

**Millcreek Township General Authority
Regular Meeting**

February 14, 2023

The regular meeting of the Millcreek Township General Authority was called to order at 3:00 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, Solicitor Mark Shaw recommended that the Agenda be amended to add two (2) items due to time constraints and the need for the documents to be signed by the Authority. On recommendation by Mr. Shaw, it was moved by Ms. Clear, seconded by Mr. Ouellet and carried by 4-1 roll call vote with Mr. Bock voting no, per Section 712.1(e) of the Pennsylvania Right-to-Know Law, to add the following items to the Agenda. Mr. Bock stated that he received the documents just before the meeting and felt that he did not have adequate time to review the documents under consideration:

6. Approval of Closing Documentation for Acquired Properties on 8th Street

7. Approval of General Liability Insurance for Joe Roots and The Grasshopper

Ms. Mitchell called for Public Comment on Agenda items. No public comment was offered.

On separate motions by Ms. Clear, seconded by Mr. Ouellet, the minutes from the January 10, 2023 regular meeting and January 30, 2023 special public meeting were unanimously approved.

On separate motions by Ms. Clear, seconded by Mr. Ouellet, the following bills were unanimously approved:

MacDonald Illig Jones & Britton Basic Solicitor Services (MIJB) – December 2022
Legal Services: \$3,184.50.

MIJB – December 2022 Non-basic Legal Services: \$11,257.80

Millcreek Township – Annual Administrative Charges: \$34,757.97

Altair Real Estate Services – Consulting Fee #8 of 12: \$5,000.00

On recommendation of 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 Joe Roots and Grasshopper Settlement Statements, Purchaser Affidavits and Applications for Exemption from Real Estate Tax, the Notification of Assignment to Purchaser from Roots West, LLC to Millcreek Township General Authority, and to authorize Vice Chairwoman Cheryl Mitchell to execute the above agreements and documents.

On recommendation of Atty. Shaw, it was moved by Ms. Clear, seconded by Mr. Ouellet and carried 4-1, with Mr. Bock voting no, to approve a General Liability Insurance Policy for Joe Roots and Grasshopper buildings from Risk Placement Services, Inc. with the premium not to exceed

\$2,700.00. Mr. Shaw explained that there will be a \$1,000,000 limit, \$2,000,000 aggregate and a \$1,000.00 deductible.

The Authority members discussed changing the March meeting date to Wednesday, March 22, 2023 at 3:00 p.m., due to a conflict for two members. The new meeting date and time will be advertised one week prior to the meeting, per Section 709 of the Sunshine Act.

Solicitor Mark Shaw reported that the Authority received a letter from John Groh, which was accepted into the Township record.

There were no further Communications and no Executive Session.

Sue Weber, Millcreek resident, asked who is paying for the transfer taxes and attorney fees for the sale of Joe Roots and the Grasshopper, to which Mr. Shaw responded that they are being split between the buyer and seller. She asked Mr. Zimmer why ERIEBANK did not loan the Authority funds for the property purchases, to which he replied that his bank was not asked to do so. Ms. Weber read a list of items for which she opined would be a better use of the fund balance.

Nancy Shae, Millcreek resident, opined that the Authority meetings should be recorded and/or live streamed, to which Ms. Clear replied that this matter is in discussion going forward. Ms. Shae asked if the purchased properties will be taken off the tax rolls, to which Atty. Shaw replied yes, temporarily, but the intent is not to be too long and only until the properties are redeveloped. Ms. Shae asked several other questions and a brief discussion ensued regarding grant funding, fees, and general costs of the project.

On motion by Ms. Clear and seconded by Mr. Ouellet, it was carried unanimously to adjourn the meeting at 3:35 pm.

Respectfully submitted,

Sheryl A. Williams
Millcreek Township General Authority Secretary

APPROVED: March 22, 2023

David Zimmer, Chair

James S. Bock

Cheryl Mitchell, Vice Chairwoman

Kim Clear

Daniel P. Ouellet