

**Industrial Development Authority  
February 10, 2016**

The regular meeting of the IDA (Industrial Development Authority) was held on Wednesday, February 10, 2016, beginning at 6:00 p.m. in the Borough Building. Mr. Hill, Chair, called the meeting to order.

**Present:** Paul Badger; Frank Halderman; Ray Fisher; Matt Hill; Greg Wendt;  
Don Holderman, Secretary; Rod Beard, Solicitor;

**Excused:**

**Borough Staff:** Ralph Stewart, Borough Manager

**Visitors:** Sue Hannegan, CCPCDO; Joanne Tosti-Vasey; Gay D. Dunne;  
Randy Brachbill; Paul DeCusati

**Approval of Minutes:**

- Mr. Halderman made a motion to approve the minutes of the IDA meeting of January 13, 2016. Mr. Badger seconded the motion. On page four it says there was a motion made by Mr. Beigle, which should be changed to Mr. Badger. A voice vote was unanimous to approve the minutes as corrected.

**Public Comments:**

- Mr. DeCusati attended the meeting as the Chairman of the Building & Property Committee on Council.

**Financial Reports:**

- Mr. Holderman provided the Financial Report. The expenditures for last month were \$14,545.00. There was \$7,807.00 paid to Buchart Horn and \$6,738.00 paid on the loan for the property and construction. Also \$296.00 was for the Act II Environmental Report. Mr. Holderman separated out the Act II Environmental Clearance. The total cost for that is \$154,803.00. The total expenditures to date are \$133,476.00 plus the \$296.00 that was paid last month. Buchart Horn is working on the final report.

On Buchart Horn the contract currently is for \$379,850.00. To date \$399,117.00 has been spent to date. That puts the IDA in the whole of \$19,267.00. Mr. Holderman talked with Scott and Chuck about that and wanted the IDA to be aware that a number of months ago the IDA instructed them to use the ARM Group as an inspection service. Their estimated cost was \$20,000.00, which is what the extra money was for.

There are two invoices tonight for Buchart Horn. For one of them Scott will come in next month to discuss the overall cost contract on it. The other invoice is on the Act II, which there is still funding available to cover those costs.

Mr. Halderman made a motion to approve payment of the invoice from Beard Law in the amount of \$262.50. Mr. Fisher seconded the motion. A voice vote was unanimous.

Mr. Halderman made a motion to approve payment of invoice #31 from Buchart Horn in the amount of \$3,877.10. Mr. Badger seconded the motion. A voice vote was unanimous.

Mr. Wendt made a motion to approve payment of invoice #19 from Buchart Horn in the amount of \$5,486.57 for the Act II work. Mr. Fisher seconded the motion. A voice vote was unanimous.

Mr. Halderman made a motion to approve payment of the Hawbaker Invoice in the amount of \$486,678.06. Mr. Badger seconded the motion. A voice vote was unanimous.

### **Old Business:**

#### **1. Waterfront Property -**

**I. Waterfront Project Report** – Chuck provided the update. They had been attending the job conferences doing periodic inspections. ARM group has been providing the special inspections that are required by the building permit. They finished the requirements for the special inspections for the building permit. The work that required that was mostly concerning the retaining walls. Once they get back into construction mode Chuck noted they will be making their own periodic inspections to verify that the work they claim to have done is actually done. They asked Hawbaker what it would take to put a Redi-Rock on that section of existing stone wall. The price is \$59,655.00. Check feels that is very high, but he didn't realize that they would need to get in there and construct a little bit of a concrete foundation. A coffer dam will need to be put in the stream again to dewater it and construct it. They reviewed it and it looks like with the cost of the materials and everything the amount is expected for that work.

Mr. Holderman said the construction contract was \$3.315 million dollars. There is a summary of the construction cost changes, which was requested at the last Authority meeting. Chuck just finished up Change Order #1 and Mr. Holderman will email that out to the IDA members. If there are any questions email them back to Mr. Holderman. The total additions were \$199,939.00. The good news is the Lamb Street/Dunlop Street intersection change for \$16,685.00 is eliminated; a reduction in flood proofing material of \$208,352.00 for a total credit of \$225,038.00. It could be included in Change Order #1, but Hawbaker worked it up separately. The actual change order has not been executed. The railing will not be detachable.

Mr. Halderman made a motion to pay the \$59,655.00 stone facing charge. Mr. Badger seconded the motion. Nothing will be torn out. Any concrete footing would be in addition to what is there now. A voice vote was unanimous.

Mr. Badger made a motion to install a stainless steel railing on both sides and down the middle of the large steps at the Lamb Street section. Mr. Halderman seconded the motion. A voice vote was unanimous.

Mr. Halderman made a motion to approve the increased power cable gage. Mr. Badger seconded the motion. A voice vote was unanimous.

**II. Act 2 Clearance** – All the sampling is finished and has been approved. Currently they are working on the final report to be submitted to DEP. That is scheduled to be sent in either the end of February or beginning of March. Once that is approved the environmental work will be completed.

Comments were sent in to them on the Chlomar work on January 27<sup>th</sup>. They responded with additional comments on the 29<sup>th</sup>. They just uploaded the response to those comments today. Chuck said they have been on the phone with their reviewer and it sounds like things are pretty good on that. He is not expecting any more problems with the Chlomar. Chuck does not know how long it will take to get the letter with the results of their review of what was sent in. Mr. Holderman feels it is 90 days. Initially it was 90 days from that standpoint and then when they had their comments and had to get back to them the clock didn't start again until things were resubmitted so at most it will be 90 days again.

**III. Discuss CO Option to replace Dunlop Street Asphalt Street with Brick –** Mr. Holderman said before the meeting the Buchart Horn proposal for \$8,250.00 was discussed to provide: Task 1 would be develop alternatives for review and client approval; Task 2 would be attend a meeting (actually two meetings – one for Council and one for IDA) to present and discuss the alternatives developed in Task 1 and provide a detailed design for cost proposal from Hawbaker on the project. Tonight the approval would be for Buchart Horn to proceed with design drawings for that particular task.

Mr. Halderman made a motion to pay an additional cost of \$8,250.00 to have Buchart Horn draw and engineer specs to change Dunlop Street. Mr. Fisher seconded the motion. Mr. Halderman wants to be sure the easement stays there; whether it is brick or asphalt or part of each or all brick or whatever; and access to the properties. A voice vote was unanimous.

**IV. Price for Wall CO plus CO report –** This has already been reviewed.

**2. GO Hawbaker Invoice for \$531,678.06- On Hold –** This was taken care of under Old Business. It was revised for a lesser amount, \$486,678.06, and has been approved.

### **New Business:**

**Change of Assessment Notices –** Mr. Holderman gave the solicitor an opportunity to look at these and he was fine with them.

**Redevelopment Capital Assistance Grant Update –** On December 31<sup>st</sup> Mr. Holderman received an email from the Office of Budget with follow-up questions requesting additional information. Mr. Holderman and Mr. Beard met for an hour last week to review the information. It was sent to them yesterday and he received a confirmation email today from Kathy Kyle stating she did receive it and they will begin reviewing it. This is the last step in satisfying the special conditions.

**Freight Building –** The Railroad did put in a temporary crossing for BHCA to move the Freight Building. They ran into another glitch – the water line that runs from the Big Spring down to Milesburg and Coca Cola was very close to the corner of the building. Mr. Dunne is exploring the option of moving the building a little bit to give them clearance in case something would happen.

The minutes state an invoice was going to be sent to BHCA – it has been sent.

### **Executive Session:**

The IDA went into Executive Session to discuss the Armory property.

**Adjourn:**

- Mr. Wendt made a motion to adjourn the February 10, 2016 meeting of the Industrial Development Authority at 7:45 p.m. Mr. Badger seconded the motion. A voice vote was unanimous.