

**Industrial Development Authority  
October 14, 2015**

The regular meeting of the IDA (Industrial Development Authority) was held on Wednesday, October 14, 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,

**Excused:** Greg Wendt, Don Holderman

**Borough Staff/other:** Ralph Stewart, Borough Manager, Scott Russell, Kevin Clark

**Visitors:** Sue Hannegan, CCPCDO

**Approval of Minutes:**

- Mr. Halderman made a motion to approve the minutes of the IDA meeting of September 9, 2015. Mr. Hill seconded the motion. A voice vote was unanimous to approve the minutes as presented.

**Public Comments:**

- None.

**Financial Reports:**

- Mr. Badger provided the financial report. The monthly expenditures were \$219,514.00. The majority of that is the two invoices that were paid to Hawbaker in the amount of \$214,443.00. Skye Engineering was paid \$715.00. Legal fees were \$858.00. Incidentals amounted to \$140.00. Loan interest was \$3,358.00. Expenditures on the Act II Environmental Clearance was \$98,247.00. The contract is approximately \$130,000.00. Buchart Horn has not provided any invoices.

- Mr. Hill made a motion to pay Application #3 for \$190,692.00 and Application #4 for \$294,921.00 to Hawbaker. Mr. Halderman seconded the motion. A voice vote was unanimous.

- Mr. Hill made a motion to pay invoices to Buchart Horn; #12 - \$5,767.64; #13 - \$759.50; #14 - \$6,627.75; #25 - \$22,597.55; and #26 - \$8,583.93. Mr. Fisher seconded the motion. A voice vote was unanimous.

- Mr. Halderman made a motion to approve an invoice to Beard Law in the amount of \$1,190.00 and an invoice to Skye Limited in the amount of \$255.00. Mr. Hill seconded the motion. A voice vote was unanimous.

## Old Business:

### 1. Waterfront Property -

I. **Waterfront Project Report** - Scott provided the report. Several things were discussed at the job conference. An update on the schedule – Notice to Proceed was May 18<sup>th</sup>. There is a scheduled completion date of May 16, 2016. They are 141 days into the contract. The new construction is estimated to be 28% - 30% complete.

GOH is responsible and maintains safety on the site. There was a comment about a Verizon cable but that has been removed.

Submittals and shop drawings received from Hawbaker have been received and approved.

A few RFI's were addressed over the past couple months. The most recent is the decorative fence style and that has been addressed.

The construction schedule is approximately a week behind schedule, but the portadam was out of the stream by the deadline.

The payment requests have been acted upon.

Work is continuing. The installation of the lighting system will begin soon.

They have been on site working with Hawbaker on a transition at the High Street stairs to develop some alternatives and options. One thing being considered is to change out the cast in place stairs with a precast stair that is very similar to the type of cap that will be on the Redi Rock wall. They are exploring the cost.

At the job conference they questioned the handrail mounting detail. They wanted to go to a service mount. They made some minor revisions to the stream access area. There was a minor revision to the wall radius area. The trail location adjacent to the wall was an issue with the concrete against the irregular pattern of the Redi Rock.

There was discussion on the Earthwork spec. There was discussion on a revision to the spec to permit them to use a larger diameter rock for their fill. They did remove the manholes that the Borough requested be moved.

A letter was provided to Don regarding ADA access that was requested by the Office of Budget.

The electric service will stay as is.

Email conformation was received on the Chlomar Application on September 23<sup>rd</sup>. They have 90 days to review that. There is a tracking number where you can go online and check on the application.

On-site inspection work was related to a lot of material discovered during the excavation for the foundations.

The lab analysis was done. The material was tested.

A question arose regarding the ends of the wall. Is that going to be poured at a later date? On the High Street side they are trying to determine whether they want to demolish the free standing wall that sits against the sidewalk on High Street. There will be a section of Redi Rock that borders the stairway. On the Lamb Street side that blends right into grades.

The sidewalk gradually comes up from the stream access area at a steady slope. It eventually comes into grade and wraps around and ties in to the end of the sidewalk when you come off the Lamb Street Bridge. There needs to be a way to wash the sidewalk down.

**II. Act 2 Clearance** - The sampling was completed. There is a September 15<sup>th</sup> report that was put out. Based on the results of the sampling a meeting was scheduled with DEP for Friday, October 16th. At this meeting they want to discuss what sampling might be required.

Mr. Clark reported they removed approximately 8-10 cubic yards of soil from the area where they discussed with DEP about some possible oil contamination. The pile needs retested before it can be taken to a landfill. The data from the testing has been put in the model and the model puts out a concept on whether the contamination is reaching the creek. Based upon the levels put into the model and the characteristics of the groundwater they are saying there is no detrimental impact of the stream. Kevin has not seen anything above the regulatory limits that would push for additional sampling. On Friday they need to agree that the sampling has been completed and the wells can be decommissioned and the final report published. That would release the liability to the person that gets the property. There may be a deed or covenant regarding the one area of contamination of oil, etc., that is in that pit area. There will be an update at the next meeting.

**III. RACP** – Report #4 enclosed (Thomas & Williamson) – Mr. Holderman has spent a lot of time working on all the intricacies that go along with this report. Everything is progressing.

**IV. Freight Building Update** – This may be moved in November or December. They have to get their land development plan approved through the Planning Commission. They are trying to get on the October agenda and then they have to get the County approval.

**New Business:**

- Storm Drain Improvements on Dunlop Street – The raceway mill race makes a 90 degree turn at Gamble Mill, goes toward Dunlop Street and proceeds under the street, crosses Lamb Street and daylights after that. With the heavy equipment on Dunlop Street there is a storm drain that is sinking. Before that road is paved next spring the thought is to go in, excavate it, pour some kind of sealing or cap over the raceway so there is some solid foundation before the street is repaved. The question is does the IDA want to get an estimate from Buchart-Horn regarding what it will cost and then Mr. Holderman will follow up and see if there is any funding available through the RACP process. There were sections that were redone when the Water Authority went through there. It is an open grate over top and runs into where the spillway comes down. It is approximately 50-75 feet from Lamb Street on Dunlop Street. There is a chance that the heavy trucks could cave this in. This street could be turned into a pedestrian walkway or service road in the future. It was suggested perhaps a pre-cast culvert could be put in there with a concrete lid on it to make the transition to accommodate the race way. Most of the race way is brick, except where it was rebuilt when the new sewer line was put in there seven to eight years ago.

The engineers will evaluate it and put together an estimate of what it would cost for repairs.

**Adjourn:**

- Mr. Halderman made a motion to adjourn the October 14, 2015 meeting of the Industrial Development Authority at 6:40 p.m. Mr. Hill seconded the motion. A voice vote was unanimous.

**Executive Session:**

The IDA went into Executive Session in regard to the Armory Property.

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