

**Monaca Borough**  
**Workshop Meeting/Public Forum Minutes**  
**August 6<sup>th</sup>, 2019 at 7:00pm**

The Work Shop Meeting of the Monaca Borough Council was held on the above date and time. The Meeting was opened with the Pledge of Allegiance to the Flag.

**Roll Call**

Mr. Snyder- **absent**  
Mrs. Majors - present  
(VACANT)  
Mr. LaPearle- present  
Mr. Wilson- **absent**

Mr. Rebich- **absent**  
Mr. Blanarik- present  
Mr. Michel- **absent**  
Vice President Shotter- present  
President Booher- present

**Others Present**

Mayor Short; Mario N. Leone, Jr.;

The first portion of the meeting was committed to a presentation given by MVAH representative Trey Barber specifically for the proposed housing development for the “Monaca Lofts” on the corner of 6<sup>th</sup> Street and Pennsylvania Avenue (Monaca old library site). Mr. Leone introduced Mr. Barbour who then began his PowerPoint presentation to the public & council explaining who he is and the company he works for. The visual aids in the PowerPoint consisted of schematic floor plan designs of the ground floor, each type of unit, parking lot/spaces, different views of the building, and steps 1 through 10 how the project will work, first being the public's input/support. The Public forum was to allow public to listen, view the drawings and ask questions at the end of the presentation for a better understanding of what the future holds for that location. As Trey went over the slides, a section of the presentation was geared towards Tax Credits, along with Affordable Housing verses “Section 8” housing. Trey emphasized this facility will not be “Section 8” housing and went over the difference between the two explaining the income for those who will be able to stay in the loft. He also went into detail on Tax Credits and how it is used as “rent control” for the facility. Trey gave final thoughts and opened the meeting up for questions/concerns from the public.

Mr. Leone first went over the details about the Old Library property and how it works with the County. Monaca Borough is entering an agreement with Beaver County Economic Development to market that property for the best economic development for the Borough. The Borough will then have conversations with the Borough on that use where the Borough will have the ability to approve it or not. Right now, this is where they stand. This development came forward and council believes this a good opportunity for the Borough to begin a transformation of the redevelopment of the Borough. He’s talked to Trey about this already but there is some variances that have to be submitted for parking and what not which will have to come before Council for approval before anything can happen.

**Question and Answer portion of the meeting:**

- 1.) **Mike Rubino-756 Indiana Avenue, Monaca**-asked what the ratio of percentages of incomes are for the units? Trey gave a breakdown of income and the ratio. Mr. Rubino stated the odds of getting a tax credit are usually 1 out of 4 who get them. Trey explained and said it is a very competitive process. MVAH will have to apply for these credits in November, and sometimes it takes a couple times to get them. He confirmed if they don’t get the tax credits the project will not work. Lastly, Mr. Rubino asked what the security is like for the building. Trey stated it is automated security using a key card or fob. This is the only way to enter the building. During the day there is staff on the premises. Mr. Rubino then posed a question for council asking what would be the tax dollar benefit to the town. Mr. Leone said this is a unique building but it will get assessed at an income approach. VP Shotter added other benefits to the Borough outside property tax and gave a few more sources that the Borough will gain additional revenue. President Booher also added this building hasn’t gained any tax revenue in quite some time so this will help gain.
- 2.) **Albert Cianfarano-1201 Allaire Avenue, Monaca**-asked do the monies that are gained from the sale of the property have to go toward the redevelopment. Mr. Leone said no, the money would go into the Borough’s capital funds and council can determine what they want done with that money going forward.
- 3.) **Darlene Moore- 2813 Front Street, Monaca**-asked for specifics of the units. Trey stated there will be 1

bedroom units and 2 bedroom units. She then asked that he be more specific about the fair market units and the price. Trey explained and viewed the slides again showing the units and the income of each family that could live in the specific unit and the max they could charge per rent for each type of unit. She then brought up the parking spot situation since he mentioned earlier that there is 39 units and only 29 parking spots. President Booher said they are working on this situation already with MVAH in trying to get the ratio one to one.

4.) **Chip Kohser- 864 Jackson Avenue, Monaca**-asked

5.) **Marie Galzerano-1288 S. Walnut Street, Monaca-**

6.) **Mike Baxter-301 6<sup>th</sup> Street, Monaca-** he introduced himself. He is the former owner of Monaca VFW. He holds events there such as Auctions weekly and uses 35-40 spaces of parking usually during these events, not including a large trucks coming in making deliveries.

VP Shotter announced that he and Mr. Leone went to the East Liverpool Lofts that MVAH had built to do some research. Mr. Shotter said they also went to their City Hall to also seek input. Overall, only positive things came out of their visit and even they had some reassurance that these are legit and will be good

President Booher thanked MVAH Representative Trey Barber for allowing for questions and answers and giving a fine presentation. He then thanked all residents for attending the meeting, he emphasized the importance of their presence and then adjourned for a short recess at 8:40pm to allow the public to exit the meeting.

The Council Workshop meeting resumed at 8:56pm.

**Manager's Update:** Mr. Leone had a few items to discuss. They submitted the CFA Multimodal Grant for \$3 million dollars for the corridor between 10<sup>th</sup> and 14<sup>th</sup> Streets. He announced a couple funding opportunities from SPC called TIF transportation improvement project and CMAQ (Congestion Mitigation Air Quality). Mr. Leone then stated he will schedule SGA consultants to come to a meeting to update council on the Dry Utilities for Streetscape project. He asked for council's direction and where they stand. Council discussed. Next, Mr. Leone gave a recap of the Beaver County Local Government Conference that was held August 1<sup>st</sup> at the Willows Event Center and said it was a very informative conference. He was introduced to a vendor by the name Robotics who can assess roadways. He schedule a meeting with them as he is interested in what they can provide. He then passed out Road Paving bids from Widmer. Council discussed the list of roads, base bid and prices. They asked that this be put on next week's agenda to motion. It was then asked to add to the agenda to motion to hire Josh Causer part-time police officer.

**Announcements:** Mr. LaPearle read the following announcements. August 8<sup>th</sup>, both Food Truck Thursday and National Night collaborate once again taking place at Washington Plaza from 4pm-8pm.

**Executive Session:** None

**Adjournment:** The meeting was adjourned at 9:29pm.

Respectfully Submitted,



Brittany Bologna, Secretary