



1 W. STATE STREET

CHRONOLOGICAL TIMELINE

- 1916 – Building built as a post office.
- The Borough acquired the building in 1969. Borough Hall and Police Station were located in this building until 1994.
- 1999 – Media Borough entered into a 5-year lease agreement with D. A. Funk, Inc. for 1 W. State Street.
- September 27, 2004 – Notice to Quit for New Orleans Café lease sent to D. A. Funk, Inc. requesting that tenant vacate the premises within thirty (30) days (October 27, 2004) due to breach of contract.
- March 15, 2005 – Notice to Quit for New Orleans Café lease and eviction sent to D. A. Funk, Inc. requesting that tenant vacate the premises within thirty (30) days (April 14, 2005) due to breach of contract.
- June 13, 2005 – Letter sent to Dan Brodeur approving the request for him to assume the existing 1999 D. A. Funk, Inc. lease for 1 W. State Street.
- July 27, 2005 – Letter sent to Dan Brodeur granting his request for the abatement of rent at 1 W. State Street for a six (6) month period contingent upon the agreement that any/all repairs outlined in Mr. Brodeur's proposal be completed within nine (9) months.
- November 30, 2009 – Dan Brodeur shut down Brodeurs on State Street and moved out of the premises.
- March 18, 2010 – Borough Council authorized the Borough Solicitor to prepare the necessary paperwork/documents to advertise the sale of 1 W. State Street and to draft a lease agreement.
- Bids advertised with a due date of June 1, 2010 at 11:00 a.m.
 - State and municipal law requires that all property owned by a municipality be sold by advertising for bids; if no bids are received, the municipality must advertise for bids a second time.
- June 1, 2010 – No bids were received.
- Round 2 bids advertised with a due date of August 26, 2010 at 11:00 a.m.
- August 26, 2010 – No bids were received.
 - Following two consecutive NO Bid results, state law permits the borough to initiate negotiations for a private sale of the property. The municipality must publicly announce the identity of the parties, the sale price and a summary of the other terms and conditions relating to any proposed

private sale at a Council meeting. After the announcement, at least 30 days must elapse before the municipality may authorize the private sale.

- September 16, 2010 – Hired Jeff Dowd, Zommick McMahon, as the commercial realtor to represent the Borough on the lease/sale of the property.
 - Mr Dowd utilized multiple avenues for marketing, including walk through full video posted on Loopnet, and Zommick McMahon Commercial Real Estate, Inc's. Website; CoStar Showcase; TrendMLS; Delaware County Bulletin and contact lists
- More than 40 interested parties walked through the property.
 - The asking price was set at \$925,000
 - Several letters of interest for sale and lease were submitted but only 2 formal contract offers were submitted.
 - Market conditions and historic easement restrictions impacted offer prices.
- March 17, 2011 – Borough Council announces intent to sell the property to Bluestone Development and/or Christian Christensen for a purchase price of \$650,000. There will be a 30-day period of receiving public comment.
 - Plans for this development presented multi-use first floor, including 2 retail/restaurant spaces from entry on State Street; reconstruction of Jasper Street entrance to original dual entries from original Post Office, one existing entry to restaurant/retail on west side and reopened entry on rear to office on Jackson Street side. This office to be occupied by The Heritage Design Collaborative who will manage historic restoration project of building.
 - The Heritage Design Collaborative estimate restoration, interior and exterior, at \$750,000
- April 7, 2011 – Media Borough Council Workshop – opportunity for additional public comment and questions.
- April 21, 2011 – Media Borough Council Legislative Meeting – presentation by the Heritage Design Collaborative at beginning of the 7:30 PM meeting in Council Chambers.
 - Allowable 30 days reached for vote on contract as presented by Bluestone Development, Inc/Christian Christensen as announced on March 17, 2011.