

**MARTINSBURG BOROUGH COUNCIL MINUTES  
APRIL 11, 2017**

A special meeting of the Martinsburg Borough Council was held on Tuesday, April 11, 2017 in the municipal building to review the Business in Our Sites Program and personnel matters. The meeting started at 9:00 a.m. with prayer by Randy Stoltz and the Pledge of Allegiance.

**ELECTED OFFICIALS PRESENT:** Mayor Rex L. Hartman, President Connie S. Lamborn, Pro-Tem Durban D. Metzler, Councilman Edward L. Bennett, Councilwoman Janet E. Blattenberger, and Councilman P. Robert Dickson, and Councilwoman Linda K. Smith (Doug Smith was excused)

In addition to the council, present were Manager Randy Stoltz, Borough Secretary/Treasurer Jane Staily, Chief Kerry Hoover, Attorney Matt Gieg and Brian Hess of the Morrisons Cove Herald

An **EXECUTIVE SESSION** was held from 9:00-9:15 a.m. to discuss personnel matters.

*Council on a motion by Janet Blattenberger, seconded by Durban Metzler, approved to reinstate **OFFICER AARON WAGNER** as a part-time patrolman to the Martinsburg Police Department effective April 11, 2017. The motion passed unanimously.*

Manager Randy Stoltz reported that the **BUSINESS IN OUR SITES PROGRAM** has reduced the requested grant/loan figures from the original request due to the appraisal on 114 W. Penn Street coming in at \$130,000 which is lower than the agreed upon purchase price of \$225,000. The total project was originally \$399,000 but has now been reduced to \$294,142. As the program is a 60/40 program, when the loan amount goes down then the grant amount goes down. Randy contacted the bank that owns the building and was able to get them to reduce their selling price one more time from the original amount of \$280,000 then down to \$225,000 now down to \$200,000. This is their bottom price and they are not willing to reduce it any lower than \$200,000.

**PENN STREET REDEVELOPMENT  
BUSINESS IN OUR SITES APPLICATION  
EXHIBIT 3: ESTIMATED PROJECT COSTS**

ITEM DESCRIPTION	ESTIMATED PRICE
Purchase of the Building and Property	\$ 200,000.00
Commence Demolition/Construction within 90 days	\$ 30,000.00
Install Water and Sewer Mains	\$ 26,455.00
Sidewalks, Ramps/Curbing, Parking	\$ 15,750.00
<b>SUBTOTAL (CONSTRUCTION COSTS) =</b>	<b>\$ 272,205.00</b>
Administration (2% min.)	\$ 3,268.00
Engineering-Design-Inspection (10% max.)	<u>\$ 18,669.00</u>
<b>TOTAL PROJECT COSTS =</b>	<b>\$ 294,142.00</b>
<b>MCIDC LOAN =</b>	<b><u>\$ 70,000.00</u></b>
<b>NET PROJECT COSTS (BOS LOAN + GRANT) =</b>	<b>\$ 224,142.00</b>
<b>GRANT AMOUNT @ 40% =</b>	<b>\$ 89,657.00</b>
<b>LOAN AMOUNT @ 60% =</b>	<b><u>\$ 134,485.00</u></b>
<b>BOS LOAN + GRANT =</b>	<b>\$ 224,142.00</b>

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The environmental work will not happen unless the Option to Purchase is signed. It is similar to a pre-sales agreement giving us the option to purchase at that price. Manager Stoltz would like to have it in by April 25<sup>th</sup> or the project will lose two months.

*On a motion by Rob Dickson, seconded by Durban Metzler, council **RESCINDED** the previous Option to Purchase motion from March 6, 2017 in the amount of \$225,000. The motion passed unanimously.*

*Council on a motion by Durban Metzler, seconded by Linda Smith, approved to revise the **OPTION TO PURCHASE AGREEMENT** to the amount of \$200,000 (with SA Acquisition Property) to purchase the property at 114 W. Penn Street, Martinsburg PA 16662. The option to purchase is not open ended and a purchase will only take place if the Phase I and Phase II and Hazardous Material Study is favorable and Martinsburg is able to secure a Business in Our Sites Program contract. The motion passed unanimously.*

*Council on a motion by Janet Blattenberger, seconded by Linda Smith, authorized Manager Randy Stoltz to engage in a loan with the **MORRISONS COVE INDUSTRIAL DEVELOPMENT CORPORATION** requesting that they lend the Borough of Martinsburg \$70,000 for the Penn Street Redevelopment Business in Our Sites Project not to exceed 3% interest on the loan or Manager Stoltz could find another source for the loan at the best possible rate. The motion passed unanimously. Council will finalize the loan percentage and lender at another meeting.*

*Council on a motion by Janet Blattenberger, seconded by Ed Bennett, to approve to **REPLACE EXHIBITS 3, 4 AND 7** as presented in the Business in Our Sites Application. The motion passed unanimously.*

*Council on a motion by Ed Bennett, seconded by Linda Smith, to authorize Manager Randy Stoltz to proceed with all the steps necessary to **KEEP THE PROCESS IN MOTION** for the Business in Our Sites Application. The motion passed unanimously.*

Ed Bennett had a concern regarding people **PARKING** in the alley behind his house sometimes for over forty minutes at a time. Ed has no front street parking so he relies totally on parking his car in the rear of his property which is accessed by the alley. He approached a part-time patrolman about this and was told he couldn't do anything since there were not any "No Parking" signs posted. Chief Hoover will speak with his officers and take care of the problem.

*The meeting **ADJOURNED** at 9:50 a.m. on a motion by Janet Blattenberger, seconded by Ed Bennett. The motion passed unanimously.*

Respectfully submitted,

M. Jane Staily  
Borough Secretary