

**Industrial Development Authority
April 8, 2015**

The regular meeting of the IDA (Industrial Development Authority) was held on Wednesday, April 8, 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; Greg Wendt;
Rod Beard, Solicitor; Don Holderman, Secretary;

Excused:

Borough Staff: Ralph Stewart, Borough Manager

Visitors: Sue Hannegan, CCPCDO; Jim Dunne; Gay Dunne; Joseph Griffin; Joanne Tosti-Vasey; Sally Houser; Romyne Naylor; V. T. (?)

Approval of Minutes:

- Mr. Halderman made a motion to approve the minutes of the IDA meeting of March 11, 2015. Mr. Hill seconded the motion. A voice vote was unanimous to approve the minutes as presented.

Public Comments:

Financial Reports:

- Mr. Holderman reviewed the monthly financial report. The expenditures from the period of March 6th - April 6th were \$3,307.00 - \$2,885.00 on the interest on the loan; \$97.00 for incidentals, which include minutes and other small items; \$324.00 in attorney fees that were approved at the meeting last month. As of April 2015 the funds available is \$2.3 million.

- Mr. Hill made a motion to pay the invoice from Beard Law Company in the amount of \$1,295.00 for services rendered in March. Mr. Fisher seconded the motion. A voice vote was unanimous.

- Mr. Halderman made a motion to pay the invoices from Buchart Horn, Inc. in the amounts of \$8,850.00 and \$3,517.15. Mr. Hill seconded the motion. The invoice for \$3,517.15 is under the ISRP Grant. A voice vote was unanimous. Mr. Holderman reported a reimbursement form will be submitted to DCED for approximately \$70,000.00 of the ISRP Grant. To date approximately \$90,000.00 was paid out and 65% of that can be reimbursed.

- Mr. Wendt provided a loan update. Everything was finalized on the existing note with the extension of the interest only period to cover through the construction period.

Mr. Wendt talked with Mr. Holderman about the potential of doing a \$2.5 million Bridge Loan to help the IDA with the funding of the reimbursement through the grant. The reimbursement timing of the grant is going to push things back further than initially expected, which will necessitate the need for a Bridge Loan to cover those funds during that period. The consultant for the ARCAP, Dave Woods, recommends getting the Bridge Loan. It will be paid back with the reimbursement of those funds. Mr. Wendt has an email into Yens and will have more information tomorrow.

Old Business:

Waterfront Property -

Update - Buchart Horn Staff: Scott Russell provided the results and ultimate recommendation for Notice of Intent to award. There were three bidders on the project. The bids were reviewed. The apparent low bidder was Glen O. Hawbaker. The total base bid was \$3,315,837.50. There were three requested alternates associated with that bid. Alternate 1 was a deduct for eliminating the structure demolition in the amount \$201,000.00. Alternate 2 was a deduct to change the trail from concrete to asphalt for \$38,870.00. Alternate 3 was a requested deduct for the mounting of the fence railing behind the wall versus on the wall and there was no cost change for that. They are requesting for a recommendation by the IDA to issue Notice of Intent to award Glen O. Hawbaker for the base bid and any alternates associated with that bid.

Mr. Halderman made a motion to accept the bid for \$3,315,837.50 without any alternates accepted from Glen O. Hawbaker. Mr. Hill seconded the motion. A voice vote was unanimous.

A follow-up item is that they are not in receipt of the permit. The MOA has been signed and approved and Don forwarded that on to the Corp. It is understood that they are drafting the final permit with a couple of follow-up questions that responses have been prepared for. If it does occur that the permits are received before the next IDA meeting, following the bonds, insurance and associated contract review by Mr. Beard it is asked that a conditional approval on the acceptance of that information authorization by the IDA to issue Notice to Proceed and Notice of Award.

Mr. Halderman made a motion to offer conditional approval. Mr. Fisher seconded the motion. This would allow them to get started if all the approvals are received. A voice vote was unanimous.

