

Incorporated March 12, 1738

TINICUM TOWNSHIP

Bucks County

BOARD OF SUPERVISORS

163 Municipal Road
Pipersville, Pennsylvania 18947

ELEANOR BRESLIN, CHAIRPERSON
JOHN COLE, VICE CHAIRPERSON
MICHAEL KAUFFMAN, MEMBER

TINICUM TOWNSHIP BOARD OF SUPERVISORS SPECIAL MEETING MINUTES JUNE 20, 2025 12:00 PM

Call to Order

Pledge of Allegiance

Role Call: EB YES, JC YES, MK YES, SH YES-via Zoom, CG ABSENT, JD YES-via Zoom

Rules of Engagement & Community Engagement Standards Apply at all Meetings.
All Public Comment should be reserved for Public Comment portion of the meeting.
Please come up to the microphone and write your name on the sign-in sheet.

In attendance: Eleanor Breslin, John Cole, Michael Kauffman, , were present for the meeting
Judith Danko and Township Solicitor, Scott Holbert, were present via Zoom. Curt Genner, the
Engineer was not needed for this meeting.

Chairperson Breslin called the public meeting of the Tinicum Township Board of Supervisors to
order at 12:00 PM, followed by the Pledge of Allegiance. The meeting, held in the Tinicum
Township building meeting room, was live-streamed on Zoom and recorded. There were
approximately 2 people present in the audience, and 3 people viewed it online.

A. Announcements

An Executive Session was held on 6/19/25 at 12:00 pm regarding Real Estate.

B. Action Items

1. Consideration by the Board of Supervisors to approve Resolution
authorizing Filing of Declaration of Taking for Headquarters Road
Bridge Easements.

Eleanor Breslin read the Resolution 10-2025, A Resolution of the Board of
Supervisors of The Township of Tinicum Authorizing the Filing of Condemnation
of Property in the Township of Tinicum, Bucks County, Pennsylvania for
Temporary Construction Easements for Bridge Rehabilitation.

RESOLUTION NO. 10-2025

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
TOWNSHIP OF TINICUM AUTHORIZING THE FILING OF
CONDEMNATION OF PROPERTY IN THE TOWNSHIP OF TINICUM,
BUCKS COUNTY, PENNSYLVANIA FOR TEMPORARY
CONSTRUCTION EASEMENTS FOR BRIDGE REHABILITATION**

WHEREAS, Tinicum Township, Bucks County, Pennsylvania is organized as a Second Class Township under Pennsylvania law; and

WHEREAS, the Board of Supervisors of Tinicum Township is charged with the general governance of the township and the execution of legislative, executive, and administrative powers in order to ensure sound fiscal management and to secure the health, safety, and welfare of the citizens of the township; and

WHEREAS, the citizens of Tinicum Township have been burdened by the closure of the Headquarters Road Bridge ("Bridge"), an action taken by the Pennsylvania Department of Transportation ("PennDOT") in March 2011, when the deck of the bridge fell into disrepair; and

WHEREAS, approximately eighteen months ago, The Woodtiger Fund offered to provide the Township with all funds required to rehabilitate the Bridge, repair the approach roadways, and maintain the Bridge in perpetuity with purely privately donated funds, saving millions of taxpayer dollars; and

WHEREAS, as a part of its due diligence, the Township communicated with the adjacent landowner(s) who verbally agreed to provide temporary and, if necessary, permanent rights of way and access to the Township for rehabilitation and maintenance purposes; and

WHEREAS, on February 20, 2024, an adjacent landowner, through counsel, represented in a public meeting that the landowner would not be involved in any litigation challenging the rehabilitation project, and that the landowner would give the necessary temporary easements to the Township; and

WHEREAS, the Township Supervisors believed that it was in the best interest of the Township for the Township to take ownership and control over the approach roadways and the Bridge and see to its rehabilitation and reopening; and

