

**Minutes for the August 6<sup>th</sup> 2008 meeting of the Directors of  
The Village of Lancaster Community Development Corporation**

At 8:08 a.m. on August 6<sup>th</sup> 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, Craigg McRae, Dawn Gaczewski, Mayor Cansdale, and Supervisor Robert Giza. Director Joseph Maciejewski had given his proxy to consultant Mark Aquino. Consultants Mark Aquino and Stanley Keysa also attended.

President Stribing asked that consideration of the following resolution regarding parking in the Central Business District be taken out of order. With no objection, Mayor Bill Cansdale moved approval of this resolution; his motion was seconded by Bob Giza and unanimously approved.

WHEREAS The Downtown Merchants of the Lancaster Village CBD (Central Business District) have repeatedly addressed our Village of Lancaster Community Development Director, VLCDC (Village of Lancaster Community Development Corporation) officers and directors regarding Economic development initiative programs.

WHEREAS the issue continuously brought to the forefront of requests is "parking".

WHEREAS The Codes of the Village of Lancaster addresses the concern in Chapter 46 Sections XIX Time Limit Parking, Section XX No Parking Certain Hours on Municipal Parking Lots, Section XXI Time Limit Parking on Municipal Parking Lots.

WHEREAS The VLCDC has a mission to revitalize the existing CBD, by providing promotional, preservation through public and private interest. Provision of effective parking for the patrons and customers serves their convenience, and the business owners needs for success. And

WHEREAS, The latest forum conducted by the Partners for a Livable Western New York indicated parking is sufficient if not utilized by employees and employers,

THEREFORE LET IT BE RESOLVED that an official letter be sent by the Mayor and Village Board of Trustees to the Lancaster Police and Village of Lancaster Justice Court requesting their full dedication to enforcement and judication of the existing Village of Lancaster Ordinances without prejudice. In a united effort to revitalize the CBD of Lancaster in he Village Historic District.

Supervisor Giza then moved approval of the minutes of the July 2<sup>nd</sup> 2008 meeting; his motion was seconded by Bill Cansdale and unanimously approved.

In the absence of John Mikoley, Mark Aquino then presented the Treasurer's report, and schedule of checks 1388 through 1402, totaling \$27,749.53; he noted all were usual expenditures other than \$800 for an appraisal of the land at 2700 Commerce Parkway. Craigg McRae then moved to approve the report and authorize issuance of the checks as scheduled; his motion was seconded by Bill Cansdale and unanimously approved.

Mark Aquino reported that attorney Michael Dwan will be relocating to Buffalo to be nearer his clients, and that Arrow Appraisal Services had presented an appraisal of the vacant parcel at 2700 Commerce Parkway estimating the value to be \$85,000. Stan Keysa explained the need for the appraisal as a recently added requirement of New York State law, that the prospective buyer (who had previously offered \$80,000) was aware of the appraisal, and that the buyer had not responded with a new or any firm offer.

Regarding the Konst lawsuit, Mark Aquino reviewed the status. Mark also said that Drescher & Malecki had started their work on the annual audit this week and should be finished shortly. Mark thought the books looked better this year than last. Mark said he had a proposal from GAR Associates and was waiting for others regarding a marketing study for the CBD.

<sup>24<sup>th</sup></sup>  
Jeff Stribing reminded everyone that a "Walk the Villages" event was being planned for September ~~28<sup>th</sup>~~ from 6 to 8, and encouraged participation. He also noted he had met with David Sutton, an architect, who may have an investment group which might be interested in the CBD project. Sutton said he was good friends with Eric Recoon (of Benderson) and would discuss it with him, as well as David Chiazza of Iskalo. Discussion followed on the fact that the building at the northwest corner of Central and West Main was up for sale, but that Betty Aquila hoped to keep the Secret Garden in the building. Consensus was that the asking price was high.

Mark reported that he had been trying to contact David Rutecki about a rate adjustment. He said the question is whether VLCDC can lock in at 6% without triggering a revaluation of the property. Mark thought it may be best to wait, as the lender might not be enthused by the decision to restrict leases to a month to month basis (pending a decision of the future of the building.)

Jeff Stribing said he had had conversations with the Community Development Director in Tonawanda, who thought having tenants in the LVP Complex was a benefit. He had said that the "Restore New York" program had funds to aid in demising the tenants, paying off their leases and help fund a new building. He had suggested that it might be possible to get the tenants to join in an investment group.

Mayor Cansdale left at 8:34 a.m.

Jeff Stribing continued by announcing that Lancaster had been selected for funding by the NYS Main Street grant program, and that he had received a call from an aid in Governor Patterson's office. Jeff expects to get a packet of materials, and said there are at least 3 projects ready to go, including Dr. Rudewicz, Vince Mangione at Mil-Sher, and Mrs. Besch. Discussion followed on how several properties visible from Broadway and predating the turn of the 20<sup>th</sup> century were in "crummy" shape, including the New York Store, Carson's and the Secret Garden. He wants to accept the Lancaster Opera House. He'd like to use the VLCDC to partly fund the work, and to go to foundations such as the Wendt. Discussion followed.

Jeff asked several individuals to serve on an *ad hoc* committee, including Craig, Linda Mallia, Mark Aquino and Stan Keysa.

Discussion followed as to the cost of redoing the facades. Jeff noted that Alan Kurtzman has an estimate for \$90,000 for the New York Store, and that did not include the interior. Jeff is also looking at architectural aid funded by the LIDA. Bob Giza agreed that the LIDA could fund façade design.

Jeff wants to solicit funds from others, without those funds becoming subject to the debts of the VLCDC. Mark and Stan discussed pros and cons of establishing a trust fund. Jeff said he will seek another opinion from expert Jim Magavern before the next meeting, which will be held on **Wednesday, September 3rd at 8 a.m. at the Village Municipal Building Board Room**; an executive committee meeting will precede the directors meeting and start at 7:30 a.m.

At 8:50a.m., Jeff Stribing moved to adjourn; his motion was seconded by Linda Mallia and unanimously approved.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Craig McRae". The signature is written in a cursive style with a large initial "C" and "M".

Craig McRae  
Secretary