

**Minutes for the April 2, 2008 meeting of the Directors of  
The Village of Lancaster Community Development Corporation.**

At 8:08 a.m. on April 2, 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 William Cansdale, Craigg McRae, John Mikoley, and Richard Young, as well as consultants Mark Aquino and Stanley Keysa.

Mayor Cansdale moved to approve the minutes of the March 5, 2008 meeting; his motion was seconded by Craigg McRae and the motion was unanimously approved.

John Mikoley presented the treasurer's report, and recommended approval of the issuance of checks #1342-1352 in amount of \$15,278.97. Craigg McRae moved to approve the treasurer's report; his motion was seconded by Dick Young, and the motion was unanimously approved.

Mark reported that he had sent a letter to Save-A-Lot to clarify responsibility for the roof. Discussion followed. Mark also said that he had a letter from the Erie County Water Authority indicating the need to install a back-flow preventer. He will investigate. It was recommended that he send a letter to tenants to clarify what was going on.

Mark had no update on the Konst lawsuit, saying "the ball's in his court" and indicating he felt the VLCDC had made progress.

Regarding board vacancies, Jeff said he had invited resumes from several managers at Hunt Mortgage, and would invite these prospective candidates to the first meeting in May. Elections will take place at the annual meeting of membership, to be held at 7 p.m. on Monday, May 12<sup>th</sup>. (N.B.: See resumes attached.)

Mark Aquino indicated that there had been little movement on vacancies in the LVP Complex, and that the Opera House was planning to move out on April 15<sup>th</sup>. He will be touring the building later today with two prospective tenants.

Jeff Stribing indicated that the list of prospective developers interested in revitalizing the central business district had again shrunk, as Savarino indicated that they were too busy with other projects. Iskalo Development is the only developer which continues to show interest, and Jeff will invite them to an evening meeting. He noted that we now have the WSA rendering, paid for by Dick Young, to give a visual indication of what we would like to see happen. Discussion followed. Mark said that LVCDC could list the property, put conditions in the contract, forcing the banks hand with a short sale.

Jeff said he had had discussions with attorney George Grasser of Partners for a Livable Western New York, and Jeff then explained the concept of the group to the directors. George and his fellow volunteers are agreeable to doing a CBD walk-thru on June 14<sup>th</sup>. Discussion followed as to the value. Stan Keysa promised to share a recent newsletter from the group.

Jeff reported that the Main Street grant application had been submitted to New York State. The first page indicates that there is interest, the second is a memorandum of understanding; the third is an inventory of building structures; the fourth lists letters of support - from the LIDA, the

Town, the Village, the VLCDC, and Senator Volker. The deadline was March 25<sup>th</sup>, and it is expected that an announcement will be made in early fall. Jeff said Mil-Sher Tax has a \$40,000 renovation plan that is historically sensitive; that there is a developer interested in the Moose, and that Hunt Mortgage has been looking at retail in the lower level of their building.

Regarding the budget, Mark said it includes a built-in deficit of \$18 to \$20,000; that he has included adequate contingencies, and that we still have \$87,000 in savings. He said the note from the IDA for \$300,000 will be due next year. Payments to M&T are down a bit due to the lowered interest rate. Mark suggested that the budget be adopted at the next meeting, and said he would send out the audit report in about three weeks.

Dick Young expressed concern that VLCDC was funding efforts with existing buildings in the CBD, saying it ought be looking to find new funding sources. Jeff responded that he had spoken with Chris Orsini of New York State Development and that he was looking for funds for the buildings and for the presentation. Mayor Cansdale said that we should use the funds we have that the Village can bond infrastructure needs that are identified, and that we can clarify what can be funded by asking attorney Nate Neill of Alden.

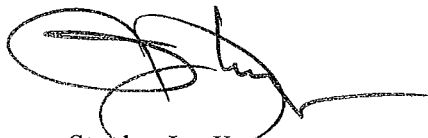
Dick Young said he had asked WSA to put space figures together for the plan presented at last meeting, and that it included 233 parking spaces utilizing 71,800sf; 102,000 sf of retail space; 77,900sf of office space; and 140,000sf of dwelling space, Stan Keysa did a "quick and dirty" estimate that the full project could cost \$2,330,000 for parking and \$48,075,000 for mixed use space, or an overall cost of about \$50 million.

Mark Aquino then went thru an explanation of what a developer will do to estimate cost, financing expense, and taxes on a project. Young repeated his concern that the projects will need tax relief. Stan Keysa pointed out that the IDAs can exempt the property from new taxes, and that the Village had already designated the CBD as an area that needed assistance. He mentioned the possibility of a tax-incentive financing district, where ordinary partially-exempted taxes could be diverted from the county, town, village and school district to use to pay down bonds. Mark said he would prepare a pro-forma. John Mikoley questioned whether there were enough parking spaces. Mark and Stan said they would look at the parking needs in the code.

Mayor Cansdale left at 8:55 for other obligations. Discussions continued about the west side of Central Avenue. At 9:05 a.m., John Mikoley moved to adjourn, seconded by Dick Young and the motion was unanimously approved.

The next board meeting will be at 7 p.m. on May 7<sup>th</sup> 2008 in the Village of Lancaster Municipal Building Board Room, to which representatives of Iskalo Development will be invited. Directors are encouraged to **nominate new board members and officers** for the coming year.

Respectfully submitted,



Stanley Jay Keysa,  
Acting Secretary