Act 2 Clearance - A conference call was set up and they met with Don and representatives from DEP to discuss a number of items that were listed and presented to the Authority at the last meeting. They left that meeting with some additional follow-up questions that they are continuing to work through and refine that process. They met Monday and had a follow-up discussion. They are in the process of getting some information back from some of the analytical subs and sub-consultants that are associated with that price in order to finalize that. As a result of Monday's meeting they are waiting on some answers to that information to issue some revisions to the document as a follow-up.

They talked about the LOMR. They plan to proceed with the parallel tract with getting the application for the LOMR in process versus waiting. The end recommendation would be to get the application in and then make that file. Mr. Holderman feels this is good because even if it takes four months the IDA will be ahead of the game with some type of decision from FEMA on the flood mapping issue as opposed to waiting and submitting the LOMR Application at the

end and being at their whim. This provides an opportunity to respond with everything. Based on their review they could come up with issues or concerns that would need to be addressed.

Centre Region Code gave some comments. They were provided with some supplementary information and that review is in process. There is additional information that will be followed up with regard to disconnection of some existing utilities. Verification from the contractor once on board on disposal of materials, etc. There will be on-going follow-up with Centre Region Code as that information becomes available. At this point they have been given what they need and what can be provided to keep that process moving.

Armory Property - A draft Cooperation Agreement was circulated that would allow the IDA to get involved in this project from the standpoint of trying to identify developers, do a feasibility study and what would be appropriate uses for that property while keeping in mind that there are covenants that came with it. The deed that was issued by the Department of General Services has Historic Protective Covenants that have to be taken into consideration. The co-op agreement would indicate that the IDA is willing to cooperate with the Borough to take on those type of activities while keeping the Borough informed of what is going on and what the options are. The exact particulars are not yet nailed down, but the first steps need to be taken to begin to move forward.

Mr. Halderman reported that this is the direction that Council would like to go with that property. Mr. Wendt made a motion to proceed with the final agreement between the Borough and the IDA. Mr. Fisher seconded the motion. A voice vote was unanimous.

New Business:

Freight Building Presentation - BHCA - Mr. Dunne reported they have been working on this project and have a very new proposal that they feel has a lot of merit. Mr. Dunne showed a diagram of where the Freight Building now stands and where they propose to move it, which in Talleyrand Park on the west side of the creek next to the tracks between the railroad bridge and the caboose/playground area. The proposed use would be a Kayak Museum since kayaking is very important to Bellefonte.

The benefits of the site relocation would be: preservation of a historic transportation building which dates to at least 1870; removal will save demolition costs for the IDA or a prospective developer; it will be placed adjacent to the railroad tracks, an appropriate site for a freight station; it will be visible to train excursions and can be used as an educational tool.

The proposed steps to accomplish relocation and restoration are: IDA, Council and HARB approval; finding out if a PHMC review is necessary; cost estimates; permits and inspection. The Centre County Conservation District does not need to approve this. They may be required to obtain a DEP Water Encroachment & Obstruction Permit. A section 106 Compliance is not required. As it is developed into a museum they will need to meet Centre County codes.

They have received donation pledges to relocate the freight station. They would like the IDA to approve the concept so the BHCA can move forward with their proposal. The BHCA would have at least six months to a year before a developer would start moving dirt.

The IDA could give the building to the BHCA since there is no real estate involved. The solicitor said you can separate the structure from the real estate.

Mr. Hill made a motion to pursue the concept of the BHCA until everything else is finalized. Mr. Halderman seconded the motion. A voice vote was unanimous.

Request for photography group to take pictures of the Cerro Building - Dick Knupp Jr. and some other photographers would like to take pictures of the old Cerro building. Some of them are just learning and would like to take pictures for practice. Their request is for a few hours on a Saturday morning. Mr. Holderman would be willing to open the building for them. They would need to sign a waiver saying it is at their own risk.

Sue Hannegan suggested if photographs are required in the MOA perhaps this would satisfy that requirement. It was felt that photography is not included.

Adjourn:

- Mr. Fisher made a motion to adjourn the March 11, 2015 meeting of the Industrial Development Authority at 6:50 p.m. Mr. Hill seconded the motion. A voice vote was unanimous.