

Pursuant to due and proper notice in accordance with the Bylaws of the Authority accordance with the Bylaws of the Authority and Statute of the Commonwealth of Pennsylvania, the Board of Directors of the Redevelopment Authority of the City of Titusville met at 12:00 P.M. Monday, February 2, 2015, at Towne Square, 4th Floor Board Room, 110 West Spring Street, Titusville, Pennsylvania. Present were: Mrs. Char Ruot – Chairman, Mr. Stephen Coleman – Vice Chairman, Mr. James Come – Secretary, Mrs. Jill Neely – Assistant Secretary/Treasurer, Mr. James Becker - TRA Executive Director, Mrs. Deb Eckelberger – Business Outreach Coordinator, Mrs. Kristen Kerr – Financial Coordinator, Mr. Larry Manross – City Manager, Mrs. Esther Smith – Mayor, Mrs. Mary Hill – Titusville Herald and Mr. Mark Heim – Lightning Strike Productions.

Mrs. Ruot called the meeting to order at 12:06 p.m.

Recognition of the passing of TRA Board Member James Nystrom

Mr. Becker stated it is with great sadness that we gather for our February TRA meeting. Nine days ago we were met with the shocking news of the passing of Jim Nystrom, one of our long-time TRA Board Members.

Jim truly believed in the Redevelopment Authority mission. He thought that it was TRA's job to think big and plan for the long term betterment of the community. TRA's role was to build the community and steer the economic development investment in our town. Jim also thought it was TRA's role to take the calculated risks that would encourage the private sector businesses and individuals alike to invest in their home town.

We will certainly miss his soft spoken wisdom and obviously his accountants back ground that he brought to the board. We will miss his thoughtful approach to problem solving, his willingness to be a sounding board for the other board members, the staff and myself. But what I think we will miss the most, was his deep concern for his community ...His willingness to step into leadership roles and work on behalf of his community to make a difference ...and make things better in his town.

The successes during Jim's time on the Redevelopment Authority Board and TIFI Board are many. Too many to list in one small statement, but know that if there was a project in Titusville in the past few decades, Jim was probably involved in some way, in the lead as a main decision maker or behind the scenes in a supporting role.

Our thoughts and prayers go out to his wife Rose and their family. The time he served on Council, Boards, Authorities and committees certainly took time away from his home and family ... We thank them for sharing Jim with us and the rest of the community.

Titusville is a better place today because of Jim Nystrom's vision and dedication to this community.

1. Public Comments:

2. Approval of the Minutes of the January 5, 2015 Regular Meeting and Treasurer's Reports of December 31, 2014.

With a motion made by Mr. Come and a second by Mr. Coleman, the Minutes of January 5, 2015 Regular Meeting and the Treasurer's Reports of December 31, 2014 were accepted as presented. Motion carried.

3. Bills and Communications:

3.1 A&MP Electric, Inc. – TOP 20 Series Buildings \$36,765.00

Mr. Becker stated the bill for A&MP Electric, Inc. is the first of three progress payments for the electrical work being done on the 20 Series Buildings at the Opportunity Park.

Mrs. Ruot asked for a motion to approve payment to A&MP Electric, Inc. With a motion made by Mr. Coleman and a second by Mrs. Neely, the payment to A&MP Electric, Inc. was approved as presented. Motion carried.

4. Old Business:

4.1 TOP Construction Update

Mr. Becker stated the TOP 20 Series Buildings Project construction is continuing only slower due to the cold weather. The installation of the steel siding and also the demolition are ongoing.

5. New Business:

5.1 Presentation of the 2014 Audit by Rick Clayton of Maloney, Reed & Scarpitti

At this time, Rick Clayton of Maloney, Reed & Scarpitti gave an explanation of the 2014 TRA Audit. Mr. Clayton explained the audit was positive and clean.

Mr. Becker commended Rick and his staff for their assistance and stated they have been a huge resource for TRA and it is a great working relationship.

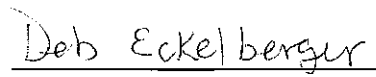
After a brief discussion, Mrs. Ruot asked for a motion to accept the 2014 TRA Audit. With a motion made by Mr. Come and a second by Mr. Coleman the 2014 TRA Audit was accepted. Motion carried.

6. Other Business:

7. Adjournment:

Mrs. Ruot asked for a motion to adjourn the meeting. With a motion made by Mr. Coleman the meeting was adjourned at 12:20 p.m.

Respectfully submitted,



Deb Eckelberger
Business Outreach Coordinator



Mr. James Come
Secretary