

**Minutes for the June 4, 2008 meeting of the Directors of
The Village of Lancaster Community Development Corporation.**

At 8:05 a.m. on June 4, 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, Robert Giza, Joseph Maciejewski, John Mikoley, and Richard Young, as well as consultants Mark Aquino and Stanley Keysa. Present in the audience were Dawn Gaczewski and Cristen Gregory.

Joseph Maciejewski moved to approve the minutes of the May 12, 2008 meeting; his motion was seconded by John Mikoley and the motion was unanimously approved.

Director Craig McRae joined the meeting at 8:08 a.m.

John Mikoley then moved to approve the minutes of the annual meeting of membership, also held May 12, 2008. His motion was seconded by Mayor Cansdale and unanimously approved.

John Mikoley presented the treasurer's report, and recommended approval of the issuance of checks #1369-1376 in amount of \$18,506.56. One unusual item was the payment of \$100.10 to St. Joe's Hospital for an employee of the print shop who fell outside; Mark Aquino said he thought it cheaper to pay the bill in exchange for a release than to submit to the insurance company. On advice of Stan Keysa, Joe Maciejewski moved to approve the settlement, seconded by Bob Giza and unanimously approved.

Craig McRae then moved to approve the treasurer's report; his motion was seconded by Joe Maciejewski, and the motion was unanimously approved.

Regarding the annual budget, President Stribing reminded the directors that there was a finance committee consisting of John Mikoley, Craig McRae, Joe Maciejewski and himself. Mayor Cansdale said he was uneasy with the continued use of reserves and asked the committee review the budget and report back. A committee was scheduled to meet Monday, June 9th at 8 a.m.

Supervisor Giza then moved to accept the budget, with the understanding that it may be modified after review by the finance committee; Mayor Cansdale seconded the motion, which was unanimously approved.

New director Linda Mallie joined the meeting at 8:13 a.m. After introducing the various directors to Ms. Mallie, President Stribing also introduced Dawn Gaczewski (of Ad Works) and Cristen Gregory (new Executive Director of the Lancaster Opera House) and indicated that both were interested in serving on the board. Stan Keysa reminded the board that a special meeting of the full membership would be needed, and that only one position was now vacant. Jeff Stribing said he would like to have the board expanded by two members.

Mark Aquino reported that he had negotiated various leases with Mid-Erie, Child & Adolescent Services, Mike Dwan, and Lucent, and that Mid-Erie had wanted one year. He is still negotiating with Interstate Steel. Discussion followed. Joe Maciejewski moved to approve all leases except Interstate Steel; his motion was seconded by John Mikoley and unanimously approved.

Mark also said he had further discussions with Inlighten, and that they were interested in leasing the former embroidery company space \$3/sf net net. He added that John Mikoley expected to meet shortly with someone interested in the former Arndt space. Other than that, there had been a few inquiries, but none he thought serious. Regarding the Konst law suit, Mark said the plaintiff's attorney has moved to reargue the motions on June 12th, and both Mark and Mary Giallanza will appear in opposition. The matter is before Judge Kevin House in City Court.

President Stribing reported that a number of directors and others had met in a social gathering at Dick Young's house on June 2nd and discussed restructuring the agenda of VLCDC meetings. He distributed his summary of the items discussed (attached) which includes a task and time table of work to move activity in the central business district (CBD). Jeff suggested that the constitution be changed to add an executive committee which would meet monthly to handle administrative details such as approval of payments and leases. Jeff emphasized the need for teamwork with parties outside VLCDC but who had a say in how the plans would be implemented. Jeff said he would be meeting with Mr. Sickerman of Lockport on Friday to gain ideas. Financial realities dictate that the future of the VLCDC must be decided this year.

Bob Giza raised questions about the status of and responsibility for the galvanized steel arch in place over Plumb Bottom Creek. Stan Keysa noted that the arch was a Village responsibility, as it had installed the arch in 1969, but that questions remained as to what was done at North Aurora Street and at St. Mary's Street..

Bob Giza asked if Benderson had been approached. Jeff said he had spoken with Eric Recoon, but that Benderson was too involved in other projects to be interested at this time. Discussion followed on how private developers might be held to a plan acceptable to VLCDC and the Village. Mayor Cansdale said it was time to do another market study, as the last was done ten years ago. Mark and Stan said they could work on a request for proposal for such a study.

John Mikoley questioned the distributed time frame which suggested that the property could be placed on the market by July 1st. He said that was too soon, and that the market study was needed first. Jeff said he was meeting soon with Eva Hassett, who is now with Clover Management. Stan Keysa suggested meetings with the Village Planning Commission and the Village Historic District Commission, not to seek formal approval of the plan, but to familiarize the respective members of those boards with the plan and to seek their reactions and comments.

John Mikoley noted that the economics of the plan are unknown. Stan Keysa agreed, but noted that the plan was much better than that proposed by peter j. smith in 1998 as it promotes better connectivity and provides far more parking space. President Stribing reminded the directors that Partners for a Livable Western New York would conduct a walking tour on Saturday, June 14th. Mayor Cansdale questioned how it had been publicized, noting that the earlier charettes had been well publicized, and are needed to create excitement, as well as judging whether there is still support for the goals established ten years ago.

Supervisor Giza again questioned where the funds would come from, and where the funds would come from. Discussion followed. Stan Keysa said a "quick and dirty" estimate was that the whole project would run about \$50,000,000, that an experienced private developer would know where to seek the funds needed, and that about 10% of the plan (elements such as the roads, water lines and sewers) were appropriate for public bonding.

John Mikoley asked about the changes to the constitution. Stan Keysa suggested that the directors take the following steps: 1.) set a special meeting of the full membership for the specific purpose of amending the constitution and electing new directors to precede the next regular meeting of the Village Board on June 23rd; 2.) recommend amending the constitution to establish an executive committee having duties as suggested by President Stribing; 3.) recommend amending the constitution to provide for two additional directors; 4.) nominating Dawn Gaczewski and Kristen Gregory for election to the board of Directors; and 5.) directing the Secretary to send appropriate notice of the special meeting of membership.

Bob Giza moved that a resolution as outlined by Stan Keysa be formalized (see attached) and adopted; his motion was seconded by Craigc McRae, and unanimously approved.

Regarding the Village Industrial Park, Jeff Stribing reported interest from Hunt Real Estate on behalf of a client looking at the area. He said he had also questioned who now owned the vacant land on the south side of Commerce Parkway east of the "S" curve formerly owned by Husky Injection, and found it was now controlled by Tammy Schaff of R&J Metals of Depew. The prospect was referred to Paul Leone of the Town of Lancaster Industrial Development Agency for further assistance.

Bob Giza reported that Avox (formerly Scott Aviation) was looking to expand. Jeff Stribing said that a State Farm agent was looking for space - possibly in the Konst building at Broadway and Church Street. Giza said Harper Electric Furnace was looking for a location to build a 350 by 70 foot demonstrator to showcase the high temperature furnaces it builds, and that Brill (which bought Henry & Henry) may also expand.

At 9:08, John Mikoley moved to adjourn, seconded by Craigg McRae, and unanimously approved.

A special meeting of membership will be held at 7 p.m. on June 23rd in the Village of Lancaster Municipal Building Board Room. The next regular meeting of the board of directors will be at 8 a.m. on July 3rd 2008 in the Village of Lancaster Municipal Building Board Room.

Respectfully submitted,



Craigc McRae
Secretary