

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

At 8:07 a.m. on December 5, 2007, President Jeffrey Stribing convened the meeting of the directors in the board room of the Municipal Building, 5423 Broadway, Lancaster, New York. Also present were Directors Robert Giza, Joseph Maciejewski, Craigg McRae, John Mikoley, as well as consultants Mark Aquino, and Stanley Keysa.

Bob Giza moved to approve the minutes of the regular meeting held November 7, 2007; his motion was seconded by Joe Maciejewski and unanimously approved.

John Mikoley presented the treasurer's report, and recommended approval of the issuance of checks #1294-1301 in amount of \$19,026.79. Craigg McRae then moved approval of the treasurer's report, seconded by Bob Giza and unanimously approved.

President Stribing reported on the meeting with government and M&T officials held in November, 2007. Those attending included David Rutecki and Joshua Heim of M&T Bank, Senator Dale Volker, --- Moore, representing Congressman Tom Reynolds, Stribing, John Mikoley, Dick Young Mark Aquino and State Keysa. Jeff and other VLCDC officials explained the challenges found in the structure of the LVP Complex, the ultimate plan to demolish at least a portion of the building to reestablish a "traditional" downtown, and the financial challenges that will mean. Rutecki pointed out that private demolition could be much cheaper than having a public entity do the contracting, but also that even so, there was a gap between what is now owed on the building and the cost of demolition versus what the development "opportunity" is likely to bring. Senator Volker emphasized the need to have a plan ready to demonstrate to potential funding sources, and Rutecki urged identifying and contacting potential developers to determine their level of interest. Jeff Stribing noted that packages had already gone to a number of developers. Volker noted that he had attended Canisius College and UB Law School with Carl Montante, and said he would contact Carl. Jeff noted that he was to meet with Eva Hassett of Savarino and then Eric Recoon of Benderson. After the meeting Dick Young again broached the idea of having the Town or Village bond and have the VLCDC act as developer, to which others reacted adversely.

Jeff reported that Thomas Kazmierczak would be leaving the Opera House in mid-January to take a 6 figure offer from Sandusky Ohio. Linda Costa, now Tom's assistant, also plans to retire in the spring. Tom's departure opens another seat on the VLCDC board. Discussion followed on potential prospects.

On regular matters. Mark reported that immediate concerns raised by the WSA report had been addressed, and that lights had been fixed, smoke detectors are to be installed shortly, as are fire extinguishers. He reported there was no progress on the several lawsuits. There has been little interest in the space vacated by RiteAid. LOH is using the storage space.

Jeff Stribing indicated he was to meet with Ron Horrigan, but received no callback from Ron.

Stan Keysa reminded directors of the need to take mandatory training under the Public Authorities Accountability Act, and distributed a sheet indicating when and where training would be available. (See attached copy.)

Jeff discussed the need to refresh committee assignments (list attached), and asked each directors to indicate to him their respective areas of interest.

At 8:55 a.m., Craig McRae moved to adjourn, seconded by John Mikoley , and unanimously approved. **The next meeting of VLCDC directors will be held at the Board Room in the Lancaster Municipal Building at 8 a.m. on January 2, 2007.**

Respectfully submitted,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Stanley J. Keysa,
Acting Secretary