

**Industrial Development Authority
August 12, 2015**

The regular meeting of the IDA (Industrial Development Authority) was held on Wednesday, August 12, 2015, beginning at 6:00 p.m. in the Borough Building. Mr. Badger called the meeting to order.

Present: Paul Badger; Frank Halderman; Ray Fisher; Matt Hill;
Don Holderman, Secretary;

Excused: Greg Wendt, Rod Beard, Solicitor;

Borough Staff: Ralph Stewart, Borough Manager

Visitors: Chuck Walls; Sue Hannegan, CCPCDO; Nancy Perkins; Romaine B. Naylor;
Gay D. Dunne; James H. Dunne; Joanne Tosti-Vasey; V. T. Newlin

Approval of Minutes:

- Mr. Hill made a motion to approve the minutes of the IDA meeting of July 8, 2015. Mr. Halderman seconded the motion. A voice vote was unanimous to approve the minutes as presented.

Public Comments:

None.

Financial Reports:

- The financial report is in the packet for review. In the past month \$186,779.00 was spent. Most of that was because of the first Hawbaker invoice in the amount of \$160,626.00. Attorney fees were \$13,278.00; interest on the loan; incidentals; Buchart Horn, \$6,314.00.

The special conditions to the RACP grant have been met. Dave Williamson, the consultant, reviewed them for the second or third time. They were sent to the Office of Budget last Friday. Currently things are being finalized for the first payment application for the RACP grant. Once the Office of Budget gets the first payment application and the special conditions it will take 4-6 months for them to review and release the first payment.

- Mr. Halderman made a motion to approve the Hawbaker Invoice in the amount of \$214,443.00; Skye Limited in the amount of \$715.00; and Rod Beard invoices in the amount of \$1,225.00 and \$192.00. Mr. Hill seconded the motion. A voice vote was unanimous.

Old Business:

1. Waterfront Property -

I. Chuck Walls, Waterfront Project - Problems were encountered because bedrock was deeper than anticipated. That took some time coordinating because the official design of the Redi-rock wall was the official responsibility of Paxton Pre-Cast. They had design drawings done, they were reviewed and accepted, but when the problem was discovered they had to coordinate with them to be sure what was proposed as a fix would meet their design requirements. John Maslin from ARM, the geo-tech sub-consultant, handled that and they did approve the alternative that was planned. They decided to start at the Lamb Street end and work back up because they felt there would be better conditions there, which is correct. The first few rows of Redi-rock wall are placed in that foundation. They are a little behind schedule but they are bringing a second crew in on August 24th. Unless something unforeseen crops up they are confident that they will be out of the stream by October 1st, as required.

II. Act 2 Clearance - The next thing to happen there is next week a final sampling event is scheduled on the Act 2 investigation that is being done. DEP's standard procedure in cases like this is you have to do eight rounds of sampling, but after four rounds if you don't see any real changes in the results of the testing you can petition DEP to end the tests and do whatever is necessary to address any problems that were found. There is a small area where there is some suspected contamination of some soil that DEP has asked to have a soil delineation done, which will be done at the same time. This is the area that has been in question since the first boring. Mr. Clark has taken samples in this area. DEP is calling it coal tar. Mr. Clark can be there on the 20th when the testing is done.

Eighty percent of the total demolition is complete. Hawbaker has offered to do whatever excavation is required in the soil delineation area. There is a slab of concrete there that will need to be moved. It is 8" - 12" thick. It covers from the edge of the building to the stream. It is buried under approximately 18" of gravel. Chuck will talk to Randy about when the concrete can be removed and then he will coordinate with Hawbaker.

Where there is no bedrock stone will be pounded down until it doesn't move and make a pad with it and then concrete is poured on top of that. With the stone pad some re-bars are being installed into the foot thick concrete slab. Mr. Halderman has concern about the wall sinking.

The new pole is installed but the wires haven't been moved. It should be done by Monday, August 17th.

III. Update - Special Conditions RACP

2. Armory Property - This will be discussed in an Executive Session at the end of the meeting.

3. Agreement between BHCA/BAIDA/Council for Freight Building - Discuss Parameters for an agreement. The move is scheduled for September.

Mr. Dunne reported that everything was cleared out from the inside of the building and it has been updated. There are two places where workers painted the date on the inside. The date painted fits in with the Sanborn maps and other maps. A presentation was made. An original picture was shown that depicts a loading dock. They have contractors for the move, for the excavation and the foundation. Mr. Hawbaker's Company wants it to be moved between September 15th and 30th and all the contractors are in line with that. Verizon, Comcast and West Penn Power have been contacted regarding the overhead lines. It will be a fairly simple process to get it through. Trees around the railroad crossing will need to be trimmed. They will need to remove five trees in the area where the building will be located. As soon as full

approval is received the trees will be cut down. They are moving ahead and work is being done for the designing of the inside and signage for the outside. That will be presented to HARB when it is ready. The foundation will be concrete block covered with engineer's stone.

They are requesting the transfer of the property from the IDA to the BHCA. Mr. Holderman reported the process is BHCA puts their request in, the IDA discusses some parameters, it will be go back to Council where there will be some parameters and then one of the solicitors will provide a draft agreement for all three parties to review. This would probably go before Council at their September 8th meeting. Mr. Holderman stated if for some reason BHCA would fold for some reason or other the building would revert back to the Borough. Chuck Walls, Buchart Horn, the daily overseer of the project, would like to know if there is a specific date in mind. Mr. Stewart reported the wall would begin to be set at the end of the month. Mr. Halderman suggested they would need a building permit for the foundation. They would like to have electricity and water in the building. They are not planning to have heat in the building. The building will be open for special events. The BHCA has a lot of details to work out. Mr. Halderman suggested since it will be open to the public they will have to have a permit from Labor & Industry. It will need to have handicap accessibility. They were advised to contact Walt Schneider, Centre Region Codes, to get more details. Mr. Stewart and Mr. Holderman will be meeting with the railroad on August 19th at 10:00 a.m. and invited Mr. Dunne to attend the meeting.

New Business:

- None.

Adjourn:

- Mr. Hill made a motion to adjourn the August 12, 2015 meeting of the Industrial Development Authority at 6:35 p.m. Mr. Fisher seconded the motion. A voice vote was unanimous.

Executive Session:

The IDA went into Executive Session.