

Minutes of Village of Lancaster Community Development Corporation
Meeting Date June 5th, 2019

Attendees: Jim Allein, Robert Lawrence, John Mikoley, Bill Schroeder, Tommy Sweeney, Bob Dimmig, Joe Quinn

Absent: Bill Schroeder, Shannon McNichol

Gallery: Deb Glowny, Lynn Ruda, Joe Ligammare

Jim A. opened the meeting at 4:00PM

Minutes: John M. made a motion to approve the minutes from the May 1, 2019 meeting. Seconded by Tommy S. Jim A. had a question regarding the number of accounts mentioned in the minutes. Clarified by Deb G. and John M. The motion was unanimously approved.

Treasurer's Report:

John M. gave the treasurer's report. John stated that the savings balance is \$59,755.53, checking account \$5,100 and the pass-through account was \$2,706.62. John provided budget for the year ending 5/31/2019. The P&L as of the end of our fiscal year... Income \$72,511.29, Expenses \$43,627.33. Net income \$28,883.96. Jim A. had questions regarding a bookkeeping expense in addition to the \$700 "other income" which John noted was from the loan held by the CDC for the New York Store "Alan".

John M. discussed the budget and stated that income was \$67,000 proposed and we ended up a bit higher. There was a shift in expenses due to the closing date and also the different closing costs. Expected expenses were \$65,390 and ended up being \$43,627. John M. state the main difference was that we ended up not paying the mortgage for a few months and because some of the expected expenses were taken directly out of the closing proceeds.

John M. stated that auditor has done everything needed to do. Last years tax returns were filed. There was a mistake on the part of the auditor. John M. stated that we need to get this budget passed.

Robert L. made a motion to accept the budget report. Seconded by Tommy S. and unanimously approved.

Jim A. mentioned the 990 returns. He stated that there may be a monetary fine due to the late filing.

Additional Business:

Shannon M. resignation. Jim A. made a motion to accept the resignation, seconded by Bob D. and unanimously approved.

Konst lawsuit. John M. discussed the details of this old suit that was related to the lease of Save-A-Lot. Mr. H. Konst represented the tenant on the lease negotiations. This was in 2002. On the lease renewal Mr. Konst was expecting a commission. Mr. K. was paid on the first term. Mark Aquino represented the CDC in this matter in the past (2007). An offer had been made in the past but was never accepted by Mr. Konst. Mr. Konst has until late August (8/20) to respond to the suit otherwise the court will dismiss the motion.

Recommendations to Replace Shannon M. Jim A. made a motion to recommend Joe Ligammare as a director of the CDC board. Seconded by Robert L. and unanimously approved.

Thursday Night in the Village. Tommy S. reviewed the status of Thursdays in the Village. Brochure provided with details regarding all events. Tommy S. discussed fee structure and current status of members.

Jim A. discussed spending by merchants and the amount available to the merchants. John M. asked how much had been given up to this point. Tommy S. stated that the balance is \$2,355 and provided a detailed spreadsheet with income, expenses and balances.

Jim A. mentioned that the brochure failed to mention the sponsorship by the CDC. Tommy S. stated that this was an oversight and that the CDC will be featured on banners, future print material, and social media advertising. Joe Q. asked how many merchants have joined the group. Tommy S. stated that it was 6 so far. Jim A. asked if the Village permits have been obtained. Tommy S. stated that they have been. John M. asked if the village has been approved for the wine walk. Joe Q. stated that he was unsure. Jim A. asked Tommy S. if he would be able to put up concept drawings during the 8/29 "Celebrate Lancaster" event.

Main Street Manager Tommy S. discussed this position. He referenced the By-Laws of the CDC and discussed the purpose and the need especially with the Village events coordinator leaving her role in the near future.

Tommy S. mentioned a public space that could be donated and/or managed. He mentioned the DVMC (Downtown Village Merchants Council) and how they are just getting their footing. Tommy mentioned that they are lacking organization and time. Tommy questioned whether the CDC should step into the role and hire a part-time person to manage. This role could be similar to what Dawn G. does. He suggested possibilities of where the money could come from. Those included events, sponsorship, etc. He suggested the need might be for 15 hours per week. Robert L. asked if the Village would continue to fund a position with Dawn no longer in the role. Lynn R. and Joe Q. were unsure.

Bob D. mentioned that the City of Tonawanda had a Main St. manager. He mentioned a program that NY State already has in place. Bob D. also brought up the possibility of sharing someone in this role.

Tommy S. suggested a relationship with the Lancaster IDA as a funding source. John M. mentioned that we have worked with them in the past. Jim A. mentioned a \$125,000 loan that they provided to the CDC in the past.

Joe L. suggested that we make sure that the trustees see that the CDC has interest in a Main Street Manager. Tommy S. mentioned that a MSM role was defined in the 1998 plan. Deb G. commented about the role and the Chamber of Commerce role.

Village Update:

Lynn R. mentioned that the Village has a meeting with Wendel (hired) for the West Main St project. Lynn R. and Mike S. met with the DOT to discuss what the rules are. The Village sent out the RFP for engineering to the federal approved list.

John M. clarified the date of our special meeting as 6/10/2019.

At 5:05PM John M. made a motion to adjourn. Seconded by Robert L. and unanimously approved.

Respectfully submitted,

Robert Lawrence