

**Minutes for the May 12<sup>th</sup> 2008 meeting of the Directors of  
The Village of Lancaster Community Development Corporation.**

At 6:15 p.m. on May 12, 2008, Mayor Cansdale convened a meeting of the directors in the board room of the Municipal Building, 5423 Broadway, Lancaster, New York. President Jeff Stribing was unable to attend due to his recent appendectomy. Also present were Directors Craig McRae and John Mikoley. Joseph Maciejewski had given his proxy to consultant Mark Aquino, who was present, and Richard Young attended by speaker phone. Stanley Keysa also attended.

Craig McRae moved to approve the minutes of the April 2<sup>nd</sup> 2008 meeting; his motion was seconded by John Mikoley and the motion was unanimously approved.

John Mikoley presented the treasurer's report, and recommended approval of the issuance of checks #1353-1367 in amount of \$32,381.88, noting that they were the usual items with exception of \$3000 in fees for services of grants writer Jean O'Connell. Following discussion, Craig McRae moved to approve the treasurer's report; his motion was seconded by Mayor Cansdale, and the motion was unanimously approved.

Under old business, there was discussion of the proposed 2008-09 budget. Mark Aquino said that he was anticipating leasing a number of spaces on a month to month basis with slight increases in rent, and that he had lowered expenses. Richard Young questioned Mark on the \$12,000 deficit, and Mark reported that the budget was realistic, and could be improved if other spaces in the LVP Complex were rented, but also that there were sufficient reserve funds to cover the deficit, adding "We're not insolvent." Young said he was upset in bringing on new directors under the circumstances. John Mikoley noted that there would be no deficit if the corporation was renting all spaces, including those now being held back..

Mark reminded the directors that the real issue would be dealing with the balloon payments due to the B&EC RDC and the LIDA next year, but that there are multiple ways of addressing that. Dick Young asked that there be a meeting soon to discuss ways of "straightening out the budget." Mayor Cansdale said he would like to postpone any vote on the budget until more members were physically present. Craig McRae moved to table the vote on the budget until the June 4<sup>th</sup> meeting; his motion was seconded by John Mikoley and unanimously approved.

Regarding lease renewals, Mark reported that he was seeking increases of 3% to 5% during negotiations and renewing most leases on a month to month basis, including that of Mike Dwan, Mid-Erie Counselling, Child & Family Services and Interstate Steel. He thought all would stay.

Regarding board vacancies, discussion centered on Linda Maille of Hunt Mortgage and Kristen Gregory of the Lancaster Opera House. Ms. Maille has submitted a resume, but it was unclear if anyone had had discussions with Ms. Gregory. Craig McRae moved to nominate Ms. Mallia for election to one of the vacant positions on the board, but suggested holding on Ms. Gregory until someone had met with her and confirmed her interest in serving; his motion was seconded by Dick Young and unanimously approved.

During discussions on officers for the coming year, Mayor Cansdale was persuaded to serve as Vice President, and Craig McRae as Secretary. Mayor Cansdale then moved to recommend to the full membership a slate consisting of Jeff Stribing as President, himself as Vice President,

Craigg McRae as Secretary, John Mikoley as Treasurer, Stan Keysa as Assistant Secretary and Mike Stegmeier as Archivist and Assistant Treasurer; his motion was seconded by John Mikoley and unanimously approved.

Mark reported that Inlighten wants to add 5000sf using the old embroidery shop space which is now vacant, and that he might get \$3/sf short term. He also said there was some interest for short term use of the former Rite Aid space. Mark was directed to continue his efforts.


At 6:30 p.m., Richard Young hung up so as to be in attendance at the annual meeting of membership which was to follow.

Mark reported that the Konst lawsuit is "in limbo" and that he was awaiting the plaintiff's attorney to advance the matter. He also said that the meeting with Iskalo has to be rescheduled due to Jeff Stribing's unexpected illness. He also reported that: on June 14<sup>th</sup>, Partners for a Livable Western New York will conduct a walking tour of downtown Lancaster; all were invited to attend. The Main Street grant application has been submitted to New York State. The IRS has waived any fee for a late filing. He is checking the price for a backflow preventer valve, now required by the ECWA for the LVP Complex.

At approximately 6:50 p.m., Craigg McRae moved to adjourn, seconded by John Mikoley and unanimously approved.

The next board meeting will be at **8 am on June 4, 2008** in the Village of Lancaster Municipal Building Board Room.

Respectfully submitted,



Stanley Jay Keysa  
Acting Secretary