

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, April 6, 2015, at the Titusville High School Board Room, 302 E. Walnut 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. Renea Howe – Staff Secretary, Mrs. Kristen Kerr – Financial Coordinator, Mrs. Laurie Baker – Grant Manager, Mrs. Merrilynn Marsh – Grant Writer, Mr. Larry Manross – City Manager, Mrs. Esther Smith – Mayor and Mrs. Mary Hill – Titusville Herald.

Mrs. Ruot called the meeting to order at 12:00 p.m.

1. Public Comments:

2. Approval of the Minutes of the March 2, 2015 Regular Meeting.

With a motion made by Mrs. Neely and a second by Mr. Coleman, the Minutes of the March 2, 2015 Regular Meeting were accepted as presented. Motion carried. Mr. Becker stated there were no Treasurer's Reports this month due to the fire.

3. Bills and Communications:

4. Old Business:

4.1 TOP Construction Update

Mr. Becker stated the TOP 20 Series construction is ongoing. Sections A & B are almost complete, construction will then continue with sections D & E. TIFI was approved for the PIDA Loan to complete this project with a 2.25% fixed rate for 7 years and then no higher than 4% after the 7 years. Awaiting the closing date for the loan.

Mr. Becker stated Building #4 Office Complex is under construction and will soon become the temporary TRA Offices. The boiler system has been replaced, new windows should be in by the end of the week and a new roof will be put on as soon as the weather cooperates. Mr. Becker stated TRA is very grateful for the generosity of the City as they have provided us with space since the fire.

4.2 Oil Creek Waterways Feasibility Study Update

Mr. Becker explained there are two public meetings scheduled as the next step of the Oil Creek Waterways Feasibility Study. The first meeting is scheduled in Crawford County at Drake Well on April 15 at 4:30 p.m. and the second meeting is in Venango County at the Oil City Library on April 21 at 4:30 p.m. These meetings are to gain public input and will be conducted by TRA and Bob Genter.

4.3 Blight Project Update

Mr. Becker stated the Residential Demolition Project had to be rebid due to DCED needing an environmental review done for each property. The bid opening will be held on April 9 at 11:00 a.m. There are 6 houses slated for demolition that were acquired at a judicial sale. Based on the cost, additional houses may be added as a change order.

4.4 Downtown Streetlight Project Update

Mr. Becker explained Hill Engineering is awaiting information from Penn Dot so they can complete the bid documents for the Downtown Streetlight Project. They are hoping to have this information by the end of April and should be able to get the project out to bid by May and construction could start by early fall.

5. New Business:

5.1 Adopt Resolution 01-15 – Executive Director Authorization

Mr. Becker stated Resolution 01-15 – Executive Director Authorization is a replacement of the original resolution done in Dec. of 2010 which was lost in the March 18th fire. The resolution authorizes Mr. Becker, as Executive Director, Power of Attorney to execute, acknowledge, deliver and record on behalf of the Redevelopment Authority of the City of Titusville.

Mrs. Ruot asked for a motion to adopt Resolution 01-15 – Executive Director Authorization pending the changes to the dates listed in the resolution. With a motion made by Mr. Coleman and a second by Mrs. Neely, Resolution 01-15 – Executive Director Authorization was adopted as presented. Motion carried.

5.2 Towne Square Update

Mr. Becker stated it has been an incredibly smooth transition into this mess with the help of the City, Belfor Property Restoration Company and the Allegheny Crane Co. Mr. Becker stated how impressed the TRA staff has been with Belfor and Allegheny Crane not only in their timeliness but also with their care and concern for the building, tenants and TRA staff. Mr. Becker stated the crane company has also discussed using local contractors as much as possible to help with the 4th floor demolition. Mr. Becker explained TRA has also had a good experience with Erie Insurance and the Fire Inspectors.

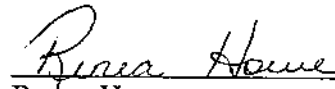
Mr. Becker stated while the clean up continues on the 4th floor, his hopes are to start demolition on the interior of the 1st, 2nd and 3rd floors. As for rebuilding the 4th floor, it is still too early to be determined.

6. Other Business:

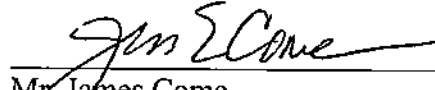
7. Adjournment:

Mrs. Ruot asked for a motion to adjourn the meeting. With a motion made by Mr. Come the meeting was adjourned at 12:21 p.m.

Respectfully submitted,



Renea Howe
Recording Secretary



Mr. James Come
Secretary