

**Minutes for the November 22, 2006 Regular Meeting of the Directors of
The Village of Lancaster Community Development Corporation**

A regular meeting of the board of Directors of The Village of Lancaster Community Development Corporation was noticed to be held at 8 a.m. on Wednesday, November 22, 2006 at the Village Board Room on the second floor of the Municipal Building, 5423 Broadway, Lancaster, New York.

At 8:07 a.m., a quorum being present, President Jeffrey Stribing convened the meeting. Present, in addition to Mr. Stribing, were Directors Robert Giza, Thomas Kazmierczak, Alan Kurtzman, and John Mikoley, as well as consultant Mark Aquino, and prospect Joseph Maciejewski.

President Stribing introduced Joseph Maciejewski as a prospective replacement for the unexpired term vacated by Betty Aquila, who had resigned. Stribing noted that Maciejewski was currently serving on the Lancaster Central School District and was Erie County's Director of Real Property Tax Services. Maciejewski reviewed his credentials, and then left the meeting at 8:15 a.m.

John Mikoley moved to approve the minutes of the last meeting, seconded by Bob Giza, and the motion was unanimously approved. /

Mark Aquino presented the treasurer's report, noting that he was looking to refinance with First Niagara, and that M&T Bank is looking for VLCDC to pay more than just interest. Bob Giza moved to approve the treasurer's report and authorize issuance of checks; John Mikoley seconded and the motion was unanimously approved.

Mark then distributed copies of the rent roll to all in attendance. Inlighten is set to renew for three years. Mark is still looking to fill the Southtowns area. Rite Aid is now paid to June. Discussion followed about seeking a Family Dollar store, and whether that would be the best fifty for the area, noting surrounding low-income areas, but also the effort to capitalize on the draw of the Opera House in seeking small, "boutique" stores.

Mark also spoke about adding a second floor above the offices on West Main Street, and sought authority for a study to see if this would work. Bill Schutt volunteered to prepare an RFP for such a study. John Mikoley moved to authorize issuance of an RFP to determine feasibility of placing second floor housing over the offices on West Main Street; Bob Giza seconded the motion, which was unanimously approved.

Mark indicated the audit will be available at the next meeting. Also, he will schedule the Southtowns lawsuit for hearing by a judge.

Noting that a special meeting of membership is needed to fill the vacancy on the board, Jeff Stribing said he would schedule such a meeting for 7:00 p.m. on Monday, November 27th at the Village Board Room, and propose Joseph Maciejewski for the vacant position.

Discussion followed about having a single meeting each month;

The next meeting will be on **Wednesday, December 6th, at 8:00 a.m. in the Village Board Room.**

Discussion followed about the relationship between the Lancaster Historical Museum and the proposed Fire Museum.

At 9:07 a.m., John Mikoley moved to adjourn the meeting, seconded by Alan Kurtzman, and unanimously approved.

Respectfully submitted,

Alan Kurtzman
Secretary