

**Bellefonte Industrial Development Authority
December 14, 2016**

The regular meeting of the IDA (Industrial Development Authority) was held on Wednesday, December 14, 2016, beginning at 6:00 p.m. in the Borough Building. Mr. Hill 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; Gay Dunne, Bellefonte Borough Council President;

Approval of Minutes:

- Mr. Badger made a motion to approve the minutes of the IDA meeting of November 9, 2016. Mr. Halderman seconded the motion. A voice vote was unanimous to approve the minutes as presented.

Public Comments:

- None.

Financial Reports:

- a) Monthly Report – Mr. Holderman provided an update as of today. Ms. Walker received the \$2.7 million; paid off one Bridge Loan; she applied approximately \$900,000.00 to the second loan. There is a balance of approximately \$2.3 million on the initial loan. There are some invoices in the packet and are about the final invoices. The IDA is holding back a \$2,000.00 invoice for Hawbaker because of the seeding between the sidewalk and the stream. The IDA will have approximately \$180,000.00 - \$200,000.00 in invoices that have been paid after tonight.

Mr. Wendt reported on December 8th a payment was made on the original note for \$985,323.37, which brought the balance down to \$2,387,316.62.

Mr. Holderman said in the payback from the state approximately \$200,000.00 was left in an account for Ms. Walker to pay the final invoices and it will also pay the interest payments through early 2018.

Mr. Halderman asked if money was set aside for plantings in the Waterfront. He feels the wild flowers will not look good and feels some shrubbery should be planted there. That would also keep the fishermen from fishing on the wall. He would like something that is minimum maintenance and will fill up the space. Mr. Hill asked what the anticipated thickness is of the planting. Mr. Stewart said it will look like wild grass with flowers. Mr. Holderman said it was mowed so it is unclear what it will look like. Mr.

Stewart said it will look like what Sunbury has, which is uncut wild grass approximately 3' high with some flowers. Mr. Halderman would like something planted that is there year round. One option would be to go to Hawbaker and have them prepay Scott's to do something, pay it and close it out and have them come back next spring to plant it. That is the easiest way so it doesn't have to be bid out. Mr. Fisher feels the IDA should wait until spring to see what it looks like. Mr. Hill suggested contacting Buchart Horn since they are the Landscape Architect and they are the ones that determined this was the vegetation product that the IDA should have beside this stream, and ask them why not plant shrubbery. Was there a government entity involved that required this type of planting? Mr. Holderman will contact Scott's Landscaping and ask them what the options are and have them explain their plantings. Mr. Halderman would like a computer generated picture of what it is supposed to look like. Mr. Holderman will get information before the next IDA meeting.

- b) Loan Payback Update -
- c) Approve Beard Law Invoice #19692 in the amount of \$122.50 and #19686 in the amount of \$1,177.50 – Mr. Fisher made a motion to pay both invoices. Mr. Halderman seconded the motion. A voice vote was unanimous.
- d) Approval of Hawbaker Application #14 in the amount of \$27,432.42, which is the amount of money required to coat the wall with the anti-graffiti coating. Mr. Fisher made a motion to pay invoice #14 for \$27,432.42. Mr. Halderman seconded the motion. A voice vote was unanimous.

Old Business:

1. Waterfront Property -

- a. **Wall Sealant – Exact Match Masonry Staining** – It was completed in October.
- b. **LOMR** - The application is completed and the necessary documents were signed. Mr. Holderman will be going to Buchart Horn tomorrow. The LOMR application has an \$8,000.00 fee. The application should be in the queue by the end of the week and then there is a 90-120 day process before it would be completed.
- c. **Extension on Interest Only** – This was sent to Mr. Wendt. It is for permission to get the balance of the \$2.3 million as interest only for another 18 months. It won't take effect until February. The review is completed at the bank and waiting for some signatures that should be done tomorrow.
- d. **Clarification – Expiration of Authority Appointment – GW** – Mr. Holderman apologized to Mr. Wendt. His term did not expire as suggested at the last meeting.
- e. **Armory Property** – Mr. Holderman reported there isn't anything going on except for the fact that the IDA was charged several meetings ago to put together an RFP for marketing. Mr. Stewart made a draft and the idea is to have a joint Council/IDA meeting to review the draft and discuss it. The goal is to have the joint meeting in January. Once that is approved and sent out then it can be actively marketed.
- f. **Waterfront Lights** – Mr. Hill asked is any progress on getting the Waterfront lights repaired. Mr. Holderman reported they contacted Hawbaker and Strouse Electric

and it is very difficult to get these lights. He feels the Borough needs to purchase five or ten and keep them on hand. He will contact Strouse again to see what the status is.

New Business

- a. IDA went into Executive Session to discuss property related issues. Gay Dunne, Borough Council President, was included in the Executive Session.

The IDA is back in the meeting out of Executive Session. The agreement is for sale and purchase of the Waterworks Building and property. Mr. Badger made a motion to this to Council for approval. Mr. Halderman seconded the motion. A voice vote was unanimous.

Mr. Badger made a motion to approve the First Right of Refusal Document as presented with corrections. Mr. Wendt seconded the motion. Mr. Halderman had a question regarding Article 7A on the purchase price and asked if the range should be increased from \$2.3 to \$3.3. It was decided to put in what the Office of Budget said. A voice vote was unanimous.

Adjourn:

- Mr. Fisher made a motion to adjourn the December 14, 2016 meeting of the Bellefonte Industrial Development Authority at 7:03 p.m. Mr. Wendt seconded the motion. A voice vote was unanimous.