

August 17, 2015
Middletown, PA 17057

The August 17, 2015 meeting of the Middletown Borough Council was called to order at 7:20 p.m. by Councilor Scott Sites.

Following the invocation by Pastor Eckert of Saint Peter's Lutheran Church and pledge of allegiance, the following Council members answered roll call: Mike Bowman, Anne Marino Einhorn, Ben Kapenstein and Scott Sites

Also present were Mayor James H. Curry III, Borough Manager Tim Konek and Borough Secretary Amy Friday.

Councilor Sites announced the council did not have a quorum and therefore any official business could not be conducted. He stated we will go on with the agenda to recognize the National Night Out volunteers and hear a presentation from the United Realty and Infrastructure Group regarding Woodland Hills and the electric substation relocation.

Officer Gary Rux introduced the National Night Out Committee members and thanked them all for their efforts in making National Night Out a success this year. He then recognized and presented each volunteer with a plaque thanking them for all of their efforts with National Night Out. Officer Rux mentioned they had seventy-three different stands and had sixty to seventy donations behind the scenes.

Mayor Curry made a few comments on National Night Out. He stated it was a record night in terms of volunteers and attendance. Mayor Curry mentioned he and his family had a great time and it was a wonderful night seeing the smiles on everyone's faces and it was something to be proud of. He acknowledged Officer Gary Rux stating he is the MVP of respect and responsibility and thank you is truly not enough for all that you have done to make National Night Out a success, which fosters a sense of community.

At this time, Mr. David Stubbs of United Realty & Infrastructure Group LLC made a presentation on their plans set forth on the Woodland Hills area and the relocation of the electric substation.

Mr. Stubbs stated they are extremely excited to be working with the Borough and its community stakeholders. He mentioned that it has been two years when the Borough met with them at their office in Silver Spring, Maryland to discuss alternative financing options on Borough projects along with potential development opportunities.

Mr. Stubbs commented on the number of projects happening and also being slated for the near future in Middletown and stated that the URI Group is trying to capture some of that momentum through the addition of 1,300 new residents with the development of Woodland Hills. He provided some history of Woodland Hills and a brief recap of the events leading up to why they are here tonight. Mr. Stubbs said Woodland Hills is the largest remaining parcel in Middletown composed of approximately 170 acres. He stated it has been zoned and approved for 440 units and 90 acres of open space.

Mr. Stubbs mentioned one of the priorities discussed was the relocation of the substation due to it being in the flood plain and that URI Group secured site control of Woodland Hills for the purposes of relocating the substation and developing a residential community. He discussed consolidating the Mill and Spruce Street substations into a new substation and revamping the existing metered system to a smart grid system. Mr. Stubbs stated if the Borough were to later lease or sell their electric distribution system then the state of the art newly installed system would have much greater value when looking for possible investors. By relocating the substation to Woodland Hills it will be relocated to a site thirty feet above the one hundred year flood plain and provide the Borough for future expansion of Borough facilities.

Mr. Larry Brady of Torti Gallas Partners, site designer, presented the vision of the Woodland Hills development project which includes single family homes, duplexes and townhomes with shared amenities such as a club house and the 90 acres of open space. He talked about the parking stating that most of the parking would be located behind the buildings to allow for public space in front of the homes. Mr. Brady mentioned the duplexes and townhomes would be located on the north and southern ends of the site with the single family homes on the west and southeastern areas.

Mr. Curtis Krauss, a principal partner with Applied Urban Solutions, discussed the fiscal impact to the Borough and the economic benefits from the development project. He talked about the real estate tax revenue and transfer tax revenue and the amount of new revenue coming into the Borough over a 10 year period.

Lastly, Mr. Stubbs talked about the financing options for the development of the new substation. He presented the two options to finance and develop the project at Woodland Hills stating the priority has been to safe guard and upgrade the electric distribution system as quickly as possible given its current condition, while spurring economic development through the Woodland Hills development.

At this time Mr. Stubbs opened the floor for questions. There were several people who asked questions and made comments but they did not state their name and address for the record. Most of the questions/comments centered around the financing of the Woodland Hills development project and the costs to upgrade the current substation on Spruce Street plus the cost of relocating the Mill Street station.

Mr. Ethan Fellheimer, managing director of Red Rocks Group, a real estate partner of the URI Group stated that they are trying to make it more feasible to get the entire Woodland Hills development going and the financing for the development is more attractive with the Borough's participation.

Due to Councilor Sites leaving the meeting, Councilor Bowman closed out the meeting in his absence.

Councilor Einhorn made a motion to adjourn. The motion was seconded by Councilor Kapenstein and at 9:36 p.m. the meeting was adjourned.

Amy J. Friday
Borough Secretary