

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

At 5:34 pm. on July 1st 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, as did Director Matt Walter.

John Mikoley moved approval of the minutes of the June 3rd 2009 Executive Committee meeting; 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 1511 through 1523 in amount of \$20,102.64. John said all items were ordinary. McRae moved approval of the report and issuance of the checks; his motion was seconded by Matt Walter and unanimously approved.

Mark Aquino said Lucent was unwilling to commit to more than one year, so he had renewed its lease at \$625 per month.

Mark Aquino reported that he had answered the suit by Harry Konst seeking commission for the renewal by Save-A-Lot, and that Konst's attorney had suggested that Konst would waive future commissions if he was paid full commissions on the first two terms. Mark expects depositions will start shortly and has not responded favorably to the offer.

Mark shared Kaleida's plans with John Mikoley, and said he had not yet talked to the Town Building Inspector regarding moving. He is in the process of getting quotes on the work sought.

At 5:38 pm, Mayor Cansdale joined the meeting,


Mark Aquino continued his report on prospective tenants for the LVP Complex.

At 5:40 pm, Vice President Dick Young joined the meeting.

Mark Aquino reported that Tom Malecki has said he would start the audit later this month, and should have a preliminary report ready for next month's meeting, well in advance of the deadline in September.

At 5:42, Craigg McRae moved to adjourn the Executive Committee meeting; his motion was seconded by John Mikoley and unanimously approved.

Respectfully submitted,



Craigg McRae, Secretary

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

At 5:45 pm. on July 1st 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 Vice President Richard Young, Treasurer John Mikoley, Secretary Craigg McRae, and Directors William Cansdale, Dawn Gaczewski 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.

Mayor Cansdale moved to approve the minutes of the June 3rd meeting; his motion was seconded by Dick Young and unanimously approved.

Matt Walter reported on his efforts to set up a VLCDC website. He plans on several pages, including a home page, a link to resumes of directors and officers, copies of the By-laws and financials, a list of real properties owned by VLCDC and a link to the foundation.. His goal is to have it up by July 14th.

Matt also reported on the ideas he and Dawn Gaczewski had developed for fund raising, using the foundation as the recipient. He wants to reduce board involvement to keep the process nimble and responsive. He shared a concept on "Amazing Race - Lancaster" (attached) and explained how it would work. Advertising will be very important, and Matt outlined how he saw that happening, including use of the web, Facebook, etc.

There was a consensus that the board should meet again on July 14th at 7pm.

Jeff Stribing noted that Linda Mallia had invited the CBD property owners to open their properties for walk-thru on either July 10th or July 13th or July 14th. Discussion followed, with Dick Young cautioning against making too much information available on the website due to concerns over security and taxation.

Jeff reported he had a request from Special Events and the Village Emergency Management Office to use the lower lobby of the LVP Complex as a headquarters on July 4th. Several expressed concern, and Dick Young offered the use of the parking lot outside his office.

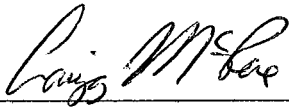
Jeff reported that he and Linda Mallia had met with NYS Main Street Program officials and expressed concern over the division of \$200,000 available funds between facades, residential improvements and streetscape. They had no difficulty in supporting reallocating the streetscape funds to facades, and noted that window improvements on the second floor (or higher) would qualify for the residential improvements requirements. Jeff also noted that the Architectural Review committee was functioning as intended. Jeff also noted that the Village Board would consider at its next meeting the request for \$8000 contribution to prepare an engineering report on restoring West Main Street. Discussion followed.

Stan Keysa reported that the Village Historic District Commission had approved the plans for the addition to the Town Hall and issued a certificate of appropriateness.

Jeff reported he, Kathy Konst and John Evoy had attended a "People for Space" program at Cornell, and that he had invited the presenters to Lancaster to seek their advice. Discussion followed with Dick Young renewing his call to "make Lancaster a destination" like Niagara-on-the-lake. This evolved into a discussion of why so many small businesses fail, and of the need to help prospective entrepreneurs develop a realistic business plan with adequate capitalization.

John Mikoley moved to adjourn at 6:52 pm; his motion was seconded by Matt Walter and unanimously approved.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Craig McRae".

Craig McRae, Secretary