WHEREAS, based in part on the representations and assurances of good faith cooperation from the adjacent landowner(s), the Township entered into a turnback agreement with PennDOT effectuating the transfer of ownership of the Bridge and approach roadways from PennDOT to the Township; and

WHEREAS, for over twelve months, the Township has repeatedly made good faith efforts to negotiate the terms of the temporary easements with the adjacent landowner and to

secure the temporary easements needed to rehabilitate the Bridge and approach roadways;
and

WHEREAS, despite the Township's good faith efforts, an agreement has not been achieved and the adjacent landowner has not provided the temporary easements voluntarily;
and

WHEREAS, the Township has received well in excess of \$3,000,000 from The Woodtiger Fund for purposes of rehabilitating the Bridge, and all costs expended on professional services rendered to date for this project have been paid for by The Woodtiger Fund; and

WHEREAS, the Township has obtained all necessary permits and clearances to undertake the Bridge rehabilitation; and

WHEREAS, the Township advertised the bid package on June 10, 2025, a mandatory pre-bid meeting is scheduled for June 24, 2025, and the bids will be opened on July 22, 2025 and awarded at a regularly scheduled meeting of the Township Board of Supervisors; and

WHEREAS, having been closed since 2011, the Bridge has been a tremendous burden on Township residents, and the re-opening of the Bridge as quickly as possible is among the most important priorities for the Township; and

WHEREAS, recognizing the critical function an open Bridge serves in ensuring the health, safety, and welfare of the residents of the Township there is a clear need for the planned rehabilitation of the Bridge to take place without further undue delay; and

WHEREAS, pursuant to Section 3401 of the Second Class Township Code, Tinicum Township has the power of Eminent Domain; and

WHEREAS, the Township is ready to use its powers of Eminent Domain to acquire the easements;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors for the Township of Tinicum:

Tinicum Township's Legal Counsel is authorized to file an Eminent Domain action, taking Temporary Construction Easements on the following properties:

1. Property Owner: Virtus Capital Advisors LLC
Property Address: 648 Headquarters Road, Tinicum Township, Bucks
County, Pennsylvania
Tax Map Parcel #: 44-014-002
2. Property Owner: Virtus Capital Advisors LLC
Property Address: 649 Headquarters Road, Tinicum Township, Bucks
County, Pennsylvania
Tax Map Parcel #: 44-014-008

ADOPTED by the Board of Supervisors of Tinicum Township this _____ day of _____, 2025.

TINICUM TOWNSHIP, BUCKS COUNTY

Eleanor Breslin, Chair

John Cole, Vice Chair

Michael Kauffman, Supervisor

C. Public Comment

Mr. Kauffman stated that it was unfortunate that it had to come to this and Ms. Breslin agreed.

Ms. Auerbach, Center Road resident asked for clarification of two parcels, and not their entirety that the easement covers just a certain area on both the properties. Ms. Breslin said that it was only small portion for the temporary easements is needed for the project designated in the exhibit.

D. Adjournment

Motion to Adjourn at 12:16 p.m. was made by John Cole and seconded by Michael Kauffman. All in favor (3).

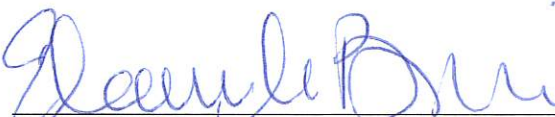
The next meeting of the Board of Supervisors will be the monthly Business Meeting scheduled for July 1, 2025, at 7:00 p.m. in the Township Building.

DATE: 7/01/2025

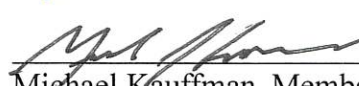
ATTEST TO:


Judith Danko, Township Manager/Secretary

TINICUM TOWNSHIP BOARD OF SUPERVISORS


Eleanor Breslin, Chairperson


John Cole, Vice-Chairperson


Michael Kauffman, Member