

**Minutes for the January 7<sup>th</sup> 2009 meeting of the Executive Committee of  
The Village of Lancaster Community Development Corporation**

At 7:40 a.m. on January 7<sup>th</sup> 2009 (an icy day), President Jeffrey Stribing convened a meeting of the Executive Committee of the VLDC in second floor library of the Municipal Building, 5423 Broadway, Lancaster, New York. Also present were Treasurer John Mikoley and Secretary Craigg McRae. Consultants Mark Aquino and Stanley Keysa also attended.

John Mikoley moved approval of the minutes of the November 6<sup>th</sup> 2008 Executive Committee meeting and the regular meeting of directors; his motion was seconded by Craigg McRae and unanimously approved.

Treasurer John Mikoley presented the Treasurer's report prepared by Mark Aquino, recommending approval of issuance of checks 1445 through 1455 in amount of \$25,834.32. He said all items were ordinary, but that there were two mortgage payments due to timing of the meeting. Craigg McRae moved approval of the report and issuance of the checks; his motion was seconded by President Stribing and unanimously approved.

Mark Aquino reported on vacancies at the LVP Complex, saying that he had not received any "shakes" from an ad in the Buffalo News; he got a call from Ray Barnhardt at LIDA yesterday with a possible lead for a medical supply company looking for 1200sf. Dawn Gaczewski has also referred several parties. John Mikoley asked Mark to contact Rich Schecter of his firm who may have a prospect.

Mark said he had heard nothing new regarding the Konst lawsuit.

Mark reported that he had authorized an emergency roof repair over the Town of Lancaster Building Inspector's office, and had helped move records into the space formerly occupied by Mr. Dwan. While on the roof, he checked on the work done for Save-A-Lot and it appeared "decent but not perfect."

Mark also said that the Town of Lancaster had asked for a six month extension of the lease for the Building Inspector's office, going month to month thereafter. Consensus was this should be approved by the full board.

Discussion followed regarding creation of the Village of Lancaster Community Foundation Corp., Inc., to be used for fund-raising, and of responsibilities under the New York Public Authorities Accountability Act of 2005. Stan Keysa will report at the full board meeting.

At 8:05 a.m., John Mikoley moved to close the Executive Committee meeting, seconded by Craigg McRae and unanimously approved.

Respectfully submitted,

  
Craigg McRae, Secretary

**Minutes for the January 7<sup>th</sup> 2009 regular meeting of the Directors of  
The Village of Lancaster Community Development Corporation**

At 8:08 a.m. on January 7<sup>th</sup> 2009, President Jeffrey Stribing convened a meeting of the Directors of the VLCDC directors in second floor library of the Municipal Building, 5423 Broadway, Lancaster, New York. Also present were Treasurer John Mikoley, Secretary Craigg McRae and Directors Robert Giza, Dawn Gaczewski, and Joseph Maciejewski. Consultants Mark Aquino and Stanley Keysa also attended, as did John Evoy of the Bank of Akron.

President Stribing introduced John Evoy, who also serves as Chair of the Lancaster Area Chamber of Commerce Government Affairs Committee, stating it is the hope of the VLCDC to establish better relations with the LACC.

President Stribing also noted handouts regarding grant writing services and a park-and-ride lot for the NFTA.

As to grant-writing, Jeff indicated that he would like to see an effort made to draw funds from one or more of the regional foundations to support the VLCDC efforts under the NYS Main Street grant program. He reviewed previous services performed by Jean O'Connell, and the terms she now proposed. A financial committee must be formed to comply with the NYSMS grant, and could be used to administer any assistance provided from foundation aid, as the State grants requires a 50% match. Discussion followed as to whether that could be as grants or as repayable loans, and whether they should be with or without interest.

John Evoy said the Bank of Akron had committed up to \$100,000 in low-interest loans to match the original grant.

Joe Maciejewski asked how far the architects were in their work, and Jeff said they were developing "block views" first before meeting with the individual property owners.

