

EASTON REDEVELOPMENT AUTHORITY
June 16, 2010

Roll Call

The monthly meeting of the Easton Redevelopment Authority was held on Wednesday, June 16, 2010 in the 5th Floor Council Chambers, One South Third Street, Easton, PA. The meeting was called to order at 5:30 p.m. by Richard McAteer. Members present: Mr. McAteer, Ms. Moser-Collins, Ms. Lauritzen, and Mr. Pesaresi. Staff present: Ms. Lippincott and Ms. Woolverton. Solicitor Dan Cohen was also present.

Approval of Minutes. A motion to accept the meeting minutes of April 21, 2010 regular meeting was made by Ms. Moser-Collins, seconded by Mr. Pesaresi, approved by all.

New Business

Approval of Bills. Copies of the bills for April and May, 2010 were distributed to the Board. A motion to approve payment of the bills was made by Ms. Moser-Collins and seconded by Ms. Lauritzen, approved by all.

Application to DCED for Lipkins Development Project. Ms. Lippincott said a grant application is being worked on DCED's Housing and Redevelopment Assistance Program in the amount of \$300,000 for revitalization of the City through investments in housing and mixed-use redevelopment projects. She explained the Authority would receive the grant which would then be loaned to the developers and the repayment from the developer would be reinvested in other economic development opportunities. A motion to accept the resolution authorizing filing of the grant application was made by Ms. Moser-Collins, seconded by Mr. Pesaresi, approved by all.

Contract for Green Rehabilitation of 540 W. Berwick Street. Ms. Lippincott told the authority that an RFP had been released, and two responses were received. The lowest bid was from Better World Building Technology. She said the County has money available in the amount of \$35,000 to help with construction costs. A motion to approve the resolution to enter into contract with Better World Building Technology was made by Ms. Moser-Collins, seconded by Ms. Lauritzen, approved by all.

Sale of 118 Northampton Street. Ms. Lippincott said one response had been received from Clubhouse Holdings, LLC regarding the RFP for purchase and rehabilitation of 118 Northampton Street. She recommended, given the difficulty of the project and the its past history, that the contract contain steps to be accomplished within certain time frames. Mr. McAteer noted the façade is terra cotta, which is very historically significant. Domenic Albanese, a representative of Clubhouse Holdings, LLC was present. He said he is very enthusiastic about the project, which is barely a shell, but allows a clean slate for the rehabilitation. He added he looks forward to working with the HDC for the façade and plans to have a new roof on it before winter. A motion to approve the resolution to enter into an Agreement of Sale with Clubhouse Holdings, LLC was made by Ms. Lauritzen, seconded by Mr. Pesaresi, approved by all.

Lease Agreement for Building N of the Simon Silk Mill. Ms. Lippincott explained the Authority had been approached by Don Johnson regarding the possibility of leasing building N of the complex for use as a haunted attraction during the next two Halloween seasons. She said the building they are looking to lease is one off the single story saw tooth buildings on the Moon property. She said the benefits of the lease would be the addition of major improvements, such as electric, and the on-site presence. She said it would be open as a haunted attraction approximately six weekends per year, and the props and sets would be stored on-site between seasons. Mr. McAteer said he agreed that lack of activity on the site was making it an attractive nuisance. Mr. Johnson was present to answer questions. He explained he formerly operated the Haunted Mill in Tatamy, PA. Mr. Pesaresi questioned why he wanted to move his operation. Mr. Johnson explained the property had sold. Mr. Reno questioned liability for the operation. Mr. Cohen said the lessee's liability insurance would cover the site. Mr. Cohen mentioned the operation is additionally licensed with the state. Ms. Lippincott said Mr. Johnson had already met at the site with the Chief Codes Administrator and the Fire Inspector to review some of the requirements of the City codes. A motion to approve the resolution to enter into a lease agreement with Mr. Johnson was made by Ms. Lauritzen, seconded by Mr. Pesaresi, approved by all.

Contract Amendment with Barry Isett and Associates. Ms. Lippincott explained the existing contract with Barry Isett and Associates, who the Authority occasionally contracts to perform structural assessments, expires the end of June. She recommended a contract renewal of one year. The original resolution contracting with the firm allowed for yearly renewals, so no resolution was required.

Retaking of Title 1234-1238 Chidsey Street. Mr. Cohen said the property had initially been sold to Cimcon properties, who were not able to move forward with the rehabilitation. He said they are willing to sell the property back to the Authority for what they had paid for it, plus costs associated with the clean up. Ms. Lippincott said it is planned for the Redevelopment Authority to rehabilitate the property in phases, the first of which would be the exterior rehab. She said the property should be subdivided and the land deeded to the land trust. A motion to approve the resolution for the return of title for 1234-1238 Chidsey Street to the Authority was made by Ms. Moser-Collins, seconded by Ms. Lauritzen, approved by all.

Contract with Pennoni Associates to perform subdivision of the Ziegenfuss Tract. Ms. Lippincott explained it would be necessary to have subdivision plans drawn up by an engineering firm to acquire the portions of the Ziegenfuss tract the Authority was purchasing. Mr. McAteer added it was the cornerstone of finalizing the acquisition. A motion to approve the contract for civil engineering services with Pennoni and Associates was made by Mr. Pesaresi, seconded by Ms. Moser-Collins, approved by all.

Application to DCED for H2O Grant. Ms. Lippincott said funds are available through DCED's H2O PA Water Supply, Sanitary Sewer and Storm Water Projects Program. She said she would like to submit an application for \$500,000 to fund water, sewer and storm water improvement activities at the Simon Silk Mill. A motion to apply for the grant was made by Ms. Lauritzen, seconded by Mr. Pesaresi, approved by all.

Application to DCED's Business in our Sites Program. Ms. Lippincott said funds are available from DCED's Business in our Sites Program to fund predevelopment and planning activities at the Silk Mill. She said she has prepared an application in the amount of \$250,000.

A motion to approve the resolution to submit the application was made by Mr. Pesaresi, seconded by Ms. Moser-Collins, approved by all.

Monthly Reports from the Executive Director and staff.

As there was no further business to attend the meeting adjourned at 6:30 pm.

ATTEST:

BY:

Nancy Moser-Collins
Secretary
DATE:

Richard McAteer
Chair
SEAL: