

**Minutes for the April 1st 2009 meeting of the Executive Committee of
The Village of Lancaster Community Development Corporation**

At 7:36 a.m. on April 1st 2009, President Jeffrey Stribing convened a meeting of the Executive Committee of the VLCDC in second floor library of the Municipal Building, 5423 Broadway, Lancaster, New York. Also present were Vice President William Cansdale, Treasurer John Mikoley and Secretary Craigg McRae. Consultants Mark Aquino and Stanley Keysa also attended.

John Mikoley moved approval of the minutes of the March 4th 2009 Executive Committee meeting and of the regular meeting of directors of that date; his motion was seconded by Mayor Cansdale and unanimously approved.

Treasurer John Mikoley presented the Treasurer's report as prepared by Mark Aquino, recommending approval of issuance of checks 1478 through 1486 in amount of \$20,085.23. He said all items were ordinary, except for the sewer bill to the Village, which is based on building valuation and not water flow. Mark said he would discuss the valuation with Town Assessor Dave Marrano. Craigg McRae moved approval of the report and issuance of the checks; his motion was seconded by Mayor Cansdale and unanimously approved.

Mark Aquino said there was a need to obtain greater exposure of the vacant opportunities in the LVP Complex, and that to get a broker to advertise the property on their web site required an exclusive listing agreement. He presented a draft exclusive listing agreement with Pyramid Brokerage. John Mikoley commented that the fee was the usual 5%, but that if a prospect was brought in by another broker or by a board member, Pyramid would waive its fee. He also said the language regarding a sale could be struck out. Craigg McRae moved to authorize President Stribing to sign the exclusive agreement on condition that the language regarding potential sale be struck; his motion was seconded by President Stribing and duly approved by "aye" votes of Stribing, Cansdale and McRae, with John Mikoley abstaining.

Mark Aquino reported that he had a draft budget ready and that it was balanced without the need to tap savings. He will have it ready for the next meeting on May 6th.

Mark reported he had heard nothing new regarding the Konst lawsuit, although he expected that Konst's attorney will have Jeff served again on commissions for the new term of Save-A-Lot.

Mark also reported that Kaleida is looking to expand its Lancaster site. It now has about 1900sf, but is looking for 3000sf. Mark said Kaleida is a good tenant, paying its bills on time. He suggested that they might be moved into a combination of the space vacated by Interstate Steel as well as the Town Building Inspector's Office. That would require moving the Town (which will be on a short-term lease), and likely to be gone within 18 months) to other space. Discussion followed on the costs of buildout, with John Mikoley noting the substantial rent being paid by the Town without buildout. Jeff said that he had conversations with the site manager, and that Kaleida would be willing to take a second floor space were that to become available on redevelopment. Most of Kaleida's traffic is at night, so it does not conflict with day-time parking requirements. Jeff suggested that an *ad hoc* committee be formed to make recommendations, and that Supervisor Giza, John Mikoley, Mark Aquino and Linda Mallia serve on the committee.

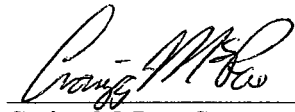
Mark Aquino reported that he had had a structural engineer come thru to check the structural repairs made several years ago, and that all were OK, with no deterioration. He said work is needed on the old roof, particularly over the Interstate Steel and Building Inspector areas, where the metal deck has rusted. A roofer would remove and replace the metal desk before reproofing. He said Dave Brown at the Town was withholding rent until it is fixed.

Mark said he had contacted a number of demolition contractors to get a good idea of what it would cost to demolish the building.

Stan Keysa noted he had done further research on the Public Authorities Accountability Act of 2005, and that it appeared unnecessary to send formal notice regarding the sale of real property where it was likely to be under \$100,000. He also reminded Jeff Stribing that there is a need to post certain information to a web site. Jeff Stribing reported he had contacted two web site builders, and gotten a verbal quote from one. He has asked that the quote be put in writing for board review.

At 8:05 a.m., Bill Cansdale moved to adjourn the Executive Committee meeting; his motion was seconded by Craigg McRae and unanimously approved.

Respectfully submitted,



Craigg McRae, Secretary

Minutes for the April 1st 2009 regular meeting of the Directors of The Village of Lancaster Community Development Corporation

At 8:05 a.m. on April 1st 2009, President Jeffrey Stribing convened a regular meeting of the Directors of the VLCDC in second floor library of the Municipal Building, 5423 Broadway, Lancaster, New York. Also present were Vice President William Cansdale, Treasurer John Mikoley, Secretary Craig McRae, and Directors Dawn Gaczewski and Robert Giza.. Consultants Mark Aquino and Stanley Keysa, NYMS project Financial Review Committee member John Evoy and interested citizen Matthew Walters were also present.

President Stribing introduced Matt Walters, and reminded the directors that the annual meeting of members and election of officers would be held on the second Monday in May (May 11th). Stan Keysa reminded the directors that they should prepare nominations for officers and new members not later than the next regular meeting of directors, to be held May 6th

Jeff spoke of the interest of Kaleida in securing expanded space, and asked Bob Giza to serve on an *ad hoc* committee along with John Mikoley, Linda Mallia and Mark Aquino to address how to provide that space.

Jeff noted that the Village had been considering applying for a "Restore New York" grant to look at the cost of demolishing the LVP Complex and extending West Main Street thru to Aurora. He has one set of estimates by Wm Schutt & Associates, but was looking for other estimates as to the cost of demolition and of construction of the road.

President Stribing and Mayor Cansdale had met with a representative of Empire State Development last Friday, at which time they were told that a grant could be used to pay off the mortgage holder. However, on Tuesday, they were informed that the grant could not be used for that purpose. Jeff will be talking to David Rutecki about what M&T can do to facilitate the long-term objective. The application is due by May 1st, and it looks like the Village will not score high enough to warrant application this year, but there is still a need to get questions answered to be ready for the next round. He said we need to have a plan in place, and hopefully have a developer ready to say "if you build the road, I will build such and such."

John Mikoley asked if an RFP had been prepared and circulated. Jeff said that there had been one sent last year to 17 developers, with four responding. Each was interested, but moved away for one reason or another. Paladino, for example was over-extended, as was Iskalo. Benderson and Montante both expressed interest but backed away. John offered to speak to the various developers, but wanted a professional package ready to offer, saying that timing was "awful."

It was agreed that, if VLCDC can't attract developers, then rentals will be needed to tide the corporation over until the economy recovers. Mark Aquino said that the income from operations is OK now, but the corporation could be in trouble if VLCDC lost a significant tenant.

Regarding the façade restoration program, Jeff reported that he and the architects from Flynn Battaglia had met with many of the building owners to ask what their goals were. The first were Rudy Tichy and Gary Schaff, who owns four buildings. The architect has already prepared color drawings for their locations. Others include Craig Lindauer, Vince Mangione, Alan Kurtzman, Patsy Besch and Ed Church. Ed church needs work on his façade, which is coming apart, as well

as a patio along the north side. However, he is looking for a permanent structure there, which will need footers, a retaining wall and roof with doors that close it in, and he was told that went beyond the scope of the architect's façade retainer. Alan Kurtzman probably has the most extensive work needed, but it may have to be broken into manageable elements.

Jeff said he had been authorized to sign a contract with the grant writer, but held off doing so until this month so the grant writer had something solid to show the foundations.

Jeff invited Matt Walters to tell the directors a bit about himself and his long interest in helping the future of the community. Matt is a life-long resident, in his mid-thirties, married with two children, lives on Irwinwood Road, and owns a special promotions company. Jeff encouraged Matt to stay interested.

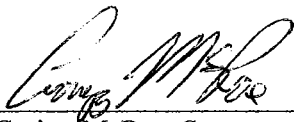
Under miscellaneous items, President Stribing noted that Catholic Health Systems was considering rebuilding St. Elizabeth Adult Care Facility, and that they were mindful of its location in the historic district.

Supervisor Giza indicated that the Town had rejected the bids for an addition to the Town Hall, and was having the structure redesigned in accord with comments submitted by Stan Keysa. He also said there was a prospect for about 40 acres in the Eastport Commerce Center on Walden near Pavement which would need heavy electric services. Giza also asked about the roof over the Town Building Inspectors Office and was briefed by Mark Aquino as to the repairs planned.

At 8:45 a.m., Craig McRae moved to adjourn his motion was seconded by John Mikoley and unanimously approved.

The next Executive Committee meeting is scheduled for 7:30 a.m. on May 6th; the next directors meeting is scheduled for 8 a.m. that same morning. The annual meeting of membership will be held on the evening of May 11th.

Respectfully submitted,



Craig McRae, Secretary