

**Minutes for the September 2<sup>nd</sup> 2009 meeting of the Executive Committee of  
The Village of Lancaster Community Development Corporation**

On the morning of September 2<sup>nd</sup> 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 Vice President Richard Young, Treasurer John Mikoley and Secretary Craigg McRae. Consultants Mark Aquino and Stanley Keysa also attended.

John Mikoley moved approval of the minutes of the August 5<sup>th</sup> 2009 Executive Committee meeting; his motion was seconded by John Mikoley and unanimously approved.

Treasurer John Mikoley presented the Treasurer's report as prepared by Mark Aquino, recommending approval of issuance of checks 1542 through 1553 in amount of \$27,943.75. John said all items were ordinary except for the payment of \$4450 to Drescher & Malecki, and payment of \$6930 to Flynn Battaglia. Craigg McRae moved to approve the Treasurer's report and authorize issuance of checks 1542 thru 1553; Dick Young seconded his motion, which was unanimously approved.

Mark Aquino reported on his negotiations with Kaleida; he is asking \$17 per square foot, and is working with sketches of build-out of requested improvements. Kaleida wants formal drawings, and Mark has asked WSA to prepare a set. (At 7:51, Director Matt Walter joined the meeting.) Kaleida wants at least a five-0year lease, with 60 to 90 day notice in the event VLCDC decides to reconstruct the building. Dick Young expressed his opposition to a five year lease. Mark noted that Kaleida is now paying about \$25,000 per year, and that competition such as North Forest is advertised at \$13.65 per sf.

Discussion followed on the engineering study underway, and how it is needed in order to apply for the next round of NYS Main Street grants. Applications would be submitted in May 2010; contracts would be in place in late 2010, and construction would start in 2011. Dick Young questioned how to handle parking and traffic during a West Main Street reconstruction. Stan Keysa suggested ways in which it could be handled, noting that the existing ramp to the south would not necessarily be disturbed. Discussion also followed on the near-term need to coordinate with the addition to the Lancaster Town Hall.

(At 8:02 am, Directors Linda Mallia and Dawn Gaczewski joined the meeting. At 8:04, Alan Kurtzman joined.)

John Mikoley then moved to authorize hiring Wm Schutt Associates for not more than \$1000 to prepare the sketches of the Kaleida area; his motion was seconded by Craigg McRae and duly approved 3 ayes to 1 nay, with Stribing, Mikoley and McRae voting in favor, Young opposed.

Mark Aquino continued with updates, indicating he had not heard further from Family Dollar, that Inlighten will put in its own gas meter (it is now paying for gas thru VLCDC). Mark said that he will divide the remaining space between Inlighten and Orfeo Printing, which does not require heat, as their machines generate enough heat.

Dawn asked if there was still space for the Christmas window animations. Mark said he could accommodate her. Linda Mallia offered space in the basement of the Hunt Mortgage building.


Mark reported that the Buffalo & Erie County Industrial Land Development Corporation had agreed to extend the \$300,000 loan for another year at interest only, but wanted to review the financial statements each year. Dick Young moved to authorize approval of the agreement; his motion was seconded by Craigg McRae and unanimously approved.

Mark continued by saying he had no news regarding the Konst lawsuit. He said that he is working with PPI regarding past electrical use. PPI owes about \$6000, but is paying its rent on time and will pay the current electrical bill and \$500 per month towards the prior bills. There are now three printers downtown.

Questions were raised regarding the parking lot lights. There was recollection that the Village was going to make repairs, but Mark said he does not have a copy of the agreement as yet.

At 8:12 a.m., John Mikoley moved to adjourn the Executive Committee meeting; his motion was seconded by Craigg McRae and unanimously approved.

Respectfully submitted,



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Craigg McRae, Secretary

**Minutes for the September 2<sup>nd</sup> 2009 meeting of the Directors of  
The Village of Lancaster Community Development Corporation**

At 8:12 am on the morning of September 2<sup>nd</sup> 2009, President Jeffrey Stribing convened a regular meeting of the Directors of the VLCDC in second floor boardroom of the Municipal Building, 5423 Broadway, Lancaster, New York. Also present were Vice President Richard Young, Treasurer John Mikoley and Secretary Craigg McRae, and Directors Dawn Gaczewski, Robert Giza, Linda Mallia and Matt Walter. Consultants Mark Aquino and Stanley Keysa also attended, as did businessman Alan Kurtzman.

Due to a photocopying error which dropped the second page, approval of the minutes of the August 5<sup>th</sup> 2009 regular meeting was deferred until the next meeting.

President Stribing reported on various businesses which had progressed with their façade and renovation plans in order to receive funding under the New York State Main Street grants program. He said 27 Central already had a contract and was ready to go. Several others are expected soon, while several have not yet sought

Jeff noted that the New York Store is an anchor, and likely to exceed the funding available. Alan Kurtzman reported that a number of his customers had suggested that the New York Store be entered in the “Shine -A-Light” competition on the internet. Three entries getting the most votes will be eligible for a competition to win \$100,000, which could be used to fill the gap. He asked the board to vote online by September 13<sup>th</sup>.

Jeff Stribing continued that he was experiencing delays with the Music Store, Eddy Ryan’s, the Kelleher law office and Accent Photo.

Stan Keysa reported that the Town was due to receive bids on five contracts for the addition to the Town Hall on September 3<sup>rd</sup>.

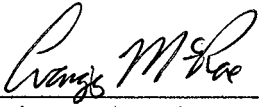
Jeff Stribing reported that the NFTA had again contacted him requesting a “Park & Ride” at Aurora and Pleasant Avenue West. NFTA expects to capture riders from people from Alden and points east. Jeff said he wanted a “nice” bus shelter like those at the Apple Tree Office Park, but was told those were installed at the property owner’s expense. Discussion followed on questions of liability, lack of direct benefit, and who would be responsible for maintenance. Craig McRae moved to reject the request as currently proposed; his motion was seconded by Dawn Gaczewski and unanimously approved.

Matt Walter reported on the plans for the “Amazing Race” He said that b7 or 8 packages had been sent out, and that Hunt was sponsoring two teams. More teams are needed, ten to break even. Technically, none have signed on as yet. Mayor Cansdale is gathering one team, Linda Mallia two. Ads are every Metro, and he is talking to ArtVoice. Discussion followed on how to organize teams. There is a \$500 entry fee. The big drawback is that people don’t understand the race concept yet. The area involved is Central Avenue to School Street, Broadway to St. Joseph’s Street.

Dick Young reported that the Audit Committee met last Monday. The committee consists of two directors, as well as Village Clerk-Treasurer Mike Stegmeier and Town Director of Finance and Administration Dave Brown. The consensus was that the VLCDC needs to find a way to finance its ongoing operations. He asked the Directors present to suggest fresh ideas.

At 8:46 a.m., Matt Walter moved to adjourn; his motion was seconded by Dick Young and unanimously approved.

Respectfully submitted,

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

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Craig McRae, Secretary