

**Millcreek Township General Authority
Regular Meeting**

March 22, 2023

The regular meeting of the Millcreek Township General Authority was called to order at 3:00 pm by Chairman David Zimmer in the Assembly Room of the Millcreek Township Municipal Building. Present were David Zimmer, Daniel Ouellet, James Bock, Kim Clear (via telephone), Cheryl Mitchell, Matthew Waldinger, Mark Zaksheske, Mark Shaw, Esq., and Sheryl Williams.

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

On motion by Mr. Ouellet, seconded by Ms. Mitchell, the minutes from the February 14, 2023 regular meeting were unanimously approved.

On motion by Ms. Clear, seconded by Ms. Mitchell, the following bills were unanimously approved, with the exception of 8 hours of MIJB Non-Basic Services on January 31, 2023, for which the vote was 4-1 in favor, with Mr. Bock voting no.

First National Insurance Agency, LLC – General Liability Insurance - \$2,274.00
(Joe Roots and Grasshopper Buildings)

AGX Asbestos Survey – Bel-Aire Building: \$6,195.00

AGX Asbestos Survey – Sandbar Building: \$1,850.00

MIJB Basic Solicitor Services (MIJB) – January 2023: \$9,588.65.

MIJB Non-basic Legal Services – January 2023: \$13,155.45

On recommendation of Solicitor Mark Shaw, it was moved by Ms. Mitchell, seconded by Ms. Clear and carried 4-1, with Mr. Bock voting no, to approve the following documents for the Bel-Aire closing: Real Estate Tax Exemption Application, Purchaser's Affidavit, and Settlement Statement, and with authorization for the Chair to execute the documents.

On recommendation of Solicitor Mark Shaw, it was moved by Mr. Ouellet, seconded by Ms. Mitchell and carried 4-1, with Mr. Bock voting no, to approve the Joe Roots Bulk Sale Indemnification Agreement, and to authorize the Chair to sign the agreement.

Attorney Shaw reported that the Due Diligence Periods for the Sandbar and Manor Motel expire on March 27, 2023. He relayed that the Phase I Environmental Assessment and Asbestos Survey for the Sandbar raised no major concerns and the sale is set to close in 60 days.

Attorney Shaw reported that the Phase I Environmental Assessment and Asbestos Survey on the Manor Motel raised two (2) concerns: There is an abandoned gas well on the property that has not been plugged, and some areas of the motel were unable to be reached for the Asbestos Survey due to tenants still living there. He recommended asking the owner to extend the due

diligence period 60 days. He also noted that this would also give the Authority time to explore grant opportunities to remove any asbestos.

On recommendation of Atty. Shaw, it was moved by Mr. Bock, seconded by Ms. Clear and carried by unanimous roll call vote to ask the owner to extend the due diligence period 60 days, and if he does not agree, to terminate the sale agreement.

Tom Smith, Millcreek resident, expressed concerns regarding demolition and the destruction of current stormwater management systems in the purchased buildings. He suggested leaving the buildings standing to make it more economical for future developers to redevelop. Mr. Smith had some questions about legal fees, and how the value of the Sandbar property was determined. Ms. Zimmer replied that the property was not for sale, but that the real estate professional negotiated the price.

There were no further Communications, and on motion by Ms. Clear, seconded by Ms. Mitchell, it was carried 4-1 with Mr. Bock voting no, to adjourn to Executive Session at 3:17 p.m. Mr. Bock did not attend Executive Session.

At 3:34 p.m., on motion by Ms. Clear, seconded by Mr. Ouellet, it was carried by unanimous roll call vote to end Executive Session and reconvene the meeting.

At 3:35 p.m., on motion by Mr. Ouellet, seconded by Ms. Clear, the meeting was adjourned by unanimous roll call vote.

Respectfully submitted,

Sheryl A. Williams
Millcreek Township General Authority Secretary

APPROVED: April 11, 2023

David Zimmer, Chairman

James S. Bock

Cheryl Mitchell, Vice Chairwoman

Kim Clear

Daniel P. Ouellet