

**Minutes for the March 5, 2008 meeting of the Directors of  
The Village of Lancaster Community Development Corporation.**

At 8:13 a.m. on March 5, 2008, 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, Craigg McRae, Joseph Maciejewski and John Mikoley, as well as consultants Mark Aquino and Stanley Keysa.

Craigg McRae moved to approve the minutes of the February 6, 2008 meeting; his motion was seconded by Joseph Maciejewski and the motion was unanimously approved.

John Mikoley presented the treasurer's report, and recommended approval of the issuance of checks #1328-1340 in amount of \$26,797.56, noting that they were the usual items with exception of \$2500 in legal fees for services of Mary Giallanza in defending her father in the lawsuit by Harry Konst. Mark Aquino noted that the mortgage bears a flexible rate, and that the rate had declined. At this point, Richard Young joined the meeting. Joe Maciejewski moved to approve the treasurer's report; his motion was seconded by Bob, and the motion was unanimously approved.

Mark reported that he would be preparing a preliminary budget for presentation next month. He also said that the corporation had won the first round in the Konst lawsuit, and that Joseph Giallanza had been removed as a defendant. Mark had offered the first commission to settle, but it had not been accepted.

Regarding board vacancies, it was agreed that they should be filled at the annual meeting in May, but that nominations should be made at the April meeting.

Mark Aquino spoke about the vacancies in rental of space in the LVP Complex, noting that he was avoiding any long-term offering until it was decided what would be done with the building. He said he had a contractor interested in space for about 6 months, and would be meeting next week. Mark reported that the basement area formerly used by Southtown Sports had been cleared of debris, and that Inlighten might be interested in expanding into that space. There has been no activity regarding the space recently occupied by Rite Aid.

Bob Giza noted that the office space occupied by the Town Building Inspector's Office was leaking, and some maps had been lost. He also said that some black mold had developed in a corner; Mark said he would take care of it.

Mark said that Save-A-Lot was willing to put a new roof over its area, expected to cost \$120,000, but was looking for direction. Mark has suggested holding off until a decision was made on the future of the building's long-term use. Save-A-Lot has exercised its option to renew the lease for the next five years.

Regarding Inlighten, Mark said that they had put money into their space, and were paying towards gas and electric. He has a proposal from Besch Heating & Cooling to add a HVAC unit. He is holding off until he sees if Inlighten wants to take the Southtown space, in which case he unit will be sized to serve the entire leased premises; he hopes to firm this up within a week.

Jeff Stribing reported that the New York State Main Street grant program was again open for applications. Again, it requires 50% local share. Last year, Lancaster's application gained 46 points. Jeff had spoken with Norm Peters, a HUD representative, who was surprised that we scored so low. He noted that the grant administrator had quit, and that the replacement was inexperienced. Jeff said there was a need to "wax" a new application. He is working with Jean O'Connell, who had quoted a price of \$2500. The application is due by March 19<sup>th</sup>. He has spoken with Tom Van Nortwick of NYS Housing, who is been pushing a new application.

Discussion ensued about the expectation of property owners. Jeff said he emphasized that there was no guarantee, but that several were interested. John Mikoley thought we could afford to support an fee of \$2500 to \$3000, and made a motion to engage Ms. O'Connell's firm at a price not to exceed \$3000, Craigg McRae seconded his motion, which was opened for discussion. Mayor Cansdale joined the meeting at this point (8:35 a.m.)

Dick Young questioned the focus of the corporation, saying it needed to address the future of the BOCES building first. Joe Maciejewski suggested inventorying the property owners to see how many were interested. John Mikoley amended his motion to make it subject to an agreement by an reasonable number of property owners to participate; Craigg seconded the amended motion. Maciejewski said he would support the resolution "for the last time." Discussion ensued as to which property owners were likely to participate and which not. Dick Young was concerned that the corporation's financial situation would deteriorate before the end of the year, and more discussion followed on that issue. Finally, John Mikoley again amended his motion to agree to fund the consultant's services if not less than 3 businesses committed to participating if the grant was received. Craigg McRae again seconded the amended motion. On the question, John Mikoley decried "a very negative atmosphere in the room," Mayor Cansdale said that, even if the corporation were to go bankrupt, it ought use its present strength to leave a positive impact on the Village by fostering a project with a positive benefit such as this. With that, the motion was unanimously approved.

Mayor Cansdale then left to work with Ken Swanekamp, Erie County Business Assistance Director, to visit companies in the Village Industrial Park to gather the job data required by HUD to justify and support previous use of federal job development funds.

Jeff Stribing reported that he had met last week with Dick Young and Bill Schutt and the owner of Iskalo Development. At the meeting, WSA unveiled a concept drawing paid for by Young portraying a revised development plan for the downtown area. Dick Young displayed the concept plan to the board members. (The plan shows a reopened West Main Street, Plumb Bottom Creek uncovered, several parking garages integrated into structures that generally included retail on the first floor, offices or commercial on the second floor and residential units on the third floor, with zero setback structures on the south side of Pleasant Avenue West. A copy is attached to these minutes. A larger version included a cut from the new CBD zoning ordinance, and suggested elevations from Stan Keysa's sixth alternative CBD concept.)

Jeff said Iskalo seemed interested, and had emphasized that it was important that the developer be in sympathy with and enthusiastic for the plan. Jeff said the next step will be to talk with several developers, and was planning on evening meetings, possible on March 26<sup>th</sup> or 27<sup>th</sup>.

Bob Giza observed that the plan would probably cost more than \$10 million and asked "Who will pay?" Stan Keysa said that it would be up to the developer to arrange the financing plan, but that

the municipal governments should expect to be asked for help with temporary tax exemptions and probably with infrastructure costs, which could be bonded. Mark Aquino noted that the project would probably be phased. Jeff Stribing thought the VLCDC might find interest from Iskalo and Savarino, but didn't think that Uniland or Ellicott Development would participate, based on recent conversations.

At 9 a.m., Joe Maciejewski moved to adjourn, seconded by Bob Giza and the motion was unanimously approved. Discussion continued after between various board members.

The next board meeting will be at **8 am on April 3, 2008** in the Village of Lancaster Municipal Building Board Room. Directors are encouraged to **nominate new board members and officers** for the coming year.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Stanley Jay Keysa', with a stylized flourish at the end.

Stanley Jay Keysa,  
Acting Secretary