

**Minutes for the June 7, 2005 meeting of the Board of Directors of
The Village of Lancaster Community Development Corporation**

President William G. Cansdale convened a regular meeting of the Board of Directors at 6:45 p.m. in the VLCDC Board Room at 11 West Main Street, Lancaster, New York. Present were Betty Aquila, Bill Cansdale, Jim Everett, Robert Giza, Tom Kazmierczak, Alan Kurtzman, John Mikoley, and Richard Young. Also present were consultants Mark Aquino and Stan Keysa.

At request of President Cansdale, motion was made by John Mikoley to engage Fox & Co. as independent auditors for the annual audit; motion was seconded by Bob Giza and unanimously approved.

John Mikoley then moved approval of the minutes of the annual meeting of membership and the regular board meeting, both held May 5, 2005; the motion was seconded by Jim Everett and unanimously approved.

President Cansdale noted the claim by Harry Konst for commissions for bringing in Save-A-Lot, and suggested discussions later in the meeting.

Mark Aquino presented the treasurer's report and a list of checks to be paid. On discussion, President Cansdale said Stan Keysa's bills for services in April and May were being held for review by the board. Alan Kurtzman then moved to authorize issuance of checks numbers 898 thru 910; the motion was seconded by Betty Aquila and unanimously approved.

Mark Aquino then discussed the status of lease negotiations with Arndt Management, CATS, and Kaleida. Mark also noted that National Fuel Resources had made a motion for summary judgment to which Mark will respond. Further discussion followed regarding the claim by Harry Konst for rental commissions. Mark Aquino will respond to that claim also.

Mark reported that he is still working with the theater group and Inlighten regarding adjustment of the space desired by each. Charm Graphics has sent a letter looking for a reduction in rent; Mark will set up a meeting which will also be attended by Jim Everett and Bill Cansdale.

It was decided to hold a long-term planning session on either Tuesday July 5th or Wednesday July 6th, depending on the date set by the Town of Lancaster Town Board for its first meeting in July.

President Cansdale noted that Shelley Au has verbally indicated that she would be sending in a letter of resignation, but had not done so. Jim Everett noted that she was not present at this meeting, nor had she been to a number of recent meetings, and moved to declare her to be in default, and that her position as director was now open. His motion was seconded by Dick Young and unanimously approved.

Stan Keysa reminded of the steps needed to refill the position. Per the change to By-Laws adopted at the last annual meeting, the Secretary must send Ms. Au a notice that she has been found to be delinquent. She is then to be given the opportunity to appear at the next regular meeting of the board to ask that one or more absences be excused. Should the board chose not to excuse sufficient absences to bring the number under three, the board can then vote to declare the position vacant and nominate a candidate to be voted upon by the full membership.

Jim Everett moved to declare Ms. Au delinquent; his motion was seconded by Dick Young. Jim Everett then moved to recommend to the full membership the nomination of Jeff Stribing to the balance of Shelley Au's term, a motion seconded by Alan Kurtzman, and unanimously approved.

Jim Everett moved that President Cansdale call a meeting of the full membership for July 5th or 6th (after ascertaining what date the Town Board is to meet), and to have the secretary send appropriate notices; the motion was seconded by Alan Kurtzman and unanimously approved.

Bob Giza discussed the potential savings available to VLCDC if it were to join the School and Municipal Energy Cooperative. He indicated that the Town of Lancaster is already a member, and that he sits on the board of SMEC. Giza indicated that, while there was no guarantee, savings on electric supplies had averaged 15%, and that savings on gas supplies had averaged 8%. Giza will provide brochures for review. After discussion, Jim Everett moved to authorize President Cansdale to have VLCDC join SMEC if, after review of the brochures, he deemed it advantageous to do so; motion was seconded by Bob Giza and unanimously approved.

Betty Aquila asked about the potential of improving parking availability, and asked what had happened to the concept of diagonal parking on both sides of West Main Street, and of the plans for parking in the lots owned by VLCDC off West Main Street. Stan Keysa noted that his studies suggested about four more cars could be parked on West Main Street with both-side diagonal parking, but that the diagonals would need to be at 45 degrees rather than the usual 60 degrees to permit safer maneuvering. He also suggested that both the undeveloped lots on West Main Street and the paved area on the west side of Central Avenue be leased to the Village for use as public parking lots, with the Village assuming responsibility for maintenance.

President Cansdale said he would discuss diagonal parking with Village Superintendent of Public Works Bill Natalzia. Jim Everett moved to authorize VLCDC to offer to lease the respective lots to the Village of Lancaster at a nominal rental for use as public parking lots if the Village would assume maintenance; his motion was seconded by John Mikoley and unanimously approved.

Tom Kazmierczak moved to adjourn at approximately 8:15 p.m.; his motion was seconded by Bob Giza and unanimously approved.

Respectfully submitted,



Alan Kurtzman, Secretary

Note: As of 4:45 p.m. on June 23rd, no decision had been conveyed by President Cansdale as to the date of the next regular board meeting. It is expected that meeting will consider any request from Shelley Au to excuse absences. A special meeting of the membership will follow to consider the possible election of a new director to replace Ms. Au, if the board confirms its finding that her position is vacant.