

**Millcreek Township General Authority
Regular Meeting**

August 8, 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, Cheryl Mitchell, Matthew Waldinger, Mark Zaksheske, Lydia Caparosa, Esq. and Sheryl Williams. Mark Shaw, Esq. was absent.

Following the Pledge to the Flag, Mr. Zimmer called for Public Comment on Agenda items. Former Supervisor Suzanne Weber asked if any other proposals were sought for consulting services, to which Mr. Zimmer replied no. He explained that consultants were vetted one year ago and the Authority decided to continue with Altair since they are satisfied with their work. Ms. Weber expressed her dissatisfaction with the consultant, and stated that according to her calculations, it will take over 150 years to recoup lost property tax revenue once the properties are demolished.

On motion by Mr. Ouellet, seconded by Ms. Clear, the minutes from the July 11, 2023 regular meeting were unanimously approved.

On recommendation of Executive Director Matthew Waldinger, it was moved by Ms. Clear, seconded by Ms. Mitchell and carried by unanimous roll call vote to approve the bills.

Amy Murdock and Chuck Peters gave a brief presentation on their professional qualifications and Altair Consulting Group's proposal for Project Coordination and Redevelopment Strategy Technical Assistance for the 8th Street Redevelopment Project. Mr. Bock asked Mr. Waldinger to display the one-year proposal on the screen and to read the scope of work and project timeline. Mr. Waldinger reported that cost of Project Coordination will be \$36,000 and Redevelopment Strategy Technical Assistance will be \$66,000. It was recommended by Mr. Waldinger to approve the proposal, originally tabled at the July 11, 2023 regular meeting. However, after a lengthy discussion regarding the budget, it was moved by Mr. Ouellet, seconded by Ms. Clear, and carried by unanimous roll call vote to table the matter until the next meeting.

Mr. Waldinger reported that in June he solicited and received quotations for proposals to conduct surveys of the recently acquired Authority properties: David Laird Associates - \$18,500, Urban Engineers - \$11,480, and Sanford Surveying & Engineering - \$7,500. On recommendation of Mr. Waldinger, it was moved by Mr. Ouellet, seconded by Ms. Mitchell and carried 4-1, with Mr. Bock voting no, to award the contract to Sanford Surveying & Engineering for \$7,500.

Mr. Waldinger reported that he contacted Amark Environmental for asbestos removal quotations on two of the properties since they had done previous work for the Authority. On recommendation of Mr. Waldinger, it was moved by Ms. Mitchell, seconded by Ms. Clear and carried 4-1, with Mr. Bock voting no, to authorize Amark Environmental to provide asbestos removal services at the former Manor Motel for \$10,985.00, and at the former Sandbar Draft House and Grill for \$11,985.00. Mr. Waldinger clarified that asbestos removal is required before demolition can occur and noted that the cost of asbestos removal will be reimbursed to the Authority by the Erie County Land Bank.

On recommendation of Mr. Waldinger, it was moved by Mr. Ouellet, seconded by Ms. Mitchell and carried by unanimous roll call vote to authorize Mr. Waldinger to advertise a bid package for demolition services at the following locations: 2800 West 8th Street – Bel Aire Hotel (Motel Strip Demolition), 2819 West 8th Street – Manor Motel, 2832 West 8th Street – Joe Roots, 2835 West 8th Street – Sand Bar. Mr. Waldinger noted that the bid request will be publicly advertised, and the costs will be reimbursed by the Erie County Land Bank. He added that he is working to find an architect to further evaluate the Grasshopper and Bel Aire buildings.

On recommendation of Mr. Waldinger, it was moved by Mr. Bock, seconded by Ms. Clear and carried by unanimous roll call vote to approve an agreement with Well Done Foundation to adopt and access two orphaned gas wells at the former Grasshopper and Manor Motel buildings, with the intention of plugging the abandoned wells. This will be at no cost to the Township.

Suzanne Weber commented further on her disapproval of the Township's purchases of the 8th Street properties.

Millcreek resident Anne Silverthorn suggested using the former Grasshopper building as a welcome center, urged the Township to continue to maintain the 8th Street properties until they are demolished, and asked the Supervisors to address other blighted properties near the I-90 Sterrettania Road exit to make a better impression on visitors.

Millcreek resident Nancy Shea questioned the consulting proposal and asked who paid the commission on the 8th Street properties, to which Mr. Peters responded that the seller of the Sandbar paid the commission on his property.

On motion by Ms. Clear, seconded by Ms. Mitchell, it was carried by unanimous roll call vote to recess to Executive Session at 4:06 p.m.

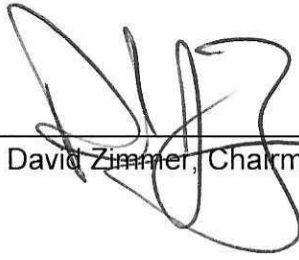
On motion by Ms. Clear, seconded by Ms. Mitchell, it was carried by unanimous roll call to exit Executive Session and reconvene the meeting at 4:24 p.m.

On motion by Ms. Clear, seconded by Mr. Ouellet, it was carried by unanimous roll call vote to adjourn the meeting at 4:25 p.m.

Respectfully submitted,

Sheryl A. Williams
Millcreek Township General Authority Secretary

APPROVED: September 12, 2023

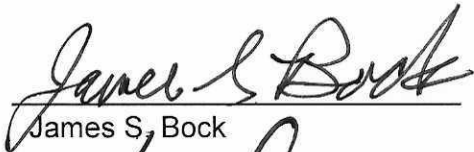


David Zimmer, Chairman

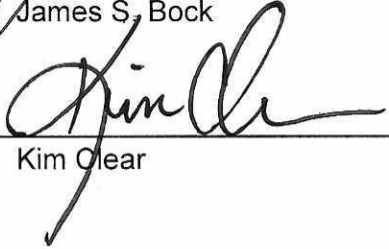
Cheryl Mitchell, Vice Chairwoman



Daniel P. Ouellet



James S. Bock



Kim Clear