

Minutes of Village of Lancaster Community Development Corporation
Meeting Date September 5th, 2018

Attendees: Jim Allein, John Chmarney, Bob Dimmig, Robert Lawrence, John Mikoley, Bill Schroeder

Absent: Dawn Robinson, Shannon McNichol

Gallery: Tommy Sweeney

Jim A. opened the meeting at 4:05PM

Minutes: John M. made a motion to approve the minutes from August 1, 2018. Seconded by Bill S. and unanimously approved.

Treasurer's Report:

John M. gave the treasurer's report. P&L YTD (June, July, August). Income of \$42,875. Expenses \$28,908. Net Income of \$13,966.78. Deposits for the month \$13,698.75. Checks for the month \$10,338.45. Ck 2828-2842. Some legal fees and repairs (\$1,950 to Lancer). Bill S. recommended that the Village should pay the repair bill. Repayment has not been resolved. Robert L. made a motion to accept the treasurer's report. Seconded by Bill S. and unanimously approved.

By-Laws Revision: Jim A. discussed whether we would have proper numbers to vote under the current by-laws. It was determined that we would. Bill S. made a motion to approve the amended by-laws, seconded by Bob D.

Jim A. mentioned a discussion with Mike Stegmeier who questioned his position as assistant treasurer and archivist. Mike had concern that he was not receiving all items based upon those roles. John M. does send lease copies to Mike S. Robert L. stated that it would make sense to get him the items received rather than revising the roles. John C. stated that he believes this discussion is separate from the By-Laws discussion. Jim A. stated that the question if the clause should be in there. John C. mentioned that we would entertain the responsibilities discussion after the By-Laws discussion.

The motion passed with a unanimous vote.

There were 4 absentee votes (all via email): Dawn Robinson - Yes, Paul Maute - Yes, Lynn Ruda - Yes, Kenneth O'Brien - Yes

1 absentee: Shannon M.

Sale Agreement Progress: Jim A. stated they were in the second stage of test borings. John M. spoke with Ed M. yesterday asking for an update. John M. spoke with Tommy S. who said that the title has been complicated and is being worked through. Robert L. asked if M&T could still foreclose. John M. stated that they would have to appoint a referee to handle any foreclosure. John C. asked about court proceeding that would need to be filed prior to any process. John M. stated that there was a summons and complaint back in May.

Lease Updates: John M. stated that there was nothing new. Jim A. mentioned that the Opera House would like to sign a lease for their space that is currently on a month-to-month basis.

Building Update / Improvements and Maintenance: Jim A. mentioned roof repair, hot water tank and some plumbing work. Jim A. called Weaver roofing who found some issues with the roof. John C. mentioned that the bank was the party who ordered past roof work and should be filing a claim for the work. Jim A. stated that Tommy S. will be waiting until he closes and then will contact M&T. Jim A. stated that Furry Friends was the tenant who had a leak. Jim A. mentioned the ceiling is flaking in Lilly Belle. Tommy S. is working with Joe Marshall to figure out the issue.

Chamber Report: John C. mentioned that they are getting ready for the biggest party in Lancaster, other than the 4th. This is the wine walk and they are expecting about 450 people. Showcase for new businesses. More than 15 merchants participating. Flyers going out to promote the event.

Village of Lancaster Report: Bill S. mentioned a number of grant submittals that are in. The large grant (\$10m) is ongoing. UB is offering up assistance on a traffic study for the Village. This would be used when evaluating the roundabouts. Bill S. mentioned the communication with the community and the studies that are ongoing. The press has confused some residents. John C. offered to work with anyone needed to coordinate a media plan. Bill S. mentioned that the Village did discuss a media/marketing plan and that the Village may be looking at RFP's for a marketing company. A lengthy discussion about the marketing of the Village ensued.

A merchants association was discussed. John M. mentioned that people were reluctant to join the chamber due to the \$150 fee. John C. discussed that they chamber does have the ability and the structure to handle something like this. He discussed how Clarence Hollow splinted "the chamber" from "the hollow". John M. asked about a special district tax as a possibility. Bill S. was not aware of the past tax.

Bill S. mentioned that the Village purchased new lights and are being installed in the Village prior to the wine walk. This was a ten thousand dollar investment by the Village.

Tommy S. arrived and updated us that the search and survey was on track. Hoping to close by 9/15. He stated that his bank/lender is ready to go.

Additional Business:

At 4:56 PM John M. made a motion to adjourn, seconded by Bob D. and unanimously approved.

Respectfully submitted,

Robert Lawrence