

EASTON REDEVELOPMENT AUTHORITY
March 17, 2010

Roll Call

The monthly meeting of the Easton Redevelopment Authority was held on Wednesday, March 17, 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, Mr. Houston, and Mr. Pessaesi. Staff present: Ms. Lippincott and Ms. Woolverton. Solicitor Dan Cohen was also present.

Approval of Minutes. A motion to accept the meeting minutes of January 20, 2010 regular meeting was made by Mr. Houston, seconded by Ms. Moser-Collins, approved by all.

New Business

Subrecipient Agreement between the Redevelopment Authority and the Easton Housing Authority. Ms. Lippincott explained the City is the recipient of Section 108 loan in the amount of \$1,000,000 which will be used to partially finance the construction of the Delaware Terrace Community Recreation Building Project – Hope VI. The City and the Redevelopment Authority will execute a subrecipient agreement, with the Redevelopment Authority being the subrecipient, and the Redevelopment Authority and Housing Authority will execute a subrecipient agreement, with the Housing Authority being the subrecipient. The subrecipient agreement between the ERA and Housing Authority was presented to the Board. A motion to accept the resolution authorizing the Chair and Secretary to sign the subrecipient agreement was made by Ms. Moser-Collins, seconded by Mr. Houston, approved by all.

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

Monthly Reports from the Executive Director and staff. Ms. Lippincott told the Authority the part-time Economic Development Specialist, Mike Brett, started on March 11 and is currently attending a CDBG training session in Philadelphia. She said she is still waiting on a response for the Growing Greener Grant application for the Pomeroy Building, but added the RACP is in place.

Ms. Lippincott began a discussion on 1234-1238 Chidsey Street, a property previously owned by the Authority, which had been sold to a private developer through an RFP. She said initially the project was to have been completed within 36 weeks, but it has been almost two years, and due to the economy and financial challenges, the project has not been started. She said the developer was working with the WWNP for funding, but it was determined the project did not qualify for either of their assistance programs. She said one option would be for the ERA to buy back the property and donate it to a land trust, which CACLV would administer. Mr. Cohen recommended giving the developer the opportunity to meet deadlines before going that direction. He suggested allowing two months to get financing into place, two months for the bidding process and six months for construction.

Ms. Lippincott said a grant of \$35,000 was awarded to the ERA by Northampton County to finish the interior of 540 W. Berwick Street.

Ms. Lippincott said the \$500,000 grant for preliminary engineering and building demo at the Silk Mill was not awarded to the Redevelopment Authority. Mr. McAteer mentioned how this circumstance points out the power of a lobbyist.

Ms. Lippincott said the construction contracts for the interior demolition of the NSP properties have been signed and work begun.

She also said she had been contacted by the owner of a successful local haunted house about the possibility of doing something at the Silk Mill site. She said a meeting was planned for Friday.

Solicitor Update

South Third Street Properties. Mr. Cohen said earlier in the day the Declaration of Taking for the two South Third Street properties had been filed. He said both properties were condemned for the purpose of economic development and the parties have 30 days to file a preliminary objection.

As there was no further business to attend the meeting adjourned at 6:15m.

ATTEST:

BY:

Nancy Moser-Collins
Secretary
DATE:

Richard McAteer
Chair
SEAL: