

**Millcreek Township General Authority  
Special Public Meeting**

**October 27, 2023**

The Special Public Meeting of the Millcreek Township General Authority was called to order at 11:05 a.m. by Chairman David Zimmer in the Assembly Room of the Millcreek Township Municipal Building. Mr. Zimmer explained that a technical difficulty with the microphones delayed the start of the meeting. Present were David Zimmer, James Bock, Daniel Ouellet, Kim Clear, 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.

Mr. Zimmer explained that the purpose of the Special Public Meeting was to explain, announce and discuss the demolition bid results and award a contract for the demolition of the former Joe Roots, Sandbar, Manor Motel buildings and a portion of the former Bel-Aire Hotel, and to discuss and act on a Tax Exemption Settlement Agreement with the Millcreek Township School District regarding the aforementioned properties.

Executive Director Matthew Waldinger explained the bidding process, stating that two bid site visits were offered with one being required, and five addenda were issued. He noted that bidders were required to submit a base bid, an alternate, and an option for each of the structures individually. The base bid included all demolition requirements and specified that foundation walls be removed to twelve inches (12") below finished grade before the basement floors were broken up and clean fill was placed in the basement cavities. The alternate included all the same specifications as the base bid but changed the depth of foundation removal to forty-two inches (42") below finished grade. For the option, bidders were asked to provide the added cost of removing all the asphalt and concrete on the site beyond the building itself, except for existing driveway aprons which are to remain for site maintenance. A smaller section of asphalt just outside of the motel strip was indicated for removal on the Bel Aire parcel.

Mr. Waldinger announced the bids as follows:

<b>CONTRACTOR</b>	<b>BID</b>
Empire Excavation & Demolition	\$242,000
Reclaim Company, LLC	\$336,348
XL Excavating	\$398,000
Blue Rock Construction	\$497,900
Perry Construction	\$591,000
DRS of Erie County	No bid
Dwyer Excavating	No bid
E.E. Jones Contracting Co.	No bid
Fabriweld LLC	No bid
Leslie Trucking	No bid
McCormick Structural Systems	No bid

Mr. Waldinger stated that since the low bidder's number was within the amount of demolition funds that the Erie County Land Bank will grant the Authority for 2023, \$250,000, evaluation proceeded based on the "best case scenario" for removal – all foundations removed down to 42" below grade and all pavement removal performed as indicated in the bid documents. He noted that he contacted the references of the two lowest bidders for detailed reports of their work.

Mr. Bock asked if the \$8,000 in leftover Land Bank funds will carry over into 2024, and Mr. Waldinger said yes, but noted that some of the funds will be used for asbestos removal. Mr. Bock asked if this is the final price, to which Mr. Waldinger replied that the Township is not obligated to approve a change order. Mr. Shaw agreed as long as the work is within the scope of the contract. Mr. Bock asked if the unused funds could be banked, and Mr. Waldinger said yes but those funds can only be used for those specific properties.

On recommendation of Mr. Waldinger, it was moved by Mr. Ouellet, seconded by Ms. Clear and carried by unanimous roll call vote to award the contract for the Millcreek Township General Authority Demolition Project Phase I to the lowest responsible bidder, Empire Excavation & Demolition, for \$242,000.

Solicitor Mark Shaw reported that the Millcreek Township School District (MTSD) challenged the exemption status and valuation of the former Manor Motel, Joe Roots, Sand Bar and Bel Aire buildings, and reported that after negotiation, the parties agreed upon entering into a PILOT agreement relating to those properties. The term of the Agreement is 5 years but could terminate early if the Authority sells the properties or if they are converted to a non-exempt use. The Authority is to pay \$46,000 per year, assuming that the former Manor Motel, Joe Roots and Sand Bar buildings are demolished by June 30, 2024, and that the former Bel Aire is demolished by December 31, 2025. The payments will be adjusted if the buildings are not demolished within the time frame.

On recommendation of Atty. Shaw, it was moved by Ms. Clear, seconded by Mr. Mitchell and carried by unanimous roll call vote to approve the Settlement Agreement between MTSD, Erie Count, Millcreek Township and the Authority.


There being no citizens to be heard, the meeting was adjourned at 11:12 a.m. on motion by Mr. Ouellet, seconded by Ms. Clear.


Respectfully submitted,


Sheryl A. Williams, Secretary  
Millcreek Township General Authority

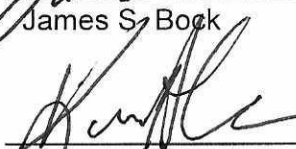
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APPROVED: November 14, 2023

  
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David Zimmer, Chair

  
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Cheryl Mitchell, Vice Chair

  
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James S. Bock

  
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Kim Clear

  
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Daniel P. Ouellet