

## General Municipal Authority of the City of Nanticoke

Monday April 25, 2022

### Meeting Minutes

The meeting was called to order by Ken Malia

In attendance were Kenneth Malia - Chair, David Kaskel - Treasurer, Gene Danowski - Secretary, Xavier Berzanski  
Chris Slusser, Solicitor, Sara Hailstone Consultant

Public Comment on non-agenda items:

City Councilman John Talencho asked if the Municipal Authority owns the Empty lot across from Rite Aid end next to Commonwealth health. The students from Luzerne County Community College are parking on the lot and the city does not want them parking there. Ms. Hailstone stated that she had received notice from the city about this and they offered to post it as no parking. The board agreed that it should be posted as no parking if that's what the City wants.

Presentation on Nantego project

Sara Hailstone gave a presentation on the Nantego project. She stated that New Horizons Development Corporation (NHDC) intends to construct a new mixed-use senior housing community in the City of Nanticoke. NHDC is a Nanticoke-based, 501(c)(3) organization whose primary goal is to develop affordable housing in Luzerne County. Located in the 100 block of East Main Street, Nantego Senior Apartments will house 44 units of senior housing on the upper three floors of a newly constructed five story building. The ground floor of the building will have commercial space as well as a transit hub for the Luzerne County Transportation Authority. There will be a parking deck on the 2nd floor of this building that will be constructed as a part of a Downtown Nanticoke revitalization project.

The Primary Market Area for the development is Nanticoke City and the surrounding communities. It is NHDC's plan, with the City's support, to re-develop ten properties on the east side of East Main Street into one building that has 44 apartments for seniors including 41, 1-bedroom and 3, 2-bedroom units. Residency at Nantego Senior Apartments will include exclusive membership that will allow tenants to utilize exercise equipment and sign up for classes such as aerobics, yoga, and circuit training. Nantego is also located within close proximity to all retail and community services and will complement and enhance the character of this downtown district.

NHDC is the Sponsor/Developer for the development and will act as the management agent and provide supportive services to the residents. Services will be provided on-site to the residents of the development free of charge at least 8 hours per week. UpStreet Architects, Dermot F. Kennedy, Esquire, and United Neighborhood Community Development Corporation comprise the remainder of the development team.

The 80,700 sq. ft. property will be designed into apartments ranging from an average of 800 sq. ft. for the 1-bedroom units and 875 sq. ft. for the 2-bedroom units. Six units will be wheelchair accessible and all will be adaptable and visitable.

Discussion took place among the board members as to the location of parking and access to the building. Board members reviewed the plans that were distributed and it was confirmed that the building is expected to have parking in it.

Questions were asked by John Talencho, City Council member and member of the public about the project.  
Will the project pay taxes?

It was asked whether the city would be starting the sidewalk project this year. It was noted that they are sending out bids first part of this year they will be working on traffic light to Shay as the first part of the project

Gene Danowski asked what Will happen with traffic during the construction of the Nanticoke projects. Miss Hillstone stated that the project construction team will be required to get permits from the city and probably pain. Because it is on a PennDOT road. They will handle traffic flow.

A motion was made to approve the February 28, 2022 meeting minutes  
Approved 4-0

Dave Kaskel gave the Treasurer's Report  
For the period ending February 28, 2022

Checking \$5,087.09

Money Market \$864,150.23

Interest paid \$66.29

Motion was made by Gene Danowski and seconded by Ken Malia

Approved 4-0

For the period ending March 31, 2022

Checking \$5,081.37

Money Market \$857,418.17

Interest paid \$72.94

Motion was made by Gene Danowski and seconded by Ken Malia

Approved 4-0

Attorney Slusser stated that the project is in the best interest of The city and the citizens the municipal Authority has taken strides to purchase a number of properties and recognize that prior to taking we are aware there is a business in the Nardozzo building. we will do our best to accommodate the business hitting another comparable location within the city.

A motion was made authorizing Slusser Law Firm to initiate condemnation of any remaining properties included in the Main Avenue Redevelopment project to include 145 East Main Street.

RESOLUTION 3-2022

RESOLUTION OF THE NANTICOKE MUNICIPAL AUTHORITY,

FURTHERING REDEVELOPMENT FOR  
THE DOWNTOWN BUSINESS DISTRICT

WHEREAS, the Nanticoke Municipal Authority hereby makes the following findings:

1. The Nanticoke Municipal Authority is desirous of furthering the redevelopment project currently slated for the Downtown Business District; and
2. This project is to include the construction of a structure that will benefit the citizens and visitors to the City of Nanticoke and will enhance economic development and contribute to the health, safety and welfare of all persons living in and visiting the City of Nanticoke; and
3. This project calls for the construction of a multi-use facility to be located in the downtown area. This multi-use facility will serve partly as a bus terminal, parking deck and the construction of low-income senior housing; and
4. In order to accomplish this project, it will be necessary to acquire all of the properties in the downtown area; and
5. Nanticoke Municipal Authority has attempted without success to acquire the property currently located at 145 East Main Street, said property currently housing Nardozzo's Pizza. All efforts to acquire this property have been unsuccessful; and

WHEREAS, the Nanticoke Municipal Authority desires to exercise its power of Eminent Domain to take this property for the purposes of constructing the aforescribed structure; THEREFORE, BE IT RESOLVED that the Nanticoke Municipal Authority directs its solicitor, The Slusser Law Firm, to take any and all steps necessary to effectuate the condemnation of the property located at 145 East Main Street, Nanticoke, Luzerne County,

Pennsylvania 18634 for the purposes of furthering the development project slated for the downtown area including the construction of the multi-use facility aforescribed.

Duly adopted this day of , 2022 by the Board of  
the Nanticoke Municipal Authority.

GENERAL MUNICIPAL AUTHORITY OF  
THE CITY OF NANTICOKE  
Kenneth Malia, Chairman

Motion was made by Mr. Berzanski and seconded by Mr. Danowski  
Approved 4-0

The board asked if there was any movement on the Nordozzo property. Ms. Hailstone stated that there have been numerous discussions. She has met with Mr Nardozzo in person. Then received a call from his son and then heard from Mr. Nardozzo's sister. It appears the property is still in the estate of old Mr Nardozzo who is no longer living.

Property discussion took place. Each board member was given a map and listing of all properties owned by the Municipal Authority.

Stashik proposal for property maintenance was discussed.

It was also brought up that the fence at each end of 102 East Washington Street has been torn down and needs to be replaced.

Motion was made by Mr. Kaskel and seconded by Mr. Berzanski.

Approved 3-1

Kaskel, Malia, Berzanski - yes, Danowski - no

Gate at Entrance to Concrete City

Mr Malia said he is looking at fencing for Concrete City. He met with someone who gave him some instruction on the type of Fenty fencing that will be needed. It is on the road and train from Houston Street. Mr Malia asked 3 of the neighbors who live in the area if they have been disturbed by people trespassing at Concrete City and they said they have not been bothered.

Motion was made to approve the automatic renewal of the Nanticoke Municipal Authority insurance from Hudson Insurance Company effective June 2, 2022 by Norek Agency

A motion by Mr. Berzanski and seconded by Mr. Danowski

Approved 4-0

The motion was made by Mr. Berzanski and seconded by Mr. Danowski to adjourn the meeting

Approved 3-0

Meeting adjourned.

Approved: Kenneth M. Malia

Date: 5/23/2022