

**Minutes for the April 5, 2007 Meeting of the Directors of
The Village of Lancaster Community Development Corporation**

At 8:05 a.m. on April 5, 2007, President Jeff Stribing convened a meeting of the VLCDC Board of Directors in the Board Room of the Village Municipal Building, 5423 Broadway. Others present included Robert Giza, Thomas Kazmierczak, Alan Kurtzman, John Mikoley, and Richard Young. Also present were consultants Mark Aquino and Stanley J. Keysa.

President Stribing distributed folders including copies of the By-Laws.

Supervisor Giza moved to approve the minutes of the meeting of March 7, 2007 which had previously been mailed to all by Stan Keysa; his motion was seconded by Tom Kazmierczak, and unanimously approved.

John Mikoley presented the Treasurer's report, and recommended approval of checks 1190 through 1202 for a total of \$29,901.36. Mark Aquino noted that they were for "standard" items. Richard Young then moved to approve; his motion was seconded by Bob Giza and unanimously approved.

President Stribing reported that, pursuant to authorization given at the last meeting, he had met with Sue Barnes and determined that she was not comfortable with processing the Main Street grant application, which was due on March 26th. He then spoke with several other grant writers, selecting Jean O'Connell, who has a staff of nine, and whose quote was \$500 less than Sue Barnes. He asked approval of that contract.

John Mikoley moved to confirm the contract with grantwriter Jean O'Connell; the motion was seconded by Bob Giza and unanimously approved.

Jeff went on to say the application of some 236 pages was submitted on time. He thought that information on Christmasville and the fire museum would be helpful. Results will be known in July.

Mark Aquino was asked to report on the status of new tenants. He indicated that he had made a proposal to the Lancaster Opera House for use of the Buffalo Thrills space, but that LOH was concerned about the timeline for demolition, as they would need to make extensive changes to use it as a studio. They would be interested in the storefront for October, November and December if still open at that time.

Mark reported the Metz brothers had removed their storage from the lower level, and that he was in the process of cleaning the eastern end. He is hoping to move the printer into other space, so as to clear the south wing. He also reported on a possible office user seeking 10,000sf. Discussion followed on the advisability of long-term leases. By June, we should have the report from Wm Schutt & Associates and know what is feasible with the building.

Jeff Stribing reported that he had spoken to Ken Swanekamp at EC DEP, and had written Commissioner Drew Eszak about use of CDBG funds. He also spoke about a possible grant application by the Village to create a park on the site. Stan Keysa cautioned that there should be a clear plan in place before doing so, as a park, once created, requires an act of the state legislature and a referendum in order to modify the boundaries.

Jeff reported that Peter Hunt had purchased the old M&T Bank building on Broadway, and was giving consideration to opening the lower level for retail facing into the parking lot. Jeff said there had been no activity in the Village Industrial Park, but noted the interest of The Vine Wesleyan Church in acquiring the Sherex building. Sherex is reportedly moving to Empire Zone property in the Town of Tonawanda. Jeff noted he had written the pastor stating that the zoning does not permit a church, that he and Stan Keysa had spoken with the church's attorneys, and that an appeal will be heard by the Zoning Board of Appeals this week.

Mark Aquino reported that he had not progressed on refinancing the M&T mortgage, and Jeff Stribing said that he had made several calls to David Rutecki, and none were returned. The lawsuit against Southtown Sports is due for a court conference on April 24th. Mark is still trying to locate the owner of Buffalo Thrills in order to have him served.

Mark noted that the roof over Interstate Steel and the Town of Lancaster Building Inspector's office was 35 years old and leaking, and asked authority to have it fixed. He has one quote for \$7750, and will seek others. Bob Giza moved to authorize Mark to seek informal bids, and to contract for roof repairs not to exceed \$7750; his motion was seconded by Tom Kazmierczak and unanimously approved. Mark said he was getting quotes on an audit and will have those for the May meeting.

Jeff noted that Stan Keysa had prepared and distributed a memo on the annual meeting, which should be held on Monday, May 14th. This is the opportunity to elect directors, elect officers, and change the By-Laws. In particular, Jeff would like to have VLDC adopt a new seal or logo.

Alan Kurtzman moved to hold the **annual meeting of membership on May 14th at 7:00 p.m. in the Village Board room of the Municipal Building**, to elect Thomas Kazmierczak to a five year term ending May 31, 2012; to select an unnamed director to fill the unexpired term of William Schutt expiring May 31, 2009, to re-elect Jeffrey Stribing as President, Thomas Kazmierczak as Vice President, Alan Kurtzman as Secretary, John Mikoley as Treasurer, Stanley Keysa as Assistant Secretary, and Tammy Derkovitz as Archivist and Assistant Treasurer. Further, the meeting will consider adopting a new seal or logo, with a sample to be provided by Jeff Stribing. The motion was seconded by Dick Young and unanimously approved.

Dick Young then moved to adjourn, seconded by John Mikoley, and unanimously approved at 8:42 a.m.

Note: the next regular directors meeting will be on **Wednesday, May 2nd at 8:00 a.m. in the Village Municipal Building.**

Respectfully submitted,



Alan Kurtzman
Secretary