



# CITY OF WILLIAMSPORT

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## REDEVELOPMENT AUTHORITY

### REDEVELOPMENT/LAND BANK AUTHORITY OF THE CITY OF WILLIAMSPORT MEETING MINUTES

**SEPTEMBER 28, 2022, 11:30 A.M.**

**144 West Third Street, Trade & Transit Centre II, Third Floor Michael Room**

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1. Roll Call: Recorded on the Sign-in Sheets. Phillip Preziosi opened the meeting at 11:33 AM.
2. Approval of minutes from the Meeting of May 25, 2022

Minutes from the May 25, 2022 meeting were approved. Don Lundy 1<sup>st</sup> and Patrick Marty 2<sup>nd</sup>. Motion approved and carried.

3. Update on Old City

Materials were presented to give an overview of the project budget and tenant commitments for the Mixed-Use Development Project in Old City. Phase 1 of the project has 80% letters of intent for the 9,000 square feet of residential townhomes situated over retail space. Phase 2 has 80% tenant commitments from a medical provider, coffee shop, law firm, office use and a potential gym/spa, totaling 40,000 square feet.

Funding strategy for this project includes 90% private funding, including \$900,000 from the City of Williamsport, \$1,000,000 (RACP) from Senator Yaw & Representative Wheeland and \$1,000,000 County contribution. The RACP request was \$1,500,000 on the initial application (Enclosure 7) vs. the \$1,000,000 indicated on the spreadsheet (Enclosure 2) was done with the intent to increase the size of the award.

A \$3,200,000 project was advanced to define a project that meets the match requirement, but does not trigger prevailing wage for the whole project, which addresses water, sewer, streetscaping, stormwater, etc. All professional services and all eligible expenses would be matched to start the project.



# CITY OF WILLIAMSPORT

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## REDEVELOPMENT AUTHORITY

If an effort to help drive revitalization, two redevelopment projects were established out of the E. 3<sup>rd</sup> St and Old City Gateway Commission of 2015-the Krapf Gateway Center and the Trachte Music Center. Two Limited Liability Corporations have also been established for which Lycoming College is a minority owner and a partner with Pine Ridge. President Trachte/Lycoming College will remain involved in the soon to be redevelopment project after it has been constructed and has an agreement to transfer the land to the LLCs.

All City, County and State commitments are expected to be in by Thanksgiving, with one final challenge-acquisition of the property at 334-338 Duke Street. All financial offers up to this point have been rejected by the property owner. It was proposed that the Redevelopment Authority issue a letter to the property owner containing language that suggests initiating legal proceedings by way of eminent domain. It was added that the letter should reference the Redevelopment Study of 2015 which highlights the need for a parking structure from a public purpose standpoint.

Additionally, the letter should communicate that all funding considerations have been put in place and that an alternative plan has been developed to advance the project without acquisition of the property.

Pine Ridge has had previous conversations with the Parking Authority regarding future operations and maintenance of the facility, but approached the Redevelopment Authority to be the entity to commission the use of the proceeds, i.e., responsible for the project, bids, etc. The department of Community & Economic Development is in the process of bringing to City Council, an agreement to be the staff for the Redevelopment Authority. This agreement is currently being reviewed by solicitors.

A motion was made by Don Lundy and seconded by Chairman Preziosi to amend the agenda to discuss the Redevelopment Authority's involvement with the Old City Project. All voted unanimously - Patrick Marty abstained.

A motion was made by Don Lundy and seconded by Jen Matz (1) to further investigate the Redevelopment Authority's role in this project subject to legal



# CITY OF WILLIAMSPORT

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## REDEVELOPMENT AUTHORITY

review by counsel, (2) draft a Memo of Understanding with Pine Ridge to include the following:

- Review of construction plans and specifications
- Construction schedule with penalties
- An agreed to base real estate value
- No LERTA tax relief
- Cash offer of approximately \$300,000 to the Duke Street property owner; no contingencies; no inspections; "as is" with closing up to 90 days

All voted unanimously - Patrick Marty abstained.

4. PHARE BNIP Rental Rehabilitation  
John & Lorraine Smith  
1640 & 1642 Memorial Ave, Williamsport, Pa. Rehab Address – 2 units (3 bedroom each)

Background information was given about the program, property owners, and tenants. The rent is eligible and considered affordable for the 2 units discussed. The property owners have successfully gone through the program once before and the same outcome is expected this time around. An inspection was completed and there were no code related items found. There are no mortgages against the property and the owners have the funds to commit to the project. The amount of the loan is secured by a mortgage against the property. The City will be added to the Smith's homeowner's insurance. Patrick Marty made a motion to approve, Jen Matz seconded, approved and motion carried.

## 5. EXECUTIVE SESSION

The executive session started at 12:30 PM. The meeting resumed at 12:43 PM.

6. Adjournment – Meeting adjourned at 12:51 PM. Pat Marty first and Don Lundy seconded.