

Minutes of Village of Lancaster Community Development Corporation
Meeting Date November 7th, 2018

Attendees:, Jim Allein, John Chmarney, Bob Dimmig, Robert Lawrence, John Mikoley, Shannon McNichol, Dawn Robinson,

Absent: Bill Schroeder

Gallery: Lynn Ruda, Tommy Sweeney

Jim A. opened the meeting at 4:00PM

Minutes: John M. made a motion to approve the minutes from October 3, 2018. Seconded by Shannon M. and unanimously approved

Treasurer's Report:

John M. gave the treasurer's report. Deposits for the month \$12,915.14. Checks for the month \$5,767.05 (checks 2851-2860). Income for the year of \$71,272.02. Expenses as of end of the end of October \$40,963.50.

Robert L. made a motion to accept the treasurer's report. Seconded by Bob D. and unanimously approved.

Sale accomplished: Jim A. discussed the final sale and closing. Stated that things are complete other than the final bank bills. Jim suggested a celebration with the CDC board and village board. John M. discussed a modest closing dinner meeting with the board. John consulted with our attorney, Ed Miller, regarding using CDC funds to pay for a dinner meeting and was advised that this would be acceptable.

Bank Status After Sale: John M. - Suggested we should consolidate accounts at Bank of Akron after final accounting is completed. We still don't have the final accounting from Ed Murphy. John M. stated that M&T waived \$32,211 in late charges. We now have account balances of \$31,217 with M&T, \$30,042 with Bank of Akron and \$4,399 in security deposits. The security deposits were credited to the buyer at closing. Closing statement not finalized. John M. stated that we will still owe legal fees and he will send final accounting when received.

Discussion for refocusing of CDC: John C. asked what we do from here now that we do not have an income. Jim A. mentioned that we currently have \$1,600 year in repayment on the NY Store loan. John M. discussed the origin of the loan.

Jim A. mentioned the objective of the by-laws and the direction of the CDC. John C. stated that the by-laws are broad enough to allow the CDC to have a role in helping the community. Jim A. mentioned that the problem would be funding. Shannon M. mentioned sponsorships as a possibility. Bob D. suggested that we should engage with a facilitator to assist with the future mission of the CDC. Bob mentioned the abilities that a CDC might have, particularly with regard to grants, that a village would not. Bob suggested that we focus on the joint comprehensive plan to determine our mission. Dawn R. discussed the overlap between the village, the chamber and the CDC. A facilitator could get everyone on the same page.

Jim A. posed a question to Dawn R. and Lynn R. regarding the view of the CDC in the eyes of the village board. Lynn R. stated that there is question as to where we are going and how we will play a part. Bob D. mentioned the dissolution of a CDC in the Town of Tonawanda that he was a part of. Dawn R. mentioned how the different groups such as the IDA, town of Lancaster, school district, and police had representation on the CDC in the past. John C. suggested that when we decide how we want to contribute, then we can find the right people. Shannon M. mentioned the by-laws almost seem commerce based, but also include a broad array of roles. John C. suggested the facilitator could help to avoid duplicating efforts. John C. mentioned the role such as strategic job creation. Bob D. suggested that a focus in particular areas, could put us in a better position with future grant opportunities (void analysis).

Shannon M. asked about who is doing PR for the village. Dawn R. mentioned that the village will be meeting with CleverMethod December 8th. John M. mentioned the downtown Lancaster website that came out of the work during the feasibility study. Lynn R. added more detail regarding the meeting with CleverMethod.

Jim A. asked Tommy S. how we could be of service to the new project. Tommy S. suggested the connections between the groups are a key piece of it. For the development to work the entire community need to work together and bring consumption to the business ecosystem. Jim A. suggested the merchants should coordinate strategies and Tommy S. mentioned the lack of a structure among the merchants. Jim A. suggested that we could potentially facilitate the work among the merchants. John C. discussed the current mindset of the local businesses and suggested we need to create a plan so everyone sees benefit.

John M. asked if the village gets any part of the sales tax. Dawn R. stated that the village gave up their portion of the sales tax to the town during the police merger. This was for a period of 30 years and is through 2033. John M. suggested that we get the town involved since the town receives the full benefit of sales tax collected through 2033. John M. pointed out the fact that this project will be generating more tax revenue to the town. There was additional discussion regarding merchant meetings and events. Dawn R. asked if there was a community out there doing it right. John C. suggested Orchard Park as a positive example. John M. stated that the village has helped greatly with special events. He mentioned that Dawn G. has done a great job. John M. also mentioned that the merchants held small events on their own.

Jim A. discussed Binghampton as an example of the evolution of businesses and events in a town. Bob D. suggested bringing in other community leaders to our area to learn from them. John C. asked what the CDC role would be. He stated that it might be to seek out these people who could help.

Shannon M. asked who is handling PR for the village and also events. Jim A. asked how long Dawn G. is under contract for (Dawn R. responded 2020). Shannon M. mentioned the positive impact that this project and our role could have on property values in the village.

Dawn R. suggested bringing all groups together to talk. Lynn R. asked who would coordinate these groups. Shannon M. suggested that each group should have a spokesperson to speak on behalf.

John C. asked where we go from here and stated that the village needs to decide on priorities based on the joint comprehensive plan. John M. asked if the plan was finalized. Dawn R. pointed out that it is available on the website.

Jim A. asked if there was any publicity about the sale. John M. stated that there wasn't anything from The Buffalo News that he was aware of. Tommy S. mentioned the Lancaster Sun publishing some information and a business first post.

Shannon M. mentioned a business group that she is part of that includes many influencers. Shannon has asked Tommy S. to discuss the project in front of this group.

John M. stated that we cannot rely on The Buffalo News to get our word out.

At 5:11 PM Shannon M. made a motion to adjourn, seconded by Robert L. and unanimously approved.

Respectfully submitted,

Robert Lawrence