

**EASTON REDEVELOPMENT AUTHORITY**  
**November 28, 2012**

**Roll Call**

A rescheduled meeting of the Easton Redevelopment Authority was held on Wednesday, November 28, 2012 in the 3<sup>rd</sup> 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, Mr. Pesaresi, Ms. Lauritzen and Ms. Moser-Collins. Staff present: Ms. Woolverton. Solicitor Dan Cohen was present.

A motion to approve the meeting minutes of the regular meeting of October 17, 2012 was made by Ms. Moser-Collins, seconded by Ms. Lauritzen, approved by all.

**New Business**

**Approval of Bills.** Copies of the bills for October 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.

***Contract with Maser Consulting for engineering services for the Silk Mill (Hogtown Building)***

Ms. Longenbach said a proposal to furnish engineering services at the Hogtown Building, including topography and utility surveys, preparation of land development plans, and E & S plan if necessary. She further explained the engineering was necessary to access funding for the environmental remediation of the property. A motion to approve the resolution to enter into a contract with Maser Consulting was made by Ms. Moser-Collins, seconded by Mr. Pesaresi, approved by all.

***2013 Contract with Taggart Associates as Bushkill Creek Corridor Manager.*** Ms. Longenbach said this will be the 8<sup>th</sup>, and possibly final year for renewal of the contract for the Bushkill Creek Corridor Manager, given the progress on the project. She added that Lafayette College pays a portion of the contract amount. Mr. McAteer said Chad Helmer of Taggart Associates has been invaluable to the project. A motion to approve the resolution authorizing the signing of the contract was made by Ms. Lauritzen, seconded by Ms. Moser-Collins, approved by all.

***Contract for Silk Mill remediation Scope 1 with Crest Environmental.***

Ms. Longenbach explained that an RFP had been released for this scope of work. Crest was the lowest bid. She said the remediation work is being paid for with ISRP and EPA grants. A motion to accept the resolution authorizing the signing of the contract was made by Ms. Moser-Collins, seconded by Mr. Pesaresi, approved by all.

***Contract for Silk Mill remediation Scope2 with Scot Christopher Rule Painting.***

Ms. Longenbach explained that an RFP had been released for this scope of work. Scot Christopher Rule was the lowest bid for the encapsulation and window restoration. She said this work is also being paid for with ISRP and EPA grants. A motion to accept the

resolution authorizing the signing of the contract was made by Ms. Moser-Collins, seconded by Mr. Pesaresi, approved by all.

**Agreement of Sale 118, 120 and 129 Northampton Street with Post Road Management .** Ms. Longenbach said an RFQ had been released for the properties. Two responses were received and she said the one from Post Road Management, clearly rose above the other. She said the proposed developer had been at a Technical Review Committee meeting with the City earlier in the day. She said two grants, ISRP and Anchor Building, would be applied for to help with the remediation costs. A grant from LVEDC would go toward preliminary design work and for a 106 review. A motion to authorize the negotiating and signing of the agreement of sale was made by Ms. Lauritzen, seconded by Mr. Pesaresi, approved by all.

**Agreement of Sale Silk Mill Phase II with VM Group.** Ms. Longenbach said the agreement of sale was modeled after the AOS for Phase I, minus the RDA's contribution of grant funding for the environmental work. She added the MOU that was executed for Phase I gave the VM Group right of first refusal for subsequent phases of the project. The buildings included in this phase are the ones along 13<sup>th</sup> Street, including buildings A, B1, B2, C, D and E. She said the actual sale will not take place for approximately two years, and that the purchase will pay back some of the RDA's costs in the project. A motion to authorize the negotiating and signing of the agreement of sale was made by Mr. Pesaresi, seconded by Ms. Moser-Collins, approved by all.

**Acquisition of 680 Pine Street through Eminent Domain.** Ms. Longenbach said the 600 block of Pine Street is becoming exciting, with the purchase of multiple properties by the RDA. She said staff is currently working on a presentation to the Land Trust for funding. She added the plan for the block was to demolish three existing homes that can not be rehabilitated and build three new homes on the properties. She said a 106 Historic review will need to be done on the properties slated for demolition, and Becky Bradley, Director of Planning and Codes has volunteered to help with the submittal for the review. She added 680 Pine Street has been certified as blighted by the City. A motion to approve the resolution authorizing the solicitor and chair to effectuate the acquisition of 680 Pine Street through eminent domain was made by Nancy Moser-Collins, seconded by Mr. Pesaresi, approved by all.

**Adoption of new logo and moniker.** Ms. Woolverton said in June of 2012 the board approved a professional service contract with Mande Taylor for the graphic design services to create a new logo for the Authority. That logo has been designed and approved by staff. A motion to approve the adoption of the new logo and revised moniker of "RDA" was made by Mr. Pesaresi, seconded by Ms. Moser-Collins, approved by all.

**2013 Salaries and Wages.** A copy of the proposed 2013 salaries and wages was distributed. A motion to pass the resolution setting the 2013 salaries and wages was made by Ms. Moser-Collins seconded by Mr. Pesaresi, approved by all.

**2013 Meeting Dates.** The proposed meeting dates for 2013 were distributed. All meetings are schedule for the 3<sup>rd</sup> Wednesday of the month. A motion to approve the resolution for 2013 meeting dates was made by Ms. Moser-Collins, seconded by Mr. Houston, approved by all.

**Directors Report.** The Director's report was distributed in the meeting packet.

As there was no further business the meeting was adjourned at 6:17 pm.

ATTEST:

BY:

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Nancy Moser-Collins  
Secretary

\_\_\_\_\_  
Richard McAteer  
Chair

DATE:

SEAL: