

Minutes of Village of Lancaster Community Development Corporation
Meeting Date October 3rd, 2018

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

Absent: Dawn Robinson

Gallery: Tommy Sweeney

Jim A. opened the meeting at 4:00PM

Minutes: John M. made a motion to approve the minutes from August 1, 2018. Seconded by Bob D. and unanimously approved with 2 noted corrections. 1) Lease updates "The Opera House would like a lease for their rehearsal space. They are currently month-to-month.". 2) Move a building update note to the proper section of the minutes.

Treasurer's Report:

John M. gave the treasurer's report. Income of \$56,774.10. Expenses \$35,579.73. Net Income of \$21,194.37. Deposits for the month \$12,627.75. Checks for the month \$6,674.10. No mortgage payments made this month. John M. made a motion to accept the treasurer's report. Seconded by Robert L. and unanimously approved.

Sale Agreement Progress: John M. mentioned one minor title issue from about 30 years ago from one bank to another. Tommy S. added that the survey is complete. They are dividing the property into 5 parcels which Tommy S. is paying for. Jim A. asked about Rite Aid and about the test borings. Tommy S. stated that phase II environmental was completed and acceptable to the bank.

Bob D. asked about the 5 parcels going forward. Tommy S. described the separation. John M. discussed whether we would have sufficient funds to close. According to Ed Murphy, the title search was one of the most difficult he had seen. The original budget for the title search was \$6,000 and ended up coming in at \$23,000. Ed M. was able to get this number down to \$15,000. Survey was budgeted at \$5,000 and is costing \$6,000. M&T has total late fees of \$32,000 and legal fees of \$13,000. This would leave us with a net loss of \$37,000. John M. is trying to negotiate with M&T with no response. Ed M. is in touch with the M&T attorney.

John C. asked if there was ever a document regarding the interest only payments. It was suggested that this was with Mark Aquino. John C. stated that we paid what they billed each month.

Motion by Robert L., seconded by John M., to approve the sale of property commonly known as 11 West Main St and 10 Aurora St. in the Village of Lancaster, with SBL #'s 104.74-4-1.21, 104.74-4-1.1 and 104.74-4-1.3, from the Village of Lancaster Community Development Corporation to Tommy R. Sweeney on behalf of and as agent of a limited liability company to be formed, pursuant to the terms of the contract entered into by the parties on or about April 24, 2018, and that James B. Allein, President of the Village of Lancaster Community Development Corporation is authorized to execute all documents necessary to complete this transaction. The motion was unanimously approved.

Lease Updates: Minks salon will be moving out as of the first of the month but did pay their rent due.

Building Update / Improvements and Maintenance: Jim A. discussed a couple of HVAC issues that turned out to be minor repairs with a cost of about \$300.

John M. made a motion to terminate Bill Miller's contract effective as of the closing date or sooner if determined by Jim A. All keys and credit/debit card to be returned. Seconded by John C. and unanimously approved.

Chamber Report: John C. discussed future events including "Evening on the Greens" and also discussed the success of the recent "Wine Walk" event.

Village of Lancaster Report: Bill S. brought up a discussion regarding a merchants association. Bill informed the board that the Downtown Revitalization grant of \$10 million was not won by Lancaster. The grant was awarded to Lockport, NY. An outstanding \$2.5 million grant was still not decided. The "Zombievillage" event will be this Saturday and mentioned that some merchants will be doing events on their own. The tree lighting is the 23rd and the fire truck parade is the following day.

Additional Business: John C. received a call from the Lancaster Fire Department requesting to use the parking lot for a recruitment event on 10/20/2018 from 12pm - 4pm. They are looking to include Mercy Flight in the event. John C. made a motion to approve the use of the parking lot subject to approval by the Village board and also subject to ownership of the property at the time of the event. Seconded by Bill S. and unanimously approved.

At 4:47 PM Shannon M. made a motion to adjourn, seconded by Bob D. and unanimously approved.

Respectfully submitted,

Robert Lawrence