

**Millcreek Township General Authority
Special Public Meeting**

January 30, 2023

The Special Public Meeting of the Millcreek Township General Authority was called to order at 3:30 pm by Vice Chairwoman Cheryl Mitchell in the Assembly Room of the Millcreek Township Municipal Building. Present were David Zimmer (via telephone), James Bock, Daniel Ouellet, Kim Clear, Cheryl Mitchell, Matthew Waldinger, Mark Zaksheske, Mark Shaw, Esq., and Sheryl Williams.

Following the Pledge to the Flag, Ms. Mitchell called for Public Comment on Agenda items. No public comment was offered.

Ms. Mitchell explained that the purpose of the Special Public Meeting was to consider and vote on four (4) property acquisition agreements in the Presque Isle Gateway District on West 8th Street, and to consider and vote on a Cooperation Agreement with the Erie County Landbank.

Solicitor Mark Shaw explained the history of the sale of the Millcreek Township Water Authority (MTWA) and the resolutions that were adopted to designate the funds for capital projects. He then explained the history behind the adoption of the Township's Comprehensive Plan "Embrace Millcreek" in 2018, noting that its first goal was to focus on the Gateway District with emphasis on the north end of the West 8th Street Commercial District. Mr. Shaw reported that a consultant was hired in 2021 to create the Presque Isle Gateway District plan, and the plan was incorporated into the Comprehensive Plan in October of 2022. In August of 2022, the Board of Supervisors authorized Mr. Shaw to look into the formation of an Authority to assist with the Presque Isle Gateway District plan, and the Millcreek Township General Authority was formed on October 11, 2022 by resolution of the Board of Supervisors. Mr. Shaw noted that around that time, the owners of the Bel-Aire Hotel announced that it was closing, and that other key properties in the area were either being listed for sale or were being considered for sale, and discussion began as to possibly acquisition of the key properties for the Township to incorporate into its plan.

Mr. Shaw explained the Property Acquisition Agreements and purchase prices for the key properties listed on the agenda and the status of each agreement. He explained that the Authority intends to fund the acquisitions with grants, loans and proceeds from the sale of MTWA. On motion by Ms. Clear, seconded by Mr. Zimmer, it was carried by unanimous roll call vote to move to Executive Session at 3:47 p.m. The Special Public Meeting reconvened at 4:00 p.m.

On recommendation by Solicitor Mark Shaw, it was moved by Ms. Clear, seconded by Mr. Ouellet and carried 4-1, with Mr. Bock voting no, to approve the following Property Acquisition Agreements:

- a. 2832 West 8th Street/2818 West 8th Street – an Agreement for Purchase and Sale of Real Estate between ROOTS WEST, LLC and MGD ASSOCIATES, LLC and MILLCREEK TOWNSHIP GENERAL AUTHORITY for the properties formerly known as Joe Roots Grill and the Grasshopper Boutique for a purchase price of \$1.7 million dollars.
- b. 2835 West 8th Street - an Agreement for Purchase and Sale of Real Estate between GARY M. MILLER and MILLCREEK TOWNSHIP GENERAL AUTHORITY for the property known as the Sandbar Drafthouse and Grille for a purchase price of \$962,000.
- c. 2819 West 8th Street - an Agreement for Purchase and Sale of Real Estate between BARGE REALTY, LLC and MILLCREEK TOWNSHIP GENERAL AUTHORITY for

the property known as the Manor Motel for a purchase price of \$510,000. Closing will not occur until current residents have had time to relocate.

- d. 2800 West 8th Street - an Agreement for Purchase and Sale of Real Estate between HDDA - ERIE, LLC and MILLCREEK TOWNSHIP GENERAL AUTHORITY for the property known as the Bel-Aire Hotel for a purchase price of \$4 million dollars.

On recommendation by Mr. Shaw, it was moved by Ms. Clear, seconded by Mr. Ouellet and carried 4-1, with Mr. Bock voting no, to approve an Escrow Agreement between HDDA - ERIE, LLC, MILLCREEK TOWNSHIP GENERAL AUTHORITY and FIDELITY NATIONAL TITLE INSURANCE COMPANY.

On recommendation by Mr. Shaw, it was moved by Ms. Clear, seconded by Mr. Ouellet and carried 4-1, with Mr. Bock voting no, to approve a Cooperation Agreement between ERIE COUNTY LANDBANK and MILLCREEK TOWNSHIP GENERAL AUTHORITY for \$1 million dollars to be paid over a period of four (4) years in the amount of \$250,000 per year to aid the Authority in demolishing the existing structures that were purchased per the aforementioned approved agreements.

There being no Citizens to be Heard, the meeting was adjourned at 4:12 p.m. on motion by Mr. Ouellet and seconded by Ms. Clear.

Respectfully submitted,

Sheryl A. Williams
Millcreek Township General Authority Secretary

APPROVED: February 14, 2023

David Zimmer, Chair

Cheryl Mitchell, Vice Chair

Daniel P. Ouellet

James S. Bock

Kim Clear