

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

At 8:12 a.m. on July 2, 2008, President Jeffrey Stribing convened a meeting of the directors in the board room of the Municipal Building, 5423 Broadway, Lancaster, New York. Also present were Directors Linda Mallia, Craig McRae, John Mikoley, Dawn Gaczewski, Supervisor Robert Giza, Cristen Gregory and Richard Young. Director Joseph Maciejewski had given his proxy to consultant Mark Aquino. Consultants Mark Aquino and Stanley Keysa also attended.

Cristen Gregory noted three errors in the minutes of the June 4th meeting, and then moved approval of the minutes as amended; her motion was seconded by John Mikoley and unanimously approved.

John Mikoley moved approval of the minutes of the special meeting of membership held on June 23rd, 2008; his motion was seconded by Linda Mallia and unanimously approved.

John Mikoley then presented the Treasurer's report, and moved authorization to issue checks 1377 through 1386, totaling \$14,691.67; his motion was seconded by Bob Giza and unanimously approved.

President Stribing noted that the finance committee had met on June 8th and reviewed the tentative budget, which had included a deficit of about \$12,000. On further review, it was determined that the actual expenses for the mortgage with M&T Bank were running under budgeted figures of \$96,000 annual. The mortgage is at prime plus 1%, and is currently at 6.25%. Assuming a average of 7.25% for the next year would reduce the budgeted amount of \$83,853, thus eliminating the deficit. Mark Aquino said he was trying to reach David Rutecki to arrange a stabilized interest rate. Bob Giza noted that the Town planned to move the Building Inspector's office from 11 West Main Street, but that the move would not take place within the current fiscal year. He also asked about the balloon payment (to the B&ECRDC and the LIDA), which is also not within this fiscal year.

John Mikoley moved to accept and adopt the revised 2008-9 budget; his motion was seconded by Bob Giza and then unanimously approved.

Regarding Inlighten, Mark Aquino said he is still negotiating for a lease of the space formerly occupied by Southtown Sports, and that a computer consulting group was looking at the space formerly occupied by Arndt Consulting. Stan Keysa suggested that prints of the building be obtained to aid the new directors in understanding the building. Mark said he would contact WSA to have them add current tenants to their computer program and then make prints.

Mark reviewed the status of the Konst lawsuit, suggesting that the directors await a decision by the court on a request for summary judgment before responding; no payments have been made.

Stan Keysa noted that he had received a written offer from Daddario through Hunt Commercial Real Estate for the land at 2700 Commerce Parkway, and summarized the terms, which seemed acceptable to the directors. He advised that the Public Authorities Act of 2005 had inserted new requirements when land was sold, and suggested those requirements be reviewed before formal acceptance. It is likely that an independent appraisal will be required, which Mark Aquino will arrange. If necessary, President Stribing will call a special meeting of directors.

President Stribing indicated he was continuing his contact with Iskalo, but that Paul Iskalo's wife is due to give birth in the next two weeks and that Paul asked that their meeting be rescheduled for late July or early August. He also said that the State had not announced decisions on the Main Street Grant application, but a decision is expected in August. Discussion followed on the irony that a program intended to revive historic downtowns was actually creating barriers and impediments to such revivals.

Jeff Stribing reviewed the tour conducted by George Grasser and associates from Partners for a Livable Western New York held on Saturday, June 14th. About 40 people attended; Jeff has a partial summary of the comments, but said he was having difficulty getting all pages out of his computer. Following an introductory session, the participants divided into three groups for a walking tour, before rejoining to share observations. Many of the comments critical of existing businesses for failing to maintain the rich architecture already in place. A common theme was that funding was a problem. Discussion followed on use of a 501(c)(3) as a conduit.

The volunteer consultants observed that the community was not utilizing its exposure to Cayuga Creek, suggesting that there be a walk along the top of the bank. Discussion followed on the benefits and drawbacks of siting an amphitheater in the CBD. Some of the volunteers thought the plan prepared by WSA was grandiose, and unlikely to be built at one time. Stan Keysa agreed, but that you needed an overall vision for the area in order to place the elements so that they ultimately fit together in a fashion that promoted connectivity and walkability. Linda Mallia said there was a need to show results now, to encourage more investment.

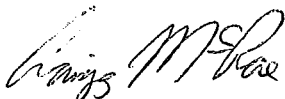
Stan Keysa suggested the VLCDC seek funding from local partners to contract with one or more local architects to provide business owners with suggested façade treatments which would be historically sympathetic to their buildings. This would relieve the owners of concerns that they would be entangled in a long and expensive process involving the Historic District Commission, the Planning Commission and the Building Inspector, and might encourage the business owners to undertake simple maintenance projects, painting, etc. which would enhance their buildings. Stan estimated façade drawings for an individual building might be as low as \$1000, and that the whole CBD might be done for under \$20,000.

Dick Young suggested that the VLCDC had been handicapped by the lack of available funding, and that there was a need to raise money with which to do things; he offered the example of the sale of bricks for the Fire Museum, which has raised over \$22,000.

Jeff Stribing suggested that an ad hoc committee consider ways to raise funds, and asked Dick Young, Dawn Gaczewski, Stan Keysa, Mark Aquino and Bob Giza to serve on the committee. A general discussion followed on the cost and how to fund follow-up steps. Jeff Stribing reported that there was a quote of \$35,000 from Gar Associates, and that he was waiting for more quotes. Linda Mallia emphasized the need to start somewhere, and suggested aid in setting up business plans for prospective retailers looking at the CBD.

At 9:35 a.m., Dick Young moved to adjourn, seconded by Bob Giza and unanimously approved.

Respectfully submitted,



Craig McRae, Secretary