

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

While awaiting additional directors, Jeff Stribing noted that there would be a going-away party for Tom Kazmierczak at the Lancaster Opera House from 7 to 9 on January 31st. Tom is leaving to become director of the Ohio State Opera House at Cedar Point near Sandusky, Ohio.

At 8:08 a.m. on January 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 Robert Giza, Craigg McRae, John Mikoley, and Richard Young, as well as consultants Mark Aquino and Stanley Keysa. Jeff tabled minutes of the December meeting as they had not been distributed to the Directors.

John Mikoley presented the treasurer's report, and recommended approval of the issuance of checks #1302-1312 in amount of \$19,087.13, noting that they were the usual items with exception of \$2752 in legal fees for Magavern. Mark Aquino was asked to check on the bill from WSA for about \$18,000. Bob Giza moved to approved, seconded by Craigg McRae and unanimously approved.

Mark reported that he had contacted Dan Kohane, a lawyer specializing in insurance law, and Dan saw no need to disclose the WSA report to the insurance carrier. Mark thought the letter should bring peace of mind to the directors. Mark also noted the obligation of the insurance carrier to inspect. John Mikoley moved to receive and file Kohane's letter; his motion was seconded by Craigg McRae. On the question, Dick Young asked whether the insurance company aware of the WSA report, and Mark answered: "No." Dick asked: what if they find out? Mark indicated they might cancel the insurance, in which case VLCDC would seek insurance from another carrier, probably with increased premium. Dick asked what the tenants would do. Mark also noted that each tenant should have its own insurance. VLCDC is usually an additional insured on those policies. If our policy were cancelled, he would write the tenants who might seek to get out of the lease. Dick asked that his concern be noted. The resolution was then unanimously approved.

Mark Aquino was asked about the Konst lawsuit and said that Harry didn't want to limit his claim to the first commission. Mark will argue in court that there are other issues of fact. He is waiting for Judge Kane to decide on a motion for summary judgment. (Tom Kazmierczak entered the meeting at 8:20 am.) Mark was asked about the Town of Lancaster renewal. He said the Town has offered to renew on the same terms for a one year period. Bob Giza said he would abstain from any vote. John Mikoley then moved to authorize Mark to renew the Town's lease, seconded by Tom Kazmierczak and the resolution was duly adopted with Bob Giza abstaining.

Mark noted he was trying to keep VLCDC's options open by extending various leases on a month-to-month basis, citing that with Mr. Dwan as an example. He noted there are still four vacant areas, but limited interest.

Mark reported that he had received a call from Ron Horrigan's brother, and that there were issues with the roof over Save-A-Lot. Horrigan indicated he had heard rumblings that VLCDC was seeking to demo the building, and doesn't want to want money on the roof. Mark told him to put his concerns in writing,. Discussion followed.

Jeff indicated he had taken a call from Horrigan, who said his father had funds, and wanted to be part of any discussion about redevelopment. Jeff said he had set up a meeting with himself, Horrigan and Bill Schutt, but Horrigan failed to show.

Jeff said he had received a call from Bill Paladino on December 18th and said that Ellicott Development would not be participating as they were currently fully extended. Jeff has also had responses from Eva Hassett of Savarino, who said they were interested, but that you wouldn't see anything concrete until the community had designated a preferred developer. Savarino is working with Natale in North Buffalo and in the Cobblestone District.

Jeff said Benderson was also interested, but hadn't gotten back regarding details. He has spoken also to Uniland and Ciminelli. He asked Stan Keysa and Mark Aquino to come up with a formal request for qualification process.

Jeff said he had talked with George Grasser of Partners for a Liveable Western New York, and George was willing to do a walk-through the CBD in March or April. Jeff wants to invite the Lancaster Opera House, directors of the historical and fire museums, the LIDA and the Chamber to meet to agree on working together on a strategy. He'd like to get the RFP's out before the walk-around.

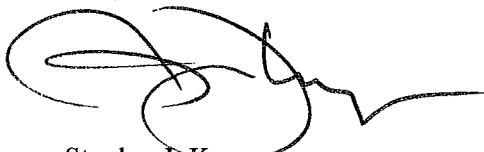
Dick Young asked what happened with the meeting with M&T and the political leaders. Jeff responded that they were waiting for us and noted, for example, that Savarino was well familiar with the grant process, had good contacts, and knows where to go.

Stan said that the political representatives work best when they are given a specific goal for them to deliver. Discussion followed. Stan said he would work at getting a sample RFP.

Jeff Stribing then noted that Tom Kazmierczak would be leaving to head the Ohio State Opera House, and presented Tom with a certificate of appreciation from State Senator Dale Volker. Discussion followed as to the success of "Christmasville." Tom noted that LOH paid \$25000 last year for media support, but didn't this year, and that the lack of attention did affect foot traffic. Someone noted that there were hundreds of people on the street Friday night, but businesses were closed. Tom said LOH reopened its Coffee Shop so the visitors had somewhere to get refreshments. Consensus was that we need a "downtown manager" to coordinate hours.

Stan noted the need to have reliable open hours. Dick Young said we need a community commitment to support this effort. Jeff suggested that both the town and village needed to budget funds for economic development. Discussion followed. Mark predicted that private investment in the CBD will result in more traffic, that you're not going to get 100% of what you want, but 75% or 80% would be great. At 9:10 am, Dick Young moved to adjourn, seconded by Craig McRae and unanimously approved. The next meeting will be at 8 am on February 6, 2008 in the Village of Lancaster Municipal Building Board Room.

Respectfully submitted,



Stanley J. Keysa,
Acting Secretary