discuss an extensive job creation, income and employment survey being asked of the Village by the Erie County Regional Development Corporation to help defend its past support and grants. The scope would exceed

staff time available . The Village has proposed paying VLCDC \$5000 to hire a private contractor to conduct this survey. Mayor Cansdale moved to authorize President Stribing to enter such agreement with the Village and to hire an individual as private contractor to conduct the survey. His motion was seconded by Craig McRae, and unanimously approved.

Jeff also discussed the idea of placing an ad in a Business First issue dealing with economic development to highlight the Village Industrial Park as well as the downtown area. A full-page ad would cost \$2500, and will only feature 14 advertisers. It was suggested he explore partnering with LIDA or the Lancaster Area Chamber of Commerce and report back.

Joe Maciejewski left at 8:45 a.m.

Stan Keysa reported that the Village Board had authorized acceptance of leases on the two CBD parking lots. There is no rent, but the Village accepts maintenance responsibility. He also noted that Magavern, Magavern & Grimm had submitted a bill of about \$2600 for work defending a lawsuit by Wilson Environmental dating to the expansion of the Village Industrial Park. While the lawsuit is not fully resolved, there has been no activity for three years. The bill will be included in next month's Treasurer's presentation.

Bill Schutt was then asked to address the board. With him were Dale Larson and architect Ken Perl. Bill started by indicating that their report was still in draft stage. They hoped to have a more complete report ready for a meeting with the full VLCDC membership on September 19th. Among other items noted was damage to a parapet wall, lack of exit signs, one questionable use by a tenant, roof deterioration that continues, and infrastructure problems on the lower level. The upper level roof was over metal decking, while that over the lower level was over gypsum.. They noted that building standards had changed since its construction in 1970, when it followed were then local and inconsistent codes, rather than a state-wide standard. They said it could not have been built as it was in 1982 or later,

Tom Kazmierczak left at 9:05 a.m.

Dick Young asked Bill Schutt if WSA could suggest what might replace the building, as most people need help visualizing. Mr. Schutt and his associates left at 9:15 a.m.

Jeff Stribing asked Mark and Stan to look at the leases, particularly that of Save-A-Lot, to understand the consequences if the building were to be demolished. Mark then reviewed his concepts on strategy.

Alan Kurtzman left at 9:25 a.m.; and Dick Young left at 9:26 a.m.. At 9:27 a.m., John Mikoley moved to adjourn, seconded by Craig McRae, and unanimously approved. **A full meeting of VLCDC membership will be held at the Board Room in the Lancaster Municipal Building at 7 p.m. on September 19, 2007.** *LUD Complex, 11 West Main Street*

Respectfully submitted,



Alan Kurtzman, Secretary