

**Industrial Development Authority
July 13, 2016**

The regular meeting of the IDA (Industrial Development Authority) was held on Wednesday, July 13, 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; Greg Wendt; Matt Hill;
Don Holderman, Secretary; Rod Beard, Solicitor;

Excused:

Borough Staff: Ralph Stewart, Borough Manager

Visitors:

Approval of Minutes:

- Mr. Badger made a motion to approve the minutes of the IDA meeting of June 8, 2016. Mr. Wendt seconded the motion. A voice vote was unanimous to approve the minutes as presented.

Public Comments:

- None

Financial Reports:

- Mr. Holderman provided the Financial Reports. Last month invoices were paid in the amount of \$427,089.00. In addition \$1,406.00 was paid for the Act II project. All that funding came out of the \$2.5 million bridge loan. Currently the bridge loan is showing a balance of approximately \$1,628,442.00.

They met with Bucharth Horn and Chuck Walls on last Wednesday for the substantial completion of the project. They had planned to have all the final invoices and change orders at this meeting, but Chuck was life flighted to Hershey on Thursday. He is doing fine, but that is why there is not a representative from Bucharth Horn at the meeting. There were some things of note that came out of the meeting that Mr. Holderman wanted to mention. The original contract price was approximately \$3,315,838.00, but if you look at the monthly report and where things are with the change orders that are currently in place, the construction part of the contract is \$3,558,403.00. They found out last week that there will be a change order coming that will give the IDA a credit of approximately \$180,000.00 - \$190,000.00. The approximate final contract price for the construction portion of the project is \$3,368,000.00. The IDA will only be approximately \$52,000.00 off of the original contract. When you take that into account with the additional wall that was placed by the High Street Bridge, the sidewalk along Dunlap, the additional railing that was installed, the sidewalk fixed on High Street, fixes to the storm drains around the Gamble Mill that leaked out of the Raceway, and what they did along Rich

Fornicola's building and Café on the Park to fix those buildings Mr. Holderman feels it came out really well.

- Mr. Badger made a motion to pay invoice #19549 in the amount of \$420.00 and invoice #19544 in the amount of \$262.50 to Beard Law. Mr. Fisher seconded the motion. A voice vote was unanimous.

- Mr. Halderman made a motion to pay invoice #23 to Buchart Horn in the amount of \$555.00. Mr. Wendt seconded the motion. A voice vote was unanimous.

Old Business:

1. Waterfront Property -

a. Update – Construction Report dated June 21, 2016 – Mr. Holderman reported it was the installation of additional drainage inlet and a \$27,000 change order for replacement of the fence around the race at the Gamble Mill. Mr. Holderman reported the COG final write-off on the permit for the project was received. The MDPS permit has some things that will need finalized before completion of that. One of them is that there is approximately 75% coverage of grass. In the contract the IDA is provided the first two mowings of the grass. Once it is finished at this end they will do a mowing and then they will try to get the MDPS permit cleared. For the DEP/COE joint permit the question was asked regarding the Historical Signage since that was part of that so it is unclear whether that will be cleared until the signage is completed. Mr. Holderman will try to get an update from Megan Tooker on where they stand with that project. They provided the **Asbuilt** drawings to Buchart Horn and asked for some instructions from Scott on maintenance of the plantings. There is an understanding that there will be wildflowers, but there is a three to four month germination period before they begin to grow. They don't recommend doing any cutting this year. Mr. Halderman does not like the look of the weeds. Mr. Holderman reported there are some Career Link students working for the Borough that have been working there cleaning things up and will probably pick the weeds on the top by the fence. The part between the sidewalk and the stream will be left alone this year as recommended. There is still a temporary power pole that was installed. The power company has been contacted to get it removed. The lighting test was done one evening. The Borough crew is being shown how to turn them on. Mr. Stewart and Mr. Holderman are proposing to keep the fence up until the first mowing is completed and they can remove the silt sock, etc. Then the fence would be moved back and then open it up as a walkway. Mr. Holderman recommended it be lit up for security purposes. Mr. Stewart reported that Hawbaker recommended that people aren't permitted on the grass until it gets more substantial. The poles are only in 4" - 5" on the High Street side, so it wouldn't be difficult to remove the fence at the right time. Mr. Badger felt that lighting it now would possibly attract people so leave it off now, which is the consensus of the group.

