

**LANCASTER DOWNTOWN INVESTMENT DISTRICT AUTHORITY**  
**September 23, 2009**

**Quorum**

Meeting called to order at 12:00 noon by Chairperson, Dennis Cox.

Members present: Patti Connell, Harold Miller, Dean Oberholtzer, Scott Standish, Randy Patterson, James Wagner, Andrew Weikert.

Staff: Lisa Riggs, Executive Director  
Cheryl Kieffer, Administrative Assistant  
Solicitor, Alex Henderson

**Introduction of Public Guests**

No public guests were present.

**Approval of Minutes of the July 22, 2009 Meeting**

**Motion by Patti Connell, second, Randy Patterson** to approve the minutes from the July 22, 2009 meeting. Motion approved.

**Financial Reports – July & August**

**Motion by Harold Miller, second, James Wagner**, to approve the Financial Statements for the months of July and August; approval of checks #2057 through #2090 on the Fulton Account for the month of July; and approval of checks #2091 through #2118 on the Fulton Bank account for the month of August. Motion approved.

**Executive Director's Report**

Ms. Riggs updated the board on the budget as of mid-September and stated the DID is in fairly good shape. Prior Years Assessments were better than budgeted. The County of Lancaster's in-lieu of tax donation was received in May, and the process of sending the in-lieu of tax donation letters is underway. Gift Certificate sales are over \$15,000 due to Auntie Anne's purchase of \$10,000 for their international convention in Downtown Lancaster, with the holiday sales still to come. Over \$7,000 worth of certificates have been redeemed.

The roof is leaking and the property manager was contacted. Ms. Riggs circulated copies of the note received from GN Management in regard to repairs to the roof. Mr. Patterson commented that it is unlikely the property manager will receive any grants to repair the roof soon, but perhaps when the Pennsylvania budget is approved, his department could work with them.

Marshall Snively reported on the façade and signage program. He stated he is most proud of the façade improvements at Kim's Drycleaners, and so are the owners. Customers stopped by to thank Mr. Kim for the improvements. Tony's Fashions and Cross Keys have benefited from the façade grant program and the Hewitt Tax office may also apply. There will be approximately \$10,000 left after Hager Condos application is paid. We are targeting properties that need help at King and Queen Streets, focusing on signage. Next week the footers will be laid for the updated vehicular wayfinding signs, which will look more permanent than those currently installed. The vehicular signage is expected to be completed by October 16<sup>th</sup> and the pedestrian signage will be updated a few weeks after the vehicular signs are completed. The maps in the parking garages and kiosks will be updated also, with the same color schemes as are at the Visitors Center and at City Hall.

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Marshall attended the ICSC convention last week representing the City of Lancaster and he said our booth got a lot of attention. Not a lot of cities were represented. He has received 2 emails so far from parties interested in developing downtown.

Marshall reported that Molly Adams of Pappagallo and Susan LePage of Irish Gypsy have taken over the shared position of the Retail Committee chairpersons. They will be taking the retail committee in a different direction and are asking the retailers for ideas on how to help them accomplish this. The Lancaster Downtown Difference electronic newsletter has been taken over by Marty Hulse of Building Character. Beginning with the November issue, it will be easier to read. One calendar of events is being developed and we hope to launch it by November 1<sup>st</sup>. People wishing to have their events on calendar can login and input them and then we'll approve them.

Mr. Standish inquired if a next steps could be to look more broadly at façade improvements, thinking about the possibility to do blocks at a time. He suggested owners may be more inclined to make investments if they could see a visual that showed the impact of multiple properties being improved. Members agreed this made sense and Ms. Riggs noted it for future discussions.

Ms. Riggs updated the board on the 10-year county plan to end homeless and the Community Homeless Outreach Center. The project is located in Water Street Ministries facility, though it is not a Water Street program. It functions as a daytime drop in center that links individuals from throughout the County to services and currently sees approximately 80 to 100 people a day. Ms. Riggs noted that she is hearing from more people about the presence of homeless individuals in/around Downtown, including Binns Park. Currently, the police are the primary point of contact.

Randy Patterson told the board that the City is beginning to see an increase in phone calls from developers interested in opportunities in Downtown and he expressed optimism about plans for the 100 block of East King Street.

**Adjourn**

Meeting adjourned at 12:55 p.m.

Respectfully submitted,

Cheryl A. Kieffer  
Assistant Secretary