

Commissioners:

R. JACK MCKERNAN  
*Chairman*

TONY R. MUSSARE  
*Vice Chairman*

RICHARD MIRABITO  
*Secretary*



MATTHEW A. McDERMOTT  
*Director of Administration  
and Chief Clerk*

J. DAVID SMITH  
*Solicitor*

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**Minutes of the Meeting of  
July 30, 2019  
Board Room, Executive Plaza  
Pine Street, Williamsport**

Commissioner McKernan - Present  
Commissioner Mussare - Present  
Commissioner Mirabito - Present

Solicitor Smith - Present

**1.0 OPERATIONS**

1.1 CONVENE COMMISSIONERS MEETING. The meeting was convened at 10:03 a.m.

**2.0 ACTION ITEMS**

2.1 APPROVE ACCOUNTS PAYABLE CASH REQUIREMENT REPORT: A motion by Mr. Mirabito and seconded by Mr. Mussare and passed (3-0), approved through August 7, 2019, for payment on July 31, 2019 in the amount of \$345,939.27.

**6.0 COMMISSIONER COMMENT.** The floor was opened to commissioner comment and none were received:

Mr. McKernan – Trout Unlimited asked that the Commissioners pass a resolution requesting Congress to reauthorize the funding for the abandoned mine land reclamation fund.

Mr. Mussare – Many times we do vote on issues, why we shouldn't do it. We still receive calls from the public from out of town, out of state; they read our paper from out of town. It is incredible to know that people who leave our area and stay in touch.

**7.0 PUBLIC COMMENT.** The floor was opened to public comment and none was received:

George Girio - I am a local real estate broker and appraiser. I am also one of the real estate consultants for the County. Recently, an RFP to market this building was put out that is due this Friday. I have not been asked for my opinion as a consultant. I don't even bill the county for much of my consultant work; the County has always treated me fairly for some of my appraisal work and, as a citizen of this county I want to make sure you have the right information. Any broker or auctioneer would not have the proper information needed to do that by Friday. They really need a copy of the income and expenses for this building to analyze for the past couple of years, the price you intend to market the building and look and analyze the appraisal along with you. I am asking you to consider, postponing receiving proposals by Friday, and allow me to sit down with you so that I can answer your questions and give you some of the pros and cons of different marketing. So that this could be done in the correct way. I would like to do this in the next week or so, so that you may go about this in the correct way.

Mr. Mirabito- At this stage, we may not have asked you, because if you wanted to participate, be the listing broker, it would not be fair to bring you into the early conversations and not have other brokers present. I was told a person did not see it advertised in the legal notices.

Ms. Toon – A letter of interest was sent to the Williamsport Sun Gazette. We did receive proof of publication. It was letters of interest only.

There was discussion on whether or not it was listed in the paper.

Mr. Mirabito/Mr. McKernan – This was just the beginning of our process and it is our intention to bring in each of the brokers in, and have more discussions on what was best way to market, fees, and course of action etc.

Mr. Girio – The problem is that the brokers will not have the information in advanced needed to provide an accurate RFP. Please take my comments in the nature that they are intended.

Mr. Mirabito - Letters of interests were sent out, not an RFP to sell the building. We spoke to the solicitor prior to putting out the legal ad. We did not want any brokers, to feel excluded to participate. That is why we put it in the paper, so that everyone could be included. Everyone has a fair shot to telling us their expertise on how to sell the property and make the most money on the sell of the building.

There was further discussion on the ownership of the Executive Plaza parking lot, the process of the RFP and the relationship with the City of Williamsport. It was clarified that more information is needed to provide a proper RFP to market the building. Clarification was made that professional services do not have to be bid

out. More conversations will be needed with the City of Williamsport, and about the Sharwell Building obligations.

Commissioners stated the RFP could be extended.

Mr. Mirabito expressed his concern for taking public resources and making them private. We did meet with the City of Williamsport, the conversation is still open, there did seem to be much interest in the building.

Mr. Mirabito - The selling of the building is being fully explored all of our options.

There was more discussion on the timing of when to sell the building, appraisals, maximizing the value of the building and postponing the RFP.

Elliot Weiss – Discussed solutions and advocated making decisions to provide healthy and stable work environments for Lycoming County employees. Citing the sewer problem in the Courthouse. Suggested moving Courthouse offices to the former Commonwealth Bank Building. Let's protect our employees, I think it is important.

Mr. Mirabito - The sewer problem has two issues, one the valve and the City of Williamsport's sewer lines. The valve is being repaired. The sewer pipe is 16 ft. underground. Recently, the past two or three years, we have been having a lot of heavy rains. I don't want you to think we are neglecting the health and safety of the employees, respectfully. We have talked about moving the Courthouse offices.

Mr. Mussare – It has been discussed. There are issues with having only one elevator in the building, the need for court rooms and security issues. We can't exclude the suggestion. We will take it under consideration. The City has the issue of combined sewers that is the problem is on the docket to be fixed by the City of Williamsport. 12-18 months' time. Until that issue is fixed, we just have to deal with it. It is not always easy.

Mr. Metzger – It is not just a flooding issue at the Courthouse. You want to be transparent tell the public the whole story. I have worked in that building for 32 years. It goes back to the early 90's the basement has been flooded with sewage. I have gone down there myself to close doors. Ken George and staff have used buckets and buckets of bleach. They have been down there with hazmat suits on cleaning up sewage. It is a health hazard. All you have to do is pull work orders and you will see it is more than two or three times. It is not sanitary it is not healthy. Moving employees across the street and closing down the courthouse is the answer is my opinion. Regarding what Mr. Girio, said. Seven week timeline is not realistic to sell a building. Get accurate information. There is no planning being done. Maximize the dollars in the value of the building.

Mr. Mirabito – This is the planning process, to bring people in and explain their way to market the building. We are aware of the TSP building. There are

tremendous costs with moving to the TSP building. Heating and conditioning units will cost millions of dollars to replace them. It is just; the building was refinanced twice by prior boards before this board. One time to lower interest rates, and one time went into the general fund. We have not been able to trace it.

There was a detailed conversation regarding ownership and how the parking lot has been used. Protections are needed to protect the parking lot availability to public and nearby businesses.

Mr. McKernan - Everything takes an inordinate time to get things done. There are plans for everyone and where they will go. Employees will have time to know what is happening when the time comes to make any moves. Commissioner Mussare was ready to pull the trigger when this board came on, however there were studies and further exploration to be done.

**8.0 NEXT REGULARLY SCHEDULED MEETING.** Mr. McKernan announced the next regularly scheduled meeting to be held Thursday, August 1, 2019 at 10:00 a.m. at the Executive Plaza, 330 Pine Street, 1<sup>st</sup> Floor Commissioners' Briefing Room.

**9.0 ADJOURN COMMISSIONERS' MEETING.** The meeting was adjourned.