

January 21, 2025

A special meeting of the Council of the Borough of Trainer was held on the above date at the Trainer Municipal Building, 4300 Township Line Rd., Trainer, PA with President John Gaspero calling the meeting to order at 5:30 p.m. Eastern Standard Time.

PRESENT

Mayor Marilyn Maher, President John Gaspero, VP John Mathews, Councilpersons Jim McKay, Robin Rokicka, Tracy Tucker, Vickie Padgett, Manager Mark Possenti

ABSENT

Michael Carter

The Special meeting was properly advertised and published in the Daily Times dated Monday January 20, 2025.

President Gaspero stated that the purpose of this meeting is to discuss the borough's real estate properties for sale.

The residential properties real estate sale offers:

1. 4218-4220 W. 7th St. Appraised at \$20,000. Cash offer was made by Ed Coales clients for \$20,000 with no contingencies. Property is in a flood plain.
*A motion was made by Councilperson Mathews to accept the offer of \$20,000 and seconded by Councilperson McKay. No opposition. Motion carried.
2. 3418-3420-3422 W. 4th St. Two cash offers were made with no contingencies. Property appraised at \$24,000.
First offer was from Blake Improvements for \$17,000. Cash. Second offer from an investment company for \$30,000 cash.
*A motion was made by Councilperson McKay to accept the offer from the investment company in the amount of \$30,000 and seconded by Councilperson Rokicka. No opposition. Motion carried.
3. 0 Union St. Appraised at \$43,000. One cash offer made by Ray Nickson for \$10,000. with no contingencies.
*A motion was made by Councilperson Gaspero to accept the offer of \$10,000 and seconded by Councilperson McKay. No opposition. Motion carried.
4. Delview Ave. (12th St.). Appraised \$1,600.00. Parcel not big enough to build. Suggestion was to offer to neighbor for \$1.00 and they pay the transfer fee. The transfer of deed and transaction of sale can be handled by the Borough Solicitor.
*A motion was made by Councilperson McKay to offer the property sale for \$1.00 plus transfer tax to the Williams residing at 3523 12th St. and seconded by Councilperson Mathews. No opposition. Motion carried.

The property at 4212 W. 7th Appraised at \$18,000. was shown interest by a neighbor that never made an offer. No offers were made. Will reach out to the neighboring property owner to see if they would consider making an offer.

The property at 4226 Post. Appraised at \$12,000. Lot is between two neighboring properties. One neighbor expressed interest in the property. No offers were made. Will reach out to neighbor and ask if they would consider making an offer.

The property at 3407 W. 3rd. Appraised at \$16,000. Lot is between two neighboring properties. No offers were made. Will reach out to neighbors and ask if they would consider making an offer.

The commercial properties real estate sale offers:

1002 Chestnut St. Appraised at \$240,000.

The property has had 5 offers:

1. Offer was made by Really Good Management for \$225,000 cash with an escalation clause of \$245,000 and a 45-day Due Diligence period. Not sure of intended use.
2. Offer was made by Bro Realty for \$230,000 cash. Industrial intended use.
3. Offer was made by Jay and Kimberly Stuart for \$240,000 cash with contingencies. Artist and Makers Space intended use.
4. Offer was made by Reggie Hudson for \$240,000 cash with \$14,000 seller assist and a 30-day Due Diligence period. Possible daycare intended use.
5. Offer was made by Royal Catering for \$250,000 cash. Catering/Banquet Hall intended use.

No offers have been accepted at this time.

Further discussion and investigating in regards to the property sub-division and zoning will be conducting. One parcel of property is the cell tower, the remaining property should be residential zoned. Offers have been for commercial use.

0 Price (behind 9th St. church) Appraised \$410,000.

The property has 4 offers:

1. Offer was made by Anthony Moore for \$410,000 cash and a 20-day Due Diligence period. Buyer will create the road/access to the property.
2. Offer was made by Kagle's Specialty Gardens for \$410,000 cash and a 25-day Due Diligence period. Buyer wants the Borough to create the road/access to the property.
3. Offer was made by SGB Holdings for \$410,000 cash. Buyer wants the Borough to create the road/access to the property.
4. Offer was made by Concrete Realty for \$515,000 cash Buyer wants the Borough to create the road/access to the property.

*A motion was made by President Gaspero to accept the offer of Anthony Moore and was seconded by Councilperson Mathews. No opposition. Motion carried.

In regards to 1002 Chestnut St.

A motion was called to authorize the Borough Solicitor to contact the former Borough Engineer about documents regarding the former firehouse at 1002 Chestnut St. If the property sub-division was not completed by the former engineer, the current engineer is authorized to perform the required items to complete the sub-division.

Councilperson Mathews made the above motion and was seconded by Councilperson Rokicka. No opposition. Motion carried.

President John Gaspero called for a motion to adjourn at 7:03:pm; All Councilpersons present voted affirmative. Motion carried.

Respectfully submitted,

Victoria Orlando
Borough Secretary