

**Industrial Development Authority
December 9, 2015**

The regular meeting of the IDA (Industrial Development Authority) was held on Wednesday, December 9, 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;
Don Holderman, Secretary; Rod Beard, Solicitor;

Excused:

Borough Staff: Ralph Stewart, Borough Manager

Visitors: Sue Hannegan, CCPCDO; Scott Russell

Approval of Minutes:

- Mr. Halderman made a motion to approve the minutes of the IDA meeting of October 14, 2015. Mr. Hill seconded the motion. A voice vote was unanimous to approve the minutes as presented.

Public Comments:

- None.

Financial Reports:

- Mr. Holderman reviewed the financial report. The expenses from October 13th – December 7th totaled \$825,670.00 - \$782,726.00 to the contractor G. O. Hawbaker; \$31,181.00 to Buchart Horn; \$255.00 to Skye Limited; a fee to submit the Chlomar application to FEMA and \$4,961.00 in interest paid on the loan.

On the Buchart Horn Act 2 so far \$111,402.00 was paid. If other invoices are approved the total will increase to \$132,512.00. In that project it will leave an approximate balance of \$10,651.00 to complete the effort.

- Mr. Halderman made a motion to pay invoices to G. O. Hawbaker in the amounts of: Pay Application 5 - \$297,112.50 and Pay Application 6 - \$421,802.55. Mr. Wendt seconded the motion. A voice vote was unanimous.

- Buchart Horn Invoices are in the packet for payment in the following amounts: #15 - \$8,204.45, #16-\$8,055.22, and #17-\$4,850.60 totaling \$21,110.27 for the Act 2 Environmental Clearance part of the project; Invoice #27-\$19,397.34; Invoice #28-\$20,661.98; Invoice #29-\$6,831.37. The overall total of the invoices is \$68,000.96.

Mr. Hill had a question - in comparing #27 and #29 there are codes in front of all the items and the codes coincide with other codes that are on other bills however the authorized fees on those codes are different. In those instances it was explained that what happens under a typical lump sum contract is it is by phase so it is a heading of each of those tasks. The total authorized never changes but you may see a slight adjustment in the individual task line.

Mr. Hill made a motion to pay #27, #28, #29, #16, #17 Invoices. Mr. Fisher seconded the motion. A voice vote was unanimous.

- Mr. Halderman made a motion to pay the invoice to Skye Limited in the amount of \$680.00. Mr. Hill seconded the motion. A voice vote was unanimous.

Old Business:

1. Waterfront Property -

I. Waterfront Project Report – provided by Scott Russell. Since November they have continued to meet on site with the job conferences to coordinate with Hawbaker on any questions or comments related to the installation of the wall. Things are progressing well. They are waiting for materials to complete some of the work. Scott and Mr. Holderman are reviewing the overall progress. Percentage wise they are probably at approximately 85%-90% with the concrete work and the walk. They are beginning the work with the electrical installation and the lighting. Ultimately there will be railing, cap block, and finish off the final grading, seeding and installation of the lighting. There are no particular issues on the table at this time. Mr. Halderman asked what the end by the stairway will look like. Mr. Russell is not aware of a change from the original plan. Mr. Stewart's understanding is that it was unclear if the back wall was going to go all the way to High Street and butt against High Street. His understanding was one of the engineers didn't want the back wall to go all the way to High Street. They wanted the outside wall that is on the outside of the stairway to run down the stairway and hold all the soil and dirt back by itself. Hawbaker and most everybody thought that was not the way to go. It would put too much weight and stress on the outside wall. Hawbaker and others said to bring the back wall all the way to High Street and let that wall carry the weight of the fill, soil and everything and then the outside wall of the stairway only has the stairway and that fill to hold back. They are going to put topsoil down between the outside wall and the front wall that is adjacent to the stream. They are going to leave the wall alone that is jetting out from the bridge abutment. They are afraid to pull it away because it could possibly be holding back fill from the bridge above it. Mr. Halderman feels it looks like an unfinished project where the front wall stops at the bridge. Mr. Hill asked if a facing concrete could be applied to make it look complete. Mr. Russell needs to check to see exactly where they are talking about. Mr. Stewart stated if something was done it couldn't be done until spring. Mr. Hill asked what the integrity of the old stones would be if there would be a flood. Mr. Holderman asked the question to the engineers that are building it and they said that wall has been there for 150 years so they are confident it would hold up. The stairs will be installed as planned but are just shifted back into the site slightly.

Mr. Holderman said the contractor anticipates working through Christmas and at that point they will re-evaluate the weather and if it stays fairly nice they will continue working.

Mr. Holderman stated there will be benches, etc., but are not at that point yet. Mr. Badger is concerned with fishing from the sidewalk and the bank. He feels that issue needs to be addressed from the start. He suggested the Borough install signs that state no fishing from the bank. There was concern expressed about fisherman being on the construction site.

A letter was received from FEMA with comments. They are working on having a conference call with FEMA to walk through the comments and discuss some of the limits of the work they mention and whether they want them to go upstream or downstream to gather additional data to really get an understanding about what additional work and/or data that might be required to update the HEC-RAS models. That phone call will happen this week. Mr. Holderman expressed concern from a timing standpoint. The idea of getting the Chlomar was to get a heads up on getting the actual Lomar. The longer you wait to get the comments back to them and the longer it takes to get a response what do you do if they have issues and modifications are required.

II. Act 2 Clearance – Approval was received to cease the ground water sampling. The initial response to this is they are just making it clear what they are approving and why they are doing that. The letter mentioned decommissioning the wells. Scott would like to keep the wells there for now. They will be kept capped and locked. The next step is preparation, remedial investigation, final report, which he expects to have done in January. A follow-up report on the Environmental Covenant will be submitted as a separate document. There will be fees and costs associated to publish the covenant. The covenant will state there can be no ground water wells drilled. The covenant will also include something about that area where there are some flow issues. If you excavate there you would have to mediate according to the activity. Kevin Clark is working on the soil removal. Everything is done and they are waiting on DEP to approve the disposal list. The landfill indicated it will meet their requirements so they are willing to take it.

The Act 2 Clearance should be completed by the end of April.

III. RACP –

IV. Freight Building Update – The paperwork is completed. They submitted the documentation to Centre Region Code for review and approval for the building permit. The Land Development plan has been approved. They may begin doing groundwork in Talleyrand Park by the playground in the next few weeks. The contractor that is moving the building will need three days to prepare it for move and then it will only take 35 minutes to move it. Mr. Stewart stated they will need many, many less tons of fill than previously thought. Hawbaker will take care of any foundation after the building is moved.

Armory Property –

New Business:

- Mr. Fisher's appointment expires 12/31/15 and he will allow his name to be recommended to Council for appointment.

Executive Session:

The IDA went into Executive Session in regard to the Armory Property and the Weis Store.

There is no action necessary following the Executive Session.

Adjourn:

- Mr. Hill made a motion to adjourn the December 9, 2015 meeting of the Industrial Development Authority at 7:05 p.m. Mr. Fisher seconded the motion. A voice vote was unanimous.