Mr. Halderman is not happy with how the wall was tied in to the High Street Bridge. He feels it doesn't match and doesn't look like it goes there. They got the rocks from the distributor, cut the face off them and put them on the wall. He feels it doesn't look professional. After paying \$65,000.00 to tie it in he feels it should look better. He feels it doesn't match the wall and doesn't look like a complete professional job. Mr. Halderman would like the other IDA members to look at it.

b. Furniture Elements for Waterfront Sidewalk – Benches/Garbage Containers – Mr. Holderman said twelve benches and two garbage containers were ordered. The ship date is August 1st. They are black and silver.

c. Determine New Date for Dedication – Mr. Stewart said he is leaning more to a ribbon cutting and open the park. If it is dedicated that could be done later. Mr. Halderman feels it is for all the people of Bellefonte. Mr. Hill said “Dedication” should be taken off the agenda and replaced with “Ribbon Cutting”. A press release will be sent out and whoever comes is who comes. The Arts & Crafts Fair is August 12th. The ribbon cutting would be done on the Lamb Street end because there is more room and it is also ADA accessible. The ceremony would be in the evening so the lights could turn on when it is over.

Mr. Halderman made a motion to tentatively have the ribbon cutting ceremony Friday, August 5th, at 8:00 p.m. Mr. Wendt seconded the motion. A voice vote was unanimous.

d. Certificate of Use & Occupancy – A copy of that was in the packets so the IDA can see that one of the permits is complete.

2. ACT 2 Update – Mr. Beard reported as part of the DEP’s final report on the Act II mediation one of the requirements that is needed to fulfill is entry into an environmental covenant. After a property is cleaned up they like to look at it and determine what special conditions they need to put on any future development on that property so that whatever remedial actions were taken don’t get messed up by future development. The Environmental Covenant that they proposed was prepared by Randy Deardorf at Buchart Horn is called the Activity and Use Limitations Imposed on the Property. They are very minimal. They want any occupied structures that will be constructed on the property to have a vapor collection system similar to a Radon type collection system so any vapors that might reach up through the ground to the building have a means of being collected and exhausted from the building. The Covenant will affect the entire property. The other one is not drilling ground water wells on the property. No geo-thermal wells can be drilled without first getting approval from the Department. The last one is DEP must receive prior notice of any excavation on the property. Every January they want whoever owns the property to tell DEP that everything is good.

The monitoring wells are still on the property, but there is nothing in the report about them. They weren’t allowed to cap the monitoring wells until the final report is signed off.

Mr. Halderman made a motion to approve the signing of the Act II correspondence by Mr. Holderman and get it back to DEP by July 22nd. Mr. Badger seconded the motion. A voice vote was unanimous.

3. Freight Building – Mr. Wendt made a motion to approve the Bill of Sale of the Freight Building. Mr. Badger seconded the motion. A voice vote was unanimous.

New Business:

- Mr. Wendt asked what will be done with the Waterfront Property and how it is going to be marketed.

Executive Session:

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

- They returned from Executive session to proceed with two actions. One is in regard to surveying the wall for the ownership of the Borough separating it from the three parcels. Another is to receive a motion for conditional approval for the pending change orders from the contractor and any other invoices that might be received.

Mr. Halderman made a motion to approve both actions. Mr. Wendt seconded the motion. A voice vote was unanimous.

Adjourn:

- Mr. Badger made a motion to adjourn the July 13, 2016 meeting of the Industrial Development Authority at 7:14 p.m. (LOL...instead of 7:10 due to delay in motions!) Mr. Halderman seconded the motion. A voice vote was unanimous.