

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

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

**Absent:** Dawn Robinson, Bill Schroeder, Lynn Ruda

**Gallery:** Tommy Sweeney

Jim A. opened the meeting at 4:00PM

**Minutes:** John C. made a motion to approve the minutes from November 7th, 2018. Seconded by John M. and unanimously approved

**Treasurer's Report:**

John M. gave the treasurer's report. No deposits. Checks for the month \$1,795.61 (3 checks). Water bill was for an extended period. Someone was bypassing the meter.

Income \$73,503 Exp \$43,853. Net income \$29,649.

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

Jim A. asked about our decision to consolidate the M&T account with the Bank of Akron account. M&T \$31,666 & roughly \$30,000 at Bank of Akron. John C. mentioned that it might be good to continue business with M&T. Bob L. asked about the security deposit account with M&T. John C. stated that the account is \$4,399 and should be closed and moved to the Bank of Akron account. The security deposit amount was adjusted for at closing.

**Insurance Coverage:**

John C. replaced the insurance coverage since there is no longer a property to cover. The annual premium is \$500.

John C. stated that we kept things with Evans Insurance since they were able to handle everything for us as the current agent. John C. mentioned that we do not have Directors insurance coverage. John M. stated that nonprofits do not have a need for the coverage. John C. gave an overview of the liability policy coverage limits. The question about liability coverage when someone is acting on behalf of the CDC came up. Jim A. gave the example of an officer of the CDC driving to the bank. Shannon M. stated that she would take a look at the coverage.

**Notes on Closing:**

John M. stated that it took Ed M. over a month to get the final closing statement. Out of the \$925,000 sale price, the CDC will net \$380.19. John M. stated that there could be a small fee to follow from M&T.

Jim A. asked about how we would do a budget for next year. John M. mentioned the income from the loan payment from the New York Store. The amount is \$1,600 and is paid in May. Jim A. mentioned that we would need to get our audit started and our tax return. John M. mentioned that the budget is a requirement of the state.

**Discussion on Future of CDC:**

Jim A. asked Bob D. about possible facilitators that were mentioned at a prior meeting. Bob D. sent a name to Lynn R. for follow-up. Jim A. asked what his focus would be. Bob D. stated that he would engage with the boards and working with the different groups.

Shannon M. brought up the topic about whether the CDC should be involved with a merchants group. Tommy S. mentioned the organization "Buffalo Place". He stated that the purpose seems to align with what we are looking to do. Tommy suggested that this would be a good model worth looking at. Shannon discussed the idea of the businesses working together with the boards. John M. brought up the fact that Buffalo Place is funded by the taxpayers of a certain tax district. Tommy S. mentioned that with Dawn G. stepping down from her event coordination role in 2020, that perhaps the CDC could fill that role. Bob D. mentioned that typically a CDC would not fill that kind of role. He mentioned ideas such as going after grants.

John C. brought up the role of the chamber in terms of Village revitalization. He stated that is more of the mission of the chamber. He discussed the elements. 1) West Main/Tommy S. project. 2) Central Avenue and 3) Events. John C. is going to be meeting with Dawn G. John C. mentioned that the Village would have to transfer the budget that Dawn has now. Jim A. stated that we need to find out about the income from these events. John C. stated that we need to know the numbers to understand how this works. Jim A. agreed to ask Mike S. for the numbers from the Village.

Jim A. suggested that we may need a rep from the merchants group on the CDC board. John C. brought up the use of a strategic planner to determine the holes needed to fill. Bob D. suggested the CDC could be a forum where groups are able to come together. Shannon M. suggested we reach out to the village merchants to find a potential board member. Bob D. brought up that we need to deal with marketing and grant writing as roles that need to be filled long term.

Tommy S. asked about the reach of the CDC and the purpose. A potential renaming or reforming of the Corp. was suggested by John C. as an option to create a fresh start and could be handled with a DBA name change.

John M. asked Bob D. about how a prior CDC that Bob D was involved with was handled. That CDC was fully town funded and was shut down once they determined not to fund any longer. John C. mentioned that the by-laws state that any excess funds revert to the Village if the corporation was dissolved. Further discussion regarding possible parties that would be interested in being part of the CDC ensued. Jim A. agreed to ask the Village for event information and information regarding the largest commercial taxpayers in the Village.

Jim A. relayed a message from Lynn Ruda. She wanted to promote a public meeting in this building on Thursday Dec. 6 at 6:30 regarding bike lanes from Pleasant Avenue to Walden.

Tommy S. discussed the status of the project, roads, grants, engineering, IDA, etc.

**Chamber Report:**

John C. discussed the chamber installation luncheon and will be discussing the Village revitalization at that event. Approximately 80 people are expected to attend.

**Village of Lancaster Report:**

No one from the Village present to report.

At 5:12 PM John M. made a motion to adjourn, seconded by John C. and unanimously approved.

Respectfully submitted,

Robert Lawrence