

**Industrial Development Authority  
June 8, 2016**

The regular meeting of the IDA (Industrial Development Authority) was held on Wednesday, June 8, 2016, beginning at 6:00 p.m. in the Borough Building. Mr. Hill called the meeting to order.

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

**Excused:** Frank Halderman;

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

**Visitors:**

**Approval of Minutes:**

- Mr. Badger made a motion to approve the minutes of the IDA meeting of May 11, 2016. Mr. Fisher seconded the motion. A voice vote was unanimous to approve the minutes as presented.

**Public Comments:**

- None

**Financial Reports:**

- Mr. Holderman provided the Financial Report. Last month there were expenditures of \$21,907.00. Those expenses included Buchart Horn; loan interest; and incidentals, most of which was a steel plate that was purchased for around High and Dunlop Streets. Approximately \$2,047,000.00 is left on the Bridge loan. Looking at what is still owed to Hawbaker it is about \$1,160,289.00, which would leave approximately \$886,000.00. Things are getting near the end with Buchart Horn. The monthly interest on the loan is over \$8,000.00. If you took twelve months at \$10,000.00 on interest you'd knock another \$120,000.00 off of that.

There were some discussions with Kathy Kyle at the Office of Budget within the last month. They are working on the first payment, which takes the longest. That is in process and no reimbursement has been received from the Office of Budget yet. There were also some discussions regarding the selling of the property. She is willing to help the IDA through the process.

- Mr. Badger made a motion to approve payment of Invoice #19519 in the amount of \$227.50 and Invoice # 19522 in the amount of \$665.00 to Beard Law Firm. Mr. Wendt seconded the motion. A voice vote was unanimous.

- Mr. Badger made a motion to pay Buchart Horn Invoice #95696 in the amount of \$28,608.50 and Invoice #95705 in the amount of \$1,406.08. Mr. Wendt seconded the motion. A voice vote was unanimous.

- Mr. Wendt made a motion to pay the Glenn O. Hawbaker Inc. Invoice #9 in the amount of \$388,668.31. Mr. Fisher seconded the motion. A voice vote was unanimous.

### **Old Business:**

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

**a. Update –Construction Report dated May 11, 2016 –** Chuck provided the update. The project is very near completion. The seating is done and they are wrapping up the paving on Dunlop Street. The lighting is finished. The remaining work is to place the river stone along a little section between the sidewalk and the Café on the Park, which was done to help maintain drainage between the sidewalk and the Café building. The fence around the mill race by Gamble Mill still needs to be completed. When they were cleaning up that area after Hawbaker removed the existing fence the Borough maintenance crew requested two additional man gates be put in that. Cost for the additional gates were submitted, which was \$2,076.00 for the two gates. They plan to test the lighting soon and Hawbaker will notify when it will be done so appropriate representatives can be there to witness it.

**b. Furniture Elements for Waterfront Sidewalk – Benches/Garbage Containers –** Mr. Holderman said requests were received for the ten needed benches, but there are three names on the waiting list. The IDA needs to decide if they would like Mr. Holderman to accept more names. Everyone was requested to provide a check in the amount of \$1,600.00, but they are probably going to get a refund of \$100.00 - \$150.00. There are examples of what everyone would like on their plaque. They will be shown the sample and then be asked to sign off on it.

There are two choices for the plaques. George Ealy Associates from Lewisburg recommended a bronze plaque. The other one is more black and silver. Two 32-gallon receptacles will be purchased – one for each end. The benches will be 6'. There are five alcoves and it was suggested to have two benches in each one. The first ten requests were from: Buddy Halderman, Lisa Grove, Matt Hill, HBI, Becky Paplinski, Masonic Lodge, Ron Wiser (2), Doug & Joann McMullen (2). Mr. Holderman said something else that would be good would be to have security cameras on the poles, but that would need to be approved by Council.

The IDA decided to go with the silver and black plaques since the benches will be black. The decision was to have twelve benches and the other names will be kept on a waiting list. The benches will be anchored into the concrete.

**c. Determine Date for Dedication –** The IDA would like to dedication ceremony to be held in the evening so the lights will come on shortly after. They are looking at July 8<sup>th</sup> or 9<sup>th</sup>, depending on when it suits Senator Corman. Matt said since the punch list has not been reviewed they need to make sure everything is completely operational and up and running. It may be risky to establish a date and publish it. Mr. Holderman suggested the IDA could assist with this. The end by the Gamble Mill is ADA accessible so that end would be the best location to have the dedication ceremony. Hawbaker's substantial completion date by change order is July 25<sup>th</sup>. The property can't be sold until final payment is received back from the state.

**d. Construct "For Sale" sign? –** A sample sign is in the packet for review. It would be on a 4' x 8' sheet of plywood with the sign on both sides that would be placed near High Street

but visible from Water Street. The cost would come out of the IDA funds. There is no cost estimate at this point. Mr. Fisher feels it would be a waste of time to put a for sale sign out because you need a developer to make it happen. Mr. Holderman suggested the IDA members come to the July meeting ready to talk about the next step on what to do with the property. Mr. Badger suggested a realtor could do this for nothing.

**e. Change Orders – Where do we stand to date** - Matt has continued to research the issue of the foundation change order. They talked with their geotech at ARM and the one question was the location of the actual boring. ARM confirmed that the location of where they put the symbol by the wall wasn't completely accurate to where they actually did the boring. They have photos of the drill rig and the location of where they did it, which was just far enough back from the wall that they felt confident enough that they wouldn't have the wall collapsing during any time that the boring was occurring. They reviewed the boring logs and identified some issues with the limestone. Mr. Holderman asked if they went back to Hawbaker and asked if they talked to the guy from Paxton Precast, the architect or engineer on their end, because he was partly responsible on the delay of the work because he wouldn't make a decision. They did kick that idea around with Hawbaker but they don't know if they will get any traction with it, but they will continue to push. Chuck will talk with John because ARM dealt with them more directly.

**2. ACT 2 Update** – There were two final comments from DEP on their review of the final Act 2 report that need to be addressed. The total was approximately \$1,100.00. One of the comments has already been addressed. They needed a new (P?) search done for the site. The search was completed and a response was received.

Mr. Fisher made a motion to approve an additional \$1,100.00 fee to complete the Act 2 report, which would increase the \$154,803.00 cost by \$1,100.00, which was to rerun the model testing on the two chemicals that were on the transport analysis and to report back the results. Mr. Badger seconded the motion. A voice vote was unanimous.

**New Business:**

- None.

**Adjourn:**

- Mr. Fisher made a motion to adjourn the June 8, 2016 meeting of the Industrial Development Authority at 6:55 p.m. Mr. Badger seconded the motion. A voice vote was unanimous.

**Executive Session:**

- The IDA went into Executive Session after adjournment to discuss a legal matter.