

**Industrial Development Authority
July 8, 2015**

The regular meeting of the IDA (Industrial Development Authority) was held on Wednesday, July 8, 2015, beginning at 6:00 p.m. in the Borough Building. Mr. Badger called the meeting to order.

Present: Paul Badger; Ray Fisher; Matt Hill; Greg Wendt
Rod Beard, Solicitor;

Excused: Frank Halderman; Don Holderman, Secretary;

Borough Staff: Ralph Stewart, Borough Manager

Visitors: Scott Russell; Sue Hannegan, CCPCDO;

Approval of Minutes:

- Mr. Fisher made a motion to approve the minutes of the IDA meeting of June 10, 2015. Mr. Hill seconded the motion. A voice vote was unanimous to approve the minutes as presented.

Public Comments:

None.

Financial Reports:

- The Monthly Report will be available next month.

- Mr. Fisher made a motion to pay both invoices to Beard Law Company (in the amounts of \$560.00 and \$227.50) totaling \$787.50. Mr. Hill seconded the motion. A voice vote was unanimous.

- Mr. Fisher made a motion to pay the invoice from Glenn O. Hawbaker, Inc. in the amount of \$166,400.00 with a 10% hold back of \$16,640.00 for a net payment of \$149,760.00. Mr. Wendt seconded the motion. This has been reviewed and approved by our engineering firm. It is for mobilization of the site. A voice vote was unanimous.

- Mr. Wendt provided an update on the "Bridge" loan Closing. The underwriting is being finalized. It will be presented on July 21, 2015 and a commitment letter will come out the next day. Bond Council is ready with their paperwork so as soon the commitment letter is signed closing should be that week or the next week.

Old Business:

1. Waterfront Property -

I. Scott Russell reported Hawbaker mobilized June 22, 2015. The asbestos was a critical issue that has been resolved and they have the required documentation.

On the utility relocation and disconnection Verizon and Comcast were not disconnected. Don got the situation addressed very quickly.

The power pole relocation is going back and forth. Ralph provided an update. West Penn Power has several poles on the back of the Bush House property. One pole is at the edge of the bank and Spring Creek, which is most critical to be removed. The wires above are three-phase power going to the Moose Building on Spring Street. It must be there. They can reset the poles quickly back about 20' and restring some wires across the stream. Before they will do anything they have an Easement and a Statement Of Compliance stating the Borough is responsible for any other easements. Once a developer is on board a long-term strategy could be decided. It will cost approximately \$7,500.00 to do the temporary pole relocation. It was suggested that the Solicitor explore to see if West Penn Power has an easement on the current pole location.

A schedule has been received from Hawbaker. Building demolition should be completed by the beginning of August. Installation of the wall will be through the middle of October. They are proposing a winter shutdown between November and April.

There will be a job conference on Wednesday, July 15th, at 1:00 p.m. on Dunlop Street near the Bush House property. Mr. Stewart reported there was a very brief conference earlier. The meetings are typically held every two weeks on Tuesday.

Russell talked with Don about the inspection and testing. To date there have been no on-site testing or inspections. The Building Permit was received from COG. The part-time inspection and testing would be during different activities; inspecting the sub-grade to make sure it is satisfactory and particularly the foundation of the wall. They plan to talk to Hawbaker to review the contract; look at what times during the construction period the activities will occur and give an estimate of when they will be on-site and what they will be doing. They will not go out to the site without approval from the Borough office. They will provide a small progress report and possibly have some pictures to keep the IDA up-to-date on activities.

They are working with Don to put together the Special Conditions package.

Russell is trying to find the Proof of Publication in the local papers. They were advertised locally. Mr. Stewart will provide him with that information.

Things have been back and forth with the Corp. on the CLOMR. Confirmation was received from the Corp. that everything is ready to go with the new PNDI Search.

II. Act 2 Clearance -

Things have been quiet on the Act 2. The work plan was revised and sent back to DEP on June 4th. There is a conference call scheduled for Thursday, July 9th, at 3:00 p.m. with DEP to talk about the work plan and the process of the Act 2 moving forward.

Mr. Fisher reported one of the wells is located right on the walkway. It may look like a valve box flush with the sidewalk. In the contract it is indicated that they are responsible for raising and lowering the valve boxes.

New Business:

1. The 2014 BAIDA Financial Audit was in the packet for review. This is a final audit.
2. Scott Russell will provide full copies of the stamped drawings and copy of proof of publication for bids to satisfy Special Conditions.

Executive Session:

The IDA returned from Executive Session where they discussed the Armory Property. No action is needed at this time.

Adjourn:

- Mr. Hill made a motion to adjourn the July 8, 2015 meeting of the Industrial Development Authority at 6:27 p.m. Mr. Fisher seconded the motion. A voice vote was unanimous.