

**Minutes for the November 4th 2009 meeting of the Executive Committee of
The Village of Lancaster Community Development Corporation**

At 7:45 am on the morning of October 7th 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, Secretary Craigg McRae. Consultants Mark Aquino and Stanley Keysa also attended, as did Director Edward Myszka.

Jeff indicated that he wanted to defer resolutions until more were present. He called on Mark Aquino to report on vacancies. Mark noted that Craigg's wife Nancy was looking to open a shop, possibly on Broadway, as is a consignment shop on Central. Attorney John Dudziak is looking at the open Mil-Sher building. (Matt Walter joined at 7:50am.)

Mark is still working with Kaleida, and expects that Inlighten will take more space on a month-to-month basis. The former Rite Aid space remains open. Tracy Diegelman (sp??) has done an excellent job with her consignment shop. Carl Aquila has opened his shop on Central north of West Main and (per Jeff) has great chocolate chip cookies. Mark has heard nothing new on the Konst lawsuit. He said Harry's lawyer, _____ Pollack, lost a bid for councilman in Elma last night.

Mark is still holding conversations with the B&EC ILDC regarding extension of the subordinate mortgage loan. Harris Beach is representing the lender. Mark is fighting the request that a percentage of any available VLCDC funding be applied against the loan.

Jeff reported there was no news on the lighting poles, and said he would speak with Mayor Cansdale again. (Dawn Gaczewski and John Evoy joined at 7:57 am)

President Stribing now called for a motion to approve the minutes of the Executive Committee meeting held October 7th 2009; Dick Young moved to approve; his motion was seconded by Craigg McRae and unanimously approved.

Mark indicated that the Treasurer's report items were usual, except for payments related to the Great Race, and a double payment to NYSEG due to timing. Ed Myszka then moved to approve payment of checks# 1565 thru 1580 totaling \$22,919.41; his motion was seconded by Matt Walter and unanimously approved.

Craigg McRae then moved to adjourn the Executive Committee meeting; his motion was seconded by Dick Young and unanimously approved.

Respectfully submitted,



Craigg McRae, Secretary

**Minutes for the November 4th 2009 meeting of the Directors of
The Village of Lancaster Community Development Corporation**

At 8:00 am on the morning of November 4th 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, Secretary Craig McRae, and Directors Dawn Gaczewski, Edward Myszka and Matt Walter. Consultants Mark Aquino and Stanley Keysa also attended, as did banker John Evoy.

Edward Myszka moved to approve the minutes of the regular Directors meeting held October 4th 2009; his motion was seconded by Matt Walter and unanimously approved.

President Stribing said there were no reports for the building or finance committees, and that the architectural review committee had approved each of the projects submitted to it. (Supervisor Giza joined at 8:02 am.)

Jeff went on to discuss the newly-signed historic rehabilitation tax credit approved by Governor Patterson. Stan Keysa added that Buffalo architect Clint Brown and tax attorney Murray Gould of the Port City Preservation in Oswego had made an excellent presentation at a recent Area Managers meeting hosted by the ECIDA, and that the presenters had indicated they would be willing to make a presentation to the VLCDC. Jeff suggested that the VLCDC could host an information session for property owners early in 2010.

Mark Aquino reported that auditors Drescher & Malecki had prepared the annual reports to be filed with the NYS Attorney General's Office and asked for authorization to do so. Bob Giza moved to authorize the filing; his motion was seconded by Matt Walter and unanimously approved.

Matt Walter reported on Lancaster's Great Race, which he said turned out to be more of a "boost Lancaster" effort than a fund-raiser. He and Dawn Gaczewski had geared up for about 30 teams, but 7 teams actually participated. He said this was probably a good thing, as it allowed Matt and Dawn to understand what areas needed to be strengthened. He suggested doing it again, possibly in April 2010.

John Evoy reported that he will be taking over as chair of the Lancaster Area Chamber Of Commerce next year, and that the Chamber had hired K.C. Carlson as its new director. John said that the Chamber would emphasize closer coordination with VLCDC next year.

Jeff Stribing then reviewed his efforts to bring in a developer for the central business district ("CBD") saying that Chris Dirr would be present later in the meeting. He said that Chris had called Jeff several months ago as he is now working with NRP Development of Cleveland Ohio, which would like to work in New York.

financing requires a certain amount of expertise and know-how. NRP will get paid a developers fee of about \$800,000, and a contractors fee of about \$800,000. Because it is a nationwide operation, it already has an experienced asset management unit and a property management unit. With more units, its cost per unit goes down and the efficiencies add to the profits. NRP now owns or manages between 15-18,000 units.

Asked why build in Lancaster and not areas with better demographics, Dirr said NRP has five projects planned in other states with great demographics, but that it cannot get loans on those projects in the current recession and it is sitting on those projects for now.

Dirr emphasized again that timing is critical. He needs VLCDC to say: "go" or "no go" or "too aggressive this year" before December 1st.

Regarding the retail space, he thought 3-5,000 so would be doable, looking at tenant needs, and said he wanted to limit VLCDC exposure if it didn't rent. He suggested personal services, a coffee shop, something "like Hertel Avenue" allocated internally. (Ed Myszka left at 9:10am.)

Stan Keysa asked about parking, and Dirr said NRP could agree to shared parking, as long as it was "proximate" and guaranteed. He is open to having that space move as the CBD develops, and said that he is open to changing the external esthetics. They would want to keep an activity room or workout space near the rented retail space.

Stan discussed concerns over the building height and noted the Village restrictions at 45'; he suggested using a mansard roof for the fourth floor to limit the height. Dirr said his experience was that DHCR was not pleased with mansard roofs due to past leakage problems, but he was open to esthetic concerns.

(Chris Dirr left at 9:18 am, as did Dawn Gaczewski and Matt Walter.)

Discussion continued among those remaining as to how best to redevelop the CBD, with Dick Young expressing opposition to the NRP proposal. (Craigg McRae left at 9:37am.)

Bib Giza then moved to adjourn, seconded by Jeff Stribing and unanimously approved.

Respectfully submitted,

A handwritten signature in black ink that reads "Craig McRae". The signature is written in a cursive, flowing style.

Craig McRae, Secretary