Returning to the question of the grants writer, Mark Aquino said Ms. O'Connell will need direction as to the specific type of grants to be sought.

Supervisor Giza said he had received a call from the County Executive's Office yesterday asking for suggested projects to be submitted to the federal government in the event that an incentive program is approved. Bob emphasized that the request will need to be submitted today. He said the Town is submitting the addition to the Town Hall as well as an extension of the Village Industrial Park out to Cemetery Road. Joe Maciejewski then made a phone call to have Mr. Fiume of the Chris Collin's office fax Jeff Stribing a copy of the application needs.

Discussion followed as to estimates of the cost of full development of the CBD according to the concept plan prepared by Wm Schutt Associates (paid for by Dick Young), and of what portion would be publicly-owned. Mark Aquino quickly reviewed the space spelled out by WSA and agreed that Stan Keysa's earlier estimate of \$50 million for the full project was still "likely." Jeff was then asked to contact WSA to get estimates of what the public sector costs might be.

Stan Keysa suggested that the VLCDC formally adopt the WSA for submission as necessary to

the Village Planning Commission, the Village Historic District Commission and the Village Board for their approval also. Stan reviewed the various areas of potential environmental impact of the plan, that it was a conceptual plan only, and that the VLCDC had conducted reviews of at least seven variations on plans for the CBD, starting with that of p. j. smith & co. from 1999, each of which addressed environmental and operational concerns in the earlier versions.

**RESOLUTION FINDING CBD CONCEPTUAL PLAN HAS  
NO SIGNIFICANT NEGATIVE ENVIRONMENTAL IMPACT.**

Joe Maciejewski then moved to find that there is no significant negative environmental impact in adopting the conceptual CBD plan prepared by Wm. Schutt & Associates prepared February, 2008 (copy attached), and to authorize President Stribing to sign a negative declaration; his motion was seconded by Dawn Gaczewski and unanimously approved.

**RESOLUTION APPROVING CBD CONCEPTUAL PLAN**

Mr. Maciejewski thereafter moved that the VLCDC adopt the concept plan prepared by Wm Schutt & Associates, prepared February , 2008, as the plan to be submitted to the Village of Lancaster Planning Commission, the Village of Lancaster Historic District Commission, and the Lancaster Village Board, and that the same be the basis of any funding request to be submitted to the federal government, the state government, or any other potential funding source. His motion was seconded by Dawn Gaczewski and unanimously approved.

**RESOLUTION AUTHORIZING SUBMISSION OF CBD  
CONCEPTUAL PLAN TO VARIOUS REVIEWING OR  
APPROVING AGENCIES**

Supervisor Giza then moved to authorize President Stribing and other VLCDC officials to submit the conceptual CBD plan prepared by Wm Schutt & Associates prepared February, 2008 and the SEQR findings of the VLCDC to the Village Planning Commission, the Village Historic District Commission and the Village Board, seeking their respective approvals as a concept plan for the redevelopment of the Central Business District; his motion was seconded by John Mikoley and unanimously approved.

**RESOLUTION AUTHORIZING SUBMISSION OF PUBLIC  
ASPECTS OF CBD CONCEPTUAL PLAN FOR FEDERAL  
& OTHER FUNDING**

Joseph Maciejewski then moved to authorize President Stribing and other VLCDC officials to submit the public aspects of the said conceptual plan for development of the CBD to Erie County Executive Chris Collins for inclusion in any submission being prepared for presentation to the federal government in expectation that a federal public works program will soon be initiated? his motion was seconded by Craig McRae and unanimously approved.

**RESOLUTION AUTHORIZING GRANTWRITING  
CONTRACT WITH JEAN O'CONNELL ASSOCIATES**

Joe Maciejewski moved to contract with Jean O'Connell & Associates for grant-writing services to seek contributions from foundations, philanthropists and governments, to be paid \$100 per hour, with an initial retainer of \$3000, thereafter upon submission of billing statements, total not