

MINUTES
FORD CITY BOROUGH COUNCIL
SPECIAL MEETING
LOCATION- FORD CITY BOROUGH BUILDING
MAY 4, 2010

CALL TO ORDER John Lux called the meeting to order and advised the audience the meeting for Tuesday, May 4, 2010 will be audio taped.

Lux requested everyone please place their phones on vibrate. If you must answer, please step out of the meeting.

Lux asked if anyone was audio or video taping the meeting. There was no response.

Lux states this meeting is for informational purposes only. There will not be any voting.

ROLL CALL Paul Harmon, Ron Dillard, Lou Vergari, John Lux, Ray Klukan, and Rob Mohny were present. Mayor Marc Mantini is absent.

ATTENDANCE Family Life TV, Leader Times, Solicitor Frank Wolfe, Greg Dinko, Gene Banks, Renee Zacour, Homer Pendleton, Mike Markilinski, Paul Ondrusek, and Sandy Hutchinson were also present.

BROWNFIELD USE/LEASE

Michael Markilinski - MANORFORD Development

Markilinski explained here to discuss the PPG property that has sat idle for some time. States he is pretty familiar what is in the ground, has all the studies that were done by PPG. The concept is to be a recreation and events site utilizing the river. Lagoon site can't be touched by anything. Armstrong county does not have a dog park and this area would be used for a dog park, one for big dogs and one for little dogs. Something different, something unique. North of the bridge there would be a handicap fishing area. Parking would be at the current trail entrance. Buildings for future development will be available. PPG tore buildings down to grade, infrastructure left and to attempt to clean up would cost 10 million dollars. Everything will be done above ground. Buildings close to water and sewage would allow for business along 2nd Avenue. Biggest selling point would be 4000-5000 seat facility used as a concert venue. Parking would be available separated by basketball court, volleyball court, tennis court in center, splitting up parking so would not look like one big parking lot. Council would benefit with a part of the venue proceeds. Proceeds would go back into development of the area. Water park for kids consisting of slabs with piped up water should not cost that much. Contaminants located by heliport, turn into garden, where outdoor worship could take place. Holy Trinity stained glass windows would be used for this 9/11 memorial. One thought behind development is to have an Armstrong County fair by the lighted path along river. Also have discussed

possibility of camping. Existing crude heli-pad would be kept for medical emergencies . Floating dock with stair tower so boaters could partake of the area. Manorford has a little bit of money, is a 501C3 so companies can make donations to Manorford. States they have already started looking into monies through several foundations. Probably use outside grant writer. Any questions.

Lou Vergari asks what gray area represents on drawing.

Markilinski states it represents parking. Probably would be limestone. This is just a concept drawing. Next step would be pricing for projects. First thing that needs looked at would be water, sewage, and electric. Making money by events. Envision this being used May - October. Showcases the river. Would like to do events right now. Cutting grass and using portable equipment. Goal to put permanent structures.

Renee Zacour questions if talking about leasing the property.

Markilinski answers correct.

Zacour asks if he has an idea about the length of lease.

Markilinski states lease is negotiable.

Homer Pendleton asks how many jobs will be created.

Markilinski states he doesn't have that answer, but is a chance for borough and organization to make money. Drawing to this area is the site and development of the site. Has spoken to F&M about blue building property.

Zacour asks about size and dimension of buildings.

Markilinski answers size of buildings may be adjusted. This plan is just to designate the placement of buildings.

Rob Mohny asks if different organizations allowed to partake during concerts to make money.

Markilinski states this will allow opportunity for groups to make money.

Vergari states Markilinski has put thought into this, asks where he would start.

Markilinski states water and sewage. Idea is to develop along 3rd avenue. Utilities in Ford City all along 3rd Avenue.

Zacour states that there is a 12" water line on 2nd avenue. Zacour comments 10" waterline and sewage already in. Can have individual taps for each building.

Markilinski states the engineer would do planning and sit down and make sure. One shot to do this if we get a grant. Would like to do an event in September 2010 all done with portable equipment. Need to have people on the site to see where problems will be. Idea is to get people into Armstrong County. Beautiful pool [Allegheny River] right here in Ford City.

Lux comments about Kittanning's venue. When they have concerts they pull in the boat crowd. Space is available here for that.

Markilinski discusses placement of stage in development.

Sandy Hutchinson comments need to consider sun in face and what direction to face.

Markilinski states southwest [stage].

Paul Harmon talks about people's concern about sound.

Markilinski states most will be going down river. This is below grade.

Vergari asks about parking for venue.

Markilinski would like to pave but will use what is down there right now. Something needed to keep down dust. Have a rough idea of capacity for cars (2500). Armstrong County Fair could be a big business.

Eugene Banks questions if KPM was offered property for job production.

Markilinski answers have 7 acres that they possibly could use. Ford City Equipment sits behind KPM and needs to be dealt with.

Banks questions if they have been approached.

Markilinski states that this is his concept, have nothing to sell or approach people with. Environmental issues are a problem, who knows what is in ground, keep everything up on top. Markilinski had a simple lease drawn up that could be discussed in executive session. Would like to sit down with council and further discuss. Paying public would be where borough would get percentage.

Ford City is unique concerning size and rails to trails.

Harmon questions if open 24 hours to public.

Markilinski answers just a concept, decision would have to be made. Just a concept, nothing cast in stone. If concept would work, would assume property value would increase. Leaves lease and concept with council.

Banks asks what he was thinking about in September.

Markilinski comments a county fair was previously held in Ford City Fairgrounds were used and the fair was stopped in the 40's. Need to look in past to look into future.

Hutchinson questions who is responsible for bringing entertainment in.

Markilinski states the organization.

Zacour asks council to consider Mr. Markilinski's request but to consider obligation to advertise on property before you can do this. Real Estate law states you are allowed to make a decision prior but asks council not to make a behind door deal.

Lux explains there will be town meetings to discuss.

Zacour states property should be advertised to get proposals from others.

Greg Dinko questions how property can be used the way it is right now without disturbing cap.

Lux comments that will be considered.

CITIZEN COMMENTS

No citizen comments at this time.

MAYOR COMMENTS

Mayor Mantini was absent.

SOLICITOR COMMENTS

Wolfe stated he had no comments. Spoke with mayor and mayor apologized for missing the meeting.

COUNCIL COMMENTS

There were no council comments.

ADJOURNMENT

Vergari made a motion to adjourn the meeting at 6:35. Seconded by Mohney. Motion Carried. 6-0 Unanimous.

Minutes 5-4-2010
Special Council Meeting
approved 5-10-2010

John M. Lux, Sr.
Council President

Lisa Bittner
Borough Secretary