

**Special Columbia Borough Council Meeting**  
**March 22, 2007 7:30 p.m.**  
**Paul W. Myers Council Chambers**

Called to order by Council President Buzzendore.

Councilpersons present: Beury, Buzzendore, Detz, Duncan, Perry, and Wickenheiser. Mayor Lutz was also present. Councilman Ryno was absent from this meeting.

Keith Lutz, Jeff Seibert, and Ron Sahd were in attendance for the Columbia Economic Development Corporation.

There was a moment of silence.

Mayor Lutz led the pledge to the flag.

Council President Buzzendore stated this special meeting was being held to approve an agreement with Columbia Borough and the Columbia Economic Development Corporation for the marketing of the property located at Third and Linden Streets. Council President Buzzendore turned the meeting over to the Borough Manager.

Norm Meiskey, Borough Manager, stated there was an agreement for approval tonight with the Columbia Economic Development Corporation (CEDC) and asked Council to refer to the addendum to this agreement. He referred to the change in the commission, the not to exceed clause for fees, a change to the selling price, and the paragraph stipulating money to be used solely for the Borough by the CEDC. Barry Handwerger went on to explain that the CEDC articles of incorporation state "Columbia and surrounding area" for money to be put back into the community, so that was why the paragraph was inserted.

Councilwoman Wickenheiser stated the agreement would be giving CEDC 120 days to sell the property. Keith Lutz assured Council that any offer would not be held and would be presented to Council as soon as received. Councilwoman Wickenheiser stated she was comfortable with the agreement and addendum and the problem was that the property had not been marketed.

Frank Doutrich, 1001 Ironville Pike, asked how this property would be marketed. Keith Lutz explained they would use advertising, a follow-up with bidders, and Jeff Seibert's expertise in real estate. Jeff Seibert discussed multi-listing the property and using the local press. He added the CEDC does have the ability to follow-up on leads. Frank asked that something be put on that property. Jeff Seibert added that Borough Council has the final say on what goes on the property; CEDC was just a conduit.

Elaine Beckley, 150 North Third Street, asked how the offers would be handled with Council. Council President Buzzendore stated that the CEDC had the ability to keep Council informed and offers would have to be discussed at a public forum. Keith Lutz agreed that this process would definitely have an open format. Elaine asked if the CEDC would pre-qualify the applicant. Jeff Seibert stated they would certainly make sure the person would be able to complete the sale.

Councilman Perry asked if the person submitting the contract, recently rejected by Council because of added conditions, would be able to submit that same contract. Jeff Seibert explained a person could have conditions of sale but Columbia Borough would have the final say on those conditions. Councilman Perry asked if the CEDC would have anything to do with the conditions. Jeff reiterated that accepting conditions of sale would strictly be up to Borough Council to accept or reject. Barry Handwerger explained further how this would work.

Councilman Beury asked if the Borough would demolish the property. Norm Meiskey addressed this issue as a possible condition of sale. Barry Handwerger explained how the sale of the property would take place. Norm added an agreement could be modified to allow a deal to move forward.

Councilman Perry asked about the lack of a time limit in paragraph 13. Barry Handwerger explained the time limit was addressed and it was 30 days. Councilman Perry asked how Council could best serve the CEDC. Keith Lutz asked that any and all leads be passed on to them.

Frank Doutrich asked if there was a sale price listed in the agreement. Council President Buzzendore stated no, they would review each offer as it was received.

Elaine Beckley asked if any research was done for grants and would this information be passed on to the CEDC. Council President Buzzendore stated they would pass all information onto the CEDC. There was discussion on different entities to contact and look into for grant purposes.

Motion: To enter into an agreement with the Columbia Economic Development Corporation for the marketing of the property located at Third and Linden Streets, which would include the agreement and addendum presented.

Motion: Wickenheiser Second: Perry Voice Vote: All favored.

Motion: Motion to approve payment of an RK&K invoice for the SR 441 Relocation project in the amount of \$28,054.48 for Invoice #5.

Motion: Perry Second: Beury Voice Vote: All favored.

Motion: To adjourn the meeting.

Motion: Perry Second: Duncan Voice Vote: All favored.

The meeting was adjourned at 8:05 p.m.

MOTIONED AND APPROVED this 9th day of April 2007, by the Borough Council of the Borough of Columbia, Lancaster County, Pennsylvania, in lawful session duly assembled.  
BOROUGH OF COLUMBIA, LANCASTER COUNTY, PENNSYLVANIA

By: \_\_\_\_\_  
Robert L. Buzzendore, Jr., President of Borough Council

ATTEST:

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Norman B. Meiskey, III, Borough Secretary