

EASTON REDEVELOPMENT AUTHORITY
August 20, 2014

Roll Call

The regular meeting of the Easton Redevelopment Authority was held on Wednesday, August 20, 2014 in the 4th 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. Lauritzen, Ms. Moser-Collins, Mr. Houston and Mr. Pesaresi. Staff present: Ms. Longenbach and Ms. Woolverton. Solicitor Dan Cohen was present.

A motion to approve the meeting minutes of July 16, 2014 was made by Mr. Houston, seconded by Mr. Pesaresi, approved by all.

New Business

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

Silk Mill Phase 3 Agreement of Sale Amendment. Ms. Longenbach explained the agreement of sale for Silk phase 3 was being amended to reflect a revised property description, an increase in square footage and additional work to be performed on lots 13, 14 and 16. A motion to approve the resolution to approve the amendment to the agreement of sale was made by Ms. Moser-Collins, seconded by Mr. Houston, approved by all.

Third Contract Addendum with VM Group as Silk Mill Construction Manager. Ms. Longenbach said the contract for construction management services has grown with the change orders for the infrastructure work. She noted this addendum raised the total fees to be paid to \$320,000 but noted any work remaining after the final payment would be performed by VM at no additional charge. She also noted that VM performed oversight of the stabilization work and will over-see the 13th Street parking lot construction at no additional charge. A motion to approve the resolution to accept the change orders was made by Ms. Moser-Collins, seconded by Mr. Houston, approved by all.

Hogtown Agreement of Sale . Ms. Longenbach explained the final agreement was still being drafted. The resolution authorized signature of the contract upon satisfaction and approval of the solicitor . A motion to approve the resolution was made by Mr. Houston, seconded by Mr. Pesaresi, approved by all.

Acquisition of the Hogtown Parking Area. Ms. Longenbach said in order to enable dedicated parking for the redevelopment of the Hogtown Building, the City is willing to convey a portion of the 13th Street parking lot to the project. A motion to approve the resolution authorizing acceptance of the parcel was made by Mr. Houston, seconded by Mr. Pesaresi, approved by all.

Met Ed Easement for the Silk Mill. Ms. Longenbach said that in order for Met Ed to install their equipment to service the Silk Mill, they need an easement in order to maintain it. A motion to approve the resolution granting a permanent easement to Met Ed was made by Ms. Lauritzen, seconded by Ms. Moser-Collins, approved by all.

RGC Change order #3 for Silk Mill Infrastructure. Ms. Longenbach explained that change order #3 installs pipe and sanitary sewer connections so that the exposed aggregate concrete does not need to be torn up in the future for the installation. A motion to approve the resolution for change order #3 with RGC Development in the amount of \$30,088.73 was made by Mr. Houston, seconded by Ms. Moser-Collins, approved by all.

Directors Report. The Director's report was furnished in the packet. Ms. Longenbach said the lease agreement with Pat's Brakes at the Silk Mill is being finalized, condo docs are being prepared for the Silk

Mill, 118-120 Northampton Street needs final encapsulation before the sale can be completed. She said the HOME projects are in full swing, and the RFP for construction of two homes at 680 and 684 Pine Street will be released on August 22.

Ms. Julie Pantuso was present for the meeting. She introduced herself as business communication professional working for ET &T, Inc. a full-service telecommunication and integrated technology company. She said her firm is involved in the Allentown Redevelopment and would be interested in offering their services to the City's redevelopment projects.

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

ATTEST:

BY:

Nancy Moser-Collins
Secretary/Treasurer

Richard McAteer
Chair

DATE:

SEAL: