

**Minutes for the June 3rd 2009 meeting of the Executive Committee of
The Village of Lancaster Community Development Corporation**

At 7:37 a.m. on June 3rd 2009, President Jeffrey Stribing convened a meeting of the Executive Committee of the VLCDC in second floor boardroom 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 May 6th 2009 Executive Committee meeting and of the regular meeting of directors of the same date; his motion was seconded by Craigg McRae and unanimously approved.

Treasurer John Mikoley presented the Treasurer's report as prepared by Mark Aquino, recommending approval of issuance of checks 1499 through 1510 in amount of \$19,377.43. John said all items were ordinary, except for the payment of \$725 for air conditioner repair over Mid-Erie and a deposit of \$3250 to Nickel City for a deposit on the roof repair. Mark also said he had engaged an engineer to design installation of an RPZ in the event it is mandated by ECWA. McRae moved approval of the report and issuance of the checks; his motion was seconded by Mikoley and unanimously approved.

Mark Aquino said Lucent was asking to renew its lease at \$625 per month. Discussion followed, with Mark recommending renewal at level rent. Jeff Stribing moved to approve renewal at level rent, but asked Mark to see if Lucent would renew for two or three years with modest increases in the out years; his motion was seconded by Craigg McRae and unanimously approved.

Mark Aquino reported that President Stribing had been served with papers on behalf of Harry Konst seeking commission for the renewal by Save-A-Lot, and that Mark will answer the suit which is in City Court. Jeff moved to receive and file the papers, authorizing Mark to answer. His motion was seconded by John Mikoley and unanimously approved.

Discussion followed on moving the time for the Executive Committee, with consensus that 7:45 a.m. would be a good starting time for future meetings.

Stan Keysa updated the Executive Committee on communications regarding the detention basin at Stroehmann Bakeries.

Jeff Stribing noted that Joe Maciejewski had submitted his resignation by e-mail due to other time constraints, and discussed seeking another representative from the school board.

At 7:58 a.m., John Mikoley moved to adjourn the executive committee, seconded by Craigg McRae and unanimously approved.

Respectfully submitted,



Craigg McRae
Secretary

**Minutes for the June 3rd 2009 regular meeting of the Directors of
The Village of Lancaster Community Development Corporation**

At 8:02 a.m. on June 3rd 2009, President Jeffrey Stribing convened a regular meeting of the Directors of the VLCDC in second floor board room of the Municipal Building, 5423 Broadway, Lancaster, New York. Also present were Treasurer John Mikoley, Secretary Craigg McRae, and Directors Dawn Gaczewski, Robert Giza and Matthew Walter. Consultants Mark Aquino and Stanley Keysa were also present. Stan reported that NYMS program Financial Review Committee member John Evoy had asked to be excused.

Mark Aquino said the distributed budget for 2009-2010 (copy attached) was the same as presented previously, and that it was balanced. Craigg McRae moved to approve the budget; his motion was seconded by Dawn Gaczewski and unanimously approved.

Craigg McRae then moved to approve retention of the firm of Drescher & Malecki as auditors to the corporation's 2008-09 fiscal year. His motion was seconded by John Mikoley and unanimously approved.

Following discussion, Craigg McRae moved to authorize use of the roof of the LVP Complex as the launch area for fireworks on July 4th as had been requested by the Village Board, subject to confirmation by a structural engineer that the roof was strong enough to support the fireworks, launch equipment and launch staff (estimated not to exceed 1500 lbs), and subject to review by Mark Aquino of insurance naming the VLCDC as an additional insured. Craigg's motion was seconded by Supervisor Giza. (At 8:07 a.m., Vice President Richard Young and Director Linda Mallia joined the meeting.) After discussion, during which it was reported that Scott Kulmey, Village Director of Emergency Management had recommended approval, the resolution was amended to direct that copies of the resolution be sent to Mr. Kulmey and to Janine Hansom, Special Events Coordinator. The motion was then duly approved with seven ayes and one nay, John Mikoley voting against the resolution.

Jeff Stribing moved to accept with regret and appreciation the resignation submitted by Joseph Maciejewski; his motion was seconded by Matt Walter and unanimously approved.

Jeff Stribing reported that he had spoken to Ron Horrigan regarding the July 4th activities re plans to use the parking lot, and that Horrigan wants 30 spaces reserved for use by Save-A-Lot customers. As yet, there is no agreement in place with the Village for use (and repair) of the lot; Jeff will speak to Mayor Cansdale to remind him of the need for the Village to authorize the agreement (previously approved by this board on May 6th).

Matt Walter reported on his review of the proposals submitted by various web site designers. He thought the proposals were nice, but expensive. Each included eye-catching movement, which he thought unnecessary for this organization's needs. He was planning to speak with Mike Stegmeier about space available on the Village web site, noting it had not been updated since early March. President Stribing said he preferred the VLCDC have a separate web site, but added that it should be linked with the Village site. He emphasized that there should be two activities covered, one being the working corporation, and the other the foundation. Matt promised to prepare a sample web site available on a private page for review. He will also work with Dawn on a logo.

President Stribing reported on the progress of the façade grant program. Now that Mastercraft (the building owned by Richard Sherwood and Danny Amatura) is on board, only one property on the east side of Central is not participating. The New York Store is still out. Alan Kurtzman would like to participate but it would be costly. Carsons is not on board, expressing concern for safety. The Foundation is seeking funds for work on both the New York Store and the Secret Garden, estimated to cost together about \$196,000. Jeff said the Wendt has indicated it would consider the request, and Supervisor Giza offered to support a grant from the Town of Lancaster IDA. Supervisor Giza then left the meeting at 8:29 a.m., and Matt Walter at 8:30 a.m. Jeff went through a review of the status of each of the various properties.

Stan Keysa promised to provide new board members (Dawn Gaczewski, Linda Mallia and Matt Walter) with copies of the 1999 CBD historic study, the master plan by peter j. smith & co., the various CBD design iterations, and the By-Laws.

Linda Mallia reported on the Financial Review Committee, saying that it plans to walk thru the CBD and meet with property owners on July 12th, 13th or 14th. She hopes to actually tour the inside of the buildings to get a better understanding of how they are used and divided. She asked Jeff that the committee be provided the architectural estimates this week.

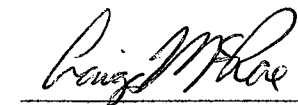
Dawn Gaczewski was asked about the LVP Complex. She said the first problem is approaching M&T Bank. Mark Aquino said the last meeting was months ago, that David Rutecki was reluctant to reopen the mortgage as it would require a new appraisal, and the building value might not cover what is owed. The mortgage is being paid and the bank is not experiencing stress. He said he didn't know what would be gained by creating stress, but said the bank would discuss a short sale. Discussion followed. Consensus was that the key next move is to have a good estimate on cost of building a road, and what area of the building would be needed, so as to determine what land might be sold. Jeff Stribing will speak with the Mayor regarding getting a plan in place before the next round of "Restore New York" in the spring. Engineering is estimated to take six to eight months. Craig McRae moved to authorize hiring William Schutt & Associates to prepare an engineering study on what is needed to restore West Main Street at a cost not to exceed \$16,000, contingent on receipt of a contribution of \$8000 from the Village. His motion was seconded by Dawn Gaczewski and unanimously approved.

Jeff said he had had a brief meeting with David Kirchoff of the Buffalo & Erie County Regional Development Corporation, and that Kirchoff understands it must act on the subordinate loan. Jeff also said he will order a frame for the CBD façade display, and have the display ready for hanging in the Village Hall when the first project is announced and contracts signed.

Dawn Gaczewski reported on her efforts to sustain the Christmasville concept, and Jeff Stribing distributed a list of proposed committee assignments (copy attached) and asked that anyone who wanted a change notify him immediately.

At 9:07 a.m., Craig McRae moved to adjourn, John Mikoley seconded and the directors voted unanimously to adjourn.

Respectfully submitted,



Craig McRae, Secretary