

EASTON REDEVELOPMENT AUTHORITY
June 20, 2012

Roll Call

The regular meeting of the Easton Redevelopment Authority was held on Wednesday, June 20, 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 and Mr. Pesaresi. Staff present: Ms. Longenbach and Ms. Woolverton. Solicitor Dan Cohen was present.

A motion to approve the meeting minutes of the regular meeting of May 16, 2012 was made by Ms. Moser-Collins, seconded by Mr. Pesaresi, approved by all.

New Business

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

Approval of agreement with GEDP for repayment of PAL Realty grant to loan. Ms. Longenbach explained the Redevelopment Authority had been awarded Monroe County Share Account grant funds for the redevelopment of the Lipkins Building. ERA will enter into an agreement for a grant to loan with the developer and intends to forward the re-payment of the loan to the GEDP to support their programs. A cooperative agreement has been drafted between the ERA and GEDP. A motion to authorize the Chair to sign the cooperative agreement was made by Ms. Moser-Collins, seconded by Mr. Pesaresi, approved by all.

Approval of agreement with GEDP for repayment of Schy Rhys grant to loan. Ms. Longenbach explained the Redevelopment Authority had been awarded Monroe County Share Account grant funds for the redevelopment of the WEST and A & D Tile Buildings. ERA will enter into an agreement for a grant to loan with the developer and intends to forward the re-payment of the loan to the GEDP to support their programs. A cooperative agreement has been drafted between the ERA and GEDP. A motion to authorize the Chair to sign the cooperative agreement was made by Ms. Moser-Collins, seconded by Mr. Pesaresi, approved by all.

Contract Approval Lehigh Valley Land Trust. Ms. Longenbach explained she is on the board of the Land Trust. The Land Trust has received HOME funds for four (4) residential rehabilitations in the west ward from Northampton County. The Land Trust is looking to the Redevelopment Authority for construction management services of the rehabs. This will lower costs for the Land Trust while still being profitable to the Redevelopment Authority. A motion to approve the resolution authorizing the Chair to sign the contract for professional services with the Land Trust was made by Mr. Pesaresi, seconded by Ms. Moser-Collins, approved by all.

Contract Approval for New Graphics Design with Mande Taylor. Ms. Longenbach said an RFP had been released to contract with someone to create new graphics for the Authority. She explained it is part of the branding concept for the Authority and will be used on project banners and advertisements as well as updating stationery and forms. The staff had reviewed the submittals and preferred the work of Mande Taylor. A motion to approve the resolution authorizing the Chair to sign the agreement for professional services was made by Mr. Pesaresi, seconded by Ms. Moser-Collins, approved by all.

Purchase of 208 Palmer Street. Ms. Longenbach told the board the City still owns six properties on Palmer Street on the City's Southside. Originally housing Authority properties, the City took title to properties in 1979. The City rents to the properties to income qualified individuals. As a property is vacated, the City then sells the properties. 208 Palmer Street has been vacated for several years. Several attempts have been made to sell the property in "as is" condition, but have not been successful. The City desires to sell the property to the ERA for \$1.00. The ERA will then rehabilitate the property and sell it for owner occupancy. The ERA will keep any profits from the sale of the property. A motion to approve the resolution authorizing the Chair to sign the agreement of sale for the purchase of 208 Palmer Street was made by Ms. Moser-Collins, seconded by Mr. Pesaresi, approved by all.

Purchase of 686 Pine Street. Ms. Longenbach said staff has been negotiating with the owner of 686 Pine Street. An agreement has been reached for the ERA to purchase the property for \$17,000. She added that the goal is to purchase the building, stabilize the structure and rehabilitate the exterior and then work with the students from the

Career Institute of Technology to finish the interior. A motion to approve the resolution authorizing the purchase of 686 Pine Street was made by Ms. Moser-Collins, seconded by Mr. Pesaresi, approved by all.

Staff update – certifications of Blight. Ms. Longenbach informed the Authority that 900 Lehigh Street, 614 Northampton Street, 140 Nevin Terrace and 153 W. Wilkes Barre Street have all been certified as blighted by the Vacant Property Review Committee and the Easton Planning Commission.

Directors Report. Ms. Longenbach said plans continue to move forward the Silk Mill select demolition and remediation, involving several outside agencies and approvals. Mr. McAteer said he is aware of the role that Ms. Longenbach plays and the varying levels of bureaucracy she navigates to accomplish all that she does. He said no one else could have pulled off the level of quality and professionalism she has.

Ms. Longenbach said that she and Chad Helmer from Taggart Associates went through the Silk Mill site building by building to assess and address security concerns. She said a plan has been created to show what actions need to be taken on the various businesses.

Ms. Longenbach said the property on Gerspach Court, previously owned by the Authority, needs to be addressed. She said it had been awarded to a developer through an RFP in 2006. To date, the property is still not fully rehabilitated and the owner no longer intends it to be owner-occupied. She did say the developer addressed some of the outstanding items brought to his attention. The board recommended setting a deadline for the balance of the repairs.

As there was no further business the meeting was adjourned at 6:20 pm.

Upon adjournment, the Chair requested an Executive Session.

ATTEST:

BY:

Nancy Moser-Collins
Secretary
DATE:

Richard McAteer
Chair
-SEAL: