

EASTON REDEVELOPMENT AUTHORITY
February 15, 2012

Roll Call

The regular meeting of the Easton Redevelopment Authority was held on Wednesday, February 15, 2012 in the 3rd floor conference room, One South Third Street, Easton, PA. The meeting was called to order at 5:30 p.m. by Mr. McAteer. Members present: Mr. McAteer, Ms. Moser-Collins, Mr. Pesaresi and Mr. Houston. Staff present: Ms. Longenbach and Ms. Woolverton.

A motion to approve the meeting minutes of the regular meeting of January 18, 2012 was made by Ms. Moser-Collins, seconded by Mr. Houston, approved by all.

Mr. McAteer commented that the 2011 Annual report, which had been distributed to the board, was a wonderful document.

New Business

Approval of Bills. Copies of the bills for January were distributed to the Board. A motion to approve payment of the bills was made by Ms. Moser-Collins, seconded by Mr. Pesaresi, approved by all.

Grant transfer to Vagabond Properties. Ms. Longenbach explained this item is a “housekeeping” item, as the original grant award for the funding from the Monroe County Local Share Assessment Fund was made for the Victory Brewing Project, which never materialized. She added DCED has already approved the transfer of the funds to the Vagabond property/Two Rivers Brewing project. A motion to approve the resolution transferring the grant funding from Victory Brewing to Vagabond Properties was made by Mr. Houston, seconded by Mr. Pesaresi, approved by all.

Spillman Farmer Contract for Silk Mill Phase 1. Ms. Longenbach said an RFP for Engineering Services for the Silk Mill had been released in 2010. She added it had taken a while to determine the scope of work for Phase 1. She said Spillman Farmer had furnished her with a proposal for the work, and given that there are some architectural elements as well as engineering, she feels they are best suited to perform the work for Phase 1. A motion to approve the resolution to enter into contract with Spillman Farmer architects was made by Ms. Moser-Collins, seconded by Mr. Pesaresi, approved by all.

Noble Preservation Services, Inc. Ms. Longenbach said that due to the state and federal grant funds being used for the Silk Mill redevelopment, the Redevelopment Authority will need to follow the complex regulations of the granting agencies, such as a section 106 review from PHMC. Additionally, tax credits will be available to the developer. She said Tim Noble of Noble Preservation Services is interested in furnishing a proposal to the Authority to provide consultation for those services.

Grant Application to DCED for Pomeroy Phase II. Ms. Longenbach said she and the mayor had met with Ed Geiger from DCED. She said the Keystone Communities Grant is a consolidation of a multiple grant and loan funds that were previously available. She said the applications need to be in before the end of February and that funding was available for projects that are shovel-ready. She said she is putting in one application, on behalf of the City for the Main Street façade program and would like to submit one on behalf of the Redevelopment Authority, in the amount of \$500,000 to loan to the Pomeroy Phase II project, which is estimated to be a \$3.5 million project. Ms. Moser-Collins asked how soon the awards would be announced. Ms. Longenbach said probably within a few months. A motion to approve the resolution authorizing application to DCED for Pomeroy Phase II was made by Mr. Houston, seconded by Mr. Pesaresi, approved by all.

Update on 118/120 Northampton Street. Ms. Longenbach said the appraisal for 120 Northampton Street has been completed and the Authority has the option to move forward with the condemnation

process. She added that 118 Northampton Street can be repurchased. She said she is looking at releasing one RFP for 118, 120 and 129 Northampton Street.

Director's Report. Ms. Longenbach said the 13th Street sidewalk at the Silk Mill needs repair. She said a minor repair is also needed for the pipe system for the alarm. She said the HOME funds were applied for at the end of 2010 and within the next several months we should hear if we will be awarded funding.

As there was no further business the meeting was adjourned at 6:07 pm.

ATTEST:

BY:

Nancy Moser-Collins
Secretary
DATE:

Richard McAteer
Chair
-SEAL: