

**Minutes of the Executive Committee of  
The Village of Lancaster Community Development Corporation  
February 4<sup>th</sup> 2009**

*Note: the following is a draft copy of minutes of a meeting of the Executive Committee of The Village of Lancaster Community Development Corporation, which was held February 4<sup>th</sup> 2009 at the Village Board Room in the Municipal Building at 5423 Broadway. These minutes will not become final until approved at a subsequent meeting of the VLCDC, and may be amended before approval*

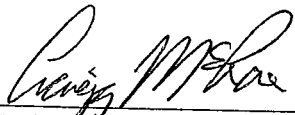
President Jeffrey Stribing thanked those who attended, but noted that several members were unable to attend, and that there was no quorum for formal business. Others present included Secretary Craigg McRae, consultants Mark Aquino and Stanley J. Keysa.

President Stribing noted that he had asked Linda Mallia, President of Hunt Mortgage Corporation to serve as chair of the Financial Review Committee required under the \$200,000 grant received from the 2008 New York State Housing Trust Financial Corporation, and that Directors Craigg McRae and John Mikoley, as well as Bank of Akron manager John Evoy had also agreed to serve. Some of the members had met on Monday morning to discuss the administrative process. Out of that meeting, Stan Keysa prepared and circulated for comments a cover sheet and checklist. Based on emailed comments, Stan revised that checklist and then prepared an application form. Both were distributed and discussed at some length.

President Stribing also indicated that he was meeting with Rick Baldwin regarding a web site for the VLCDC. Discussion followed as to items to be included on the website.

The meeting ended at 7:58 am in order to open the general meeting of Directors.

Respectfully submitted,

  
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Craigg McRae, Secretary

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President Jeffrey Stribing called the meeting to order at 8:08 am; others Directors present included Secretary Craig McRae and Richard Young, as well as Treasurer John Mikoley, who joined by speaker phone. Also present were consultants Mark Aquino and Stanley J. Keysa, and John Evoy, Manager of the Bank of Akron Lancaster branch.

Craig McRae moved approval of the minutes of the meetings of the Executive Committee and of the Directors held on January 7<sup>th</sup> 2009; his motion was seconded by Dick Young and unanimously approved.

Mark Aquino circulated the Treasurer's report, asking for approval to issue checks #s 1456 through 1468 in amount of \$16,591.99; he noted that the only item out of the ordinary was replacement by Besch Mechanical of the heat exchanger in the furnace for Kaleida Health. Craig McRae moved to approve the Treasurer's report and issuance of checks; his motion was seconded by Dick Young and unanimously approved.

At this point, John Mikoley terminated his participation by phone.

Regarding vacancies Mark Aquino reported some interest from a printing business in the former Rite Aid space, which was also looked at by a party interested in establishing a martial arts academy. The latter was referred to Jeff Simme, Town Building Inspector, as to modifications that would be needed. Both parties were told of future plans to demolish the building, and understood that occupancy might be of a short term. Mark said that there was a far amount of interest in the central business district despite the economic downturn, and that he was trying to earn additional rent while protecting the VLCDC's options as to the future of the LVP Complex.

Discussions followed on the Town's plans regarding the Building Inspector's Office.

Regarding the lawsuit by Harry Konst, Mark reported that he had met with Konst's attorney, but that there was essentially no movement.

Jeff Stribing reported that he and Mark would be meeting with David Rutecki and Josh Heim of M&T Bank February 5<sup>th</sup> to discuss adjustment of the mortgage and roof repair loans with M&T. Mark discussed their goals for the meeting. An additional meeting is scheduled with representatives of the ECIDA to discuss reduction of the balance owed the B&ECILDC. A meeting will be requested with the LIDA for its loan at a later date.

Dick Young suggested that they emphasize the potential to M&T of removing a loan on an underperforming building and replacing it with a vibrant downtown with far greater lending opportunities. Jeff asked if Dick could furnish additional copies of the plans prepared by Wm Schutt Associates for which Mr. Young paid. Stan Keysa asked Dick about granting permission to use the copyrighted materials, and Dick offered to donate the rights to the VLCDC. Stan will prepare the necessary paperwork.

President Stribing reviewed the appointments to the Financial Review Committee, with Linda Mallia as chair and Craig McRae, John Mikoley and John Evoy as members. Stan Keysa shared drafts of the draft checklist and draft application form for comments. Jeff asked that the FRC meet again on Friday, February 13<sup>th</sup> at 8am to go adopt forms and review procedures.

Jeff reported that Flynn Battaglia had obtained historic photos of the CBD buildings from Ben Maryniak, the Town Historian, and would use those as guides in their plans. Jeff reviewed the appointments to the Project Architectural Review Committee (also required under the State HTFC grant), including Linda Parzynski and Jim Allein from the Village Planning Commission, and Mike Meyer, Grace Miller from the Village Historic District Commission, with Ron Kwiatek, Jason Hassett and Joe Giallanza as alternates.

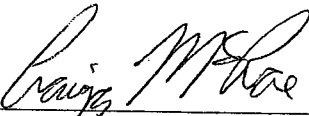
Jeff reported that he and Mark had attended a seminar on New York State Historic Rehabilitation Tax Credits in Syracuse, and that it was both well-attended and quite enlightening. Qualified properties can now receive a 20% federal tax credit and a 5% state tax credit. A measure to increase the state credit to match the federal level passed both houses of the State Legislature, but was vetoed by the Governor last year. Jeff said that he came away from the meeting reassured that our \$200,000 HTFC grant was secured, but that potential the further grant for which the Village applied was not assured given the state's expectation of a huge deficit.

Dick Young raised the question of poor snow-clearing in the CBD, and asked Jeff to discuss it with Mayor Cansdale.

The meeting concluded with discussion of the extent of documentation to be required of grant applicants. It was consensus that the process should be as burden free as possible, and that a full title search, a balance sheet, and two years of tax returns were not needed.

Craig McRae moved to adjourn at 8:55 am; his motion was seconded by Dick Young and unanimously approved.

Respectfully submitted,

  
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Craig McRae, Secretary