



RALPH DIGUISEPPE, CHAIRMAN
BRYAN SERVIS
JAMES PROKOPIAK, ESQ
KENNETH HAYES
EDWARD SCHOLL

REDEVELOPMENT AUTHORITY

of the County of Bucks
216 Pond Street, Bristol, PA 19007
215-781-8711 FAX 781-8716

JEFFREY D. DARWAK
EXECUTIVE DIRECTOR

SEAN KILKENNY, ESQUIRE
SOLICITOR

REGULAR BOARD MEETING AUGUST 21, 2026 IMMEDIATELY FOLLOWING ANNUAL MEETING

Members: Ralph DiGuiseppe, Chairman
 Bryan Servis, Vice-Chairman
 Hon. James Prokopiak, Esq., Treasurer
 Kenneth Hayes, Assistant Secretary/Treasurer
 Edward Scholl

PUBLIC COMMENT PERIOD

WELCOME NEW BOARD MEMBER

PROJECT UPDATES

1. Executive Director Report
2. Solicitor Report

ACTION ITEMS

1. Motion – Approval of the Minutes of the Regular Meeting on June 19, 2026
2. Motion – Approval of the July and August 2026 Bill Lists
3. Motion – Approval of Municipal Grant Program 2026 Project Payment Requests
4. Motion – Approval of Resolution #2026-17, authorizing staff to prepare and release 2026 Municipal Grant Program Applications for 2027 Projects
5. Motion – Approval of FY2026-2027 Administrative Budget
6. Motion – Approval of extension to Due Diligence Period for Cloverleaf Estates Project to January 16, 2027
7. Motion – Approval of Contractor's Application for Payment #3 for Shenandoah Woods Phase 2 Demolition Project and payment to F.R. Beinke Wrecking, Inc. in the amount of \$39,375.00, subject to receipt of funds from DCED

8. Motion – Approval of Contractor’s Application for Payment #4 for Shenandoah Woods Phase 2 Demolition Project and payment to F.R. Beinke Wrecking, Inc. in the amount of \$164,700.00, subject to receipt of funds from DCED
9. Motion – Ratification of email poll and approval of Resolution #2026-18 authorizing a Redevelopment Agreement for 23 Yellowood Road, Bristol Township, Tax Map Parcel #05-025-251
10. Motion – Authorize payment to Environmental Consulting, Inc. in the amount of \$5,862.50 for Act 2 Remediation Services at Former Tube Mill Site, Sellersville Borough, subject to receipt of funds from DCED
11. Motion – Authorize payment to Environmental Consulting, Inc. in the amount of \$30,430.00 for Limited Soil Characterization Sampling and Analysis Activities at Manor Park Landfill Site, Morrisville Borough
12. Motion – Authorize payment to Environmental Consulting, Inc. in the amount of \$7,980.00 for Act 2 Remediation Services at Manor Park Landfill Site, Morrisville Borough
13. Motion – Approval of Resolution #2026-19 authorizing the transfer of 84 Ice Pond Road, Bristol Township, pursuant to Redevelopment Agreement
14. Motion – Authorize payment to Gilmore & Associates for Shenandoah Woods Project in the amount of \$3,281.14
15. Motion – Approval of Resolution #2026-20 authorizing reversal of condemnation of 1375 Minot Avenue, Bristol, Tax Map Parcel #05-052-081
16. Motion – Authorize payment to Premium Excavating, LLC in the amount of \$48,500.00 for Mill Race Inn emergency demolition
17. Motion – Approval of Contractor’s Application for Payment #7 for Manor Park Landfill Capping Project and payment to Premium Excavating, LLC in the amount of \$290,700.00
18. Motion – Approval of Resolution #2026-21 authorizing acceptance of Redevelopment Assistance Capital Program Award in the amount of \$1,000,000 for the Oscar Hammerstein Museum II project
19. Motion – Approval of Resolution #2026-22 authorizing acceptance of Redevelopment Assistance Capital Program Award in the amount of \$1,000,000 for the Shenandoah Woods project

- 20. Motion – Approval of Resolution #2026-23 authorizing acceptance of Redevelopment Assistance Capital Program Award in the amount of \$500,000 for the River Crossing YMCA Childcare Center project
- 21. Motion – Approval of Resolution #2026-24 authorizing acceptance of Redevelopment Assistance Capital Program Award in the amount of \$1,000,000 for the 109 Radcliffe Street project
- 22. Motion – Approval of Resolution #2026-25 authorizing acceptance of Redevelopment Assistance Capital Program Award in the amount of \$500,000 for Falls Township Fire Company No. 1 project
- 23. Motion – Approval of Resolution #2026-26 authorizing condemnation of 3215 Newportville Road, Bristol Township, Tax Map Parcel #05-014-126-001
- 24. Motion – Authorize payment to Ambient Group, LLC in the amount of \$58,500 for Act 2 Remediation at Former Tube Mill Site, Sellersville Borough
- 25. Motion – Authorize payment to Environmental Consulting, Inc. in the amount of \$16,850.00 for Act 2 Remediation Services at Former Tube Mill Site, Sellersville Borough

EXECUTIVE SESSION

OTHER BUSINESS

ADJOURNMENT