

**Bellefonte Industrial Development Authority
February 8, 2017**

The regular meeting of the IDA (Industrial Development Authority) was held on Wednesday, February 8, 2017 beginning at 6:00 p.m. in the Borough Building. Mr. Hill 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:

Visitors: Sue Hannegan, CCPCDO; Gay Dunne, Bellefonte Borough Council President;

Approval of Minutes:

- Mr. Halderman made a motion to approve the minutes of the joint IDA/Council meeting of January 11, 2017. Mr. Fisher seconded the motion. At the bottom of page four, the last paragraph it states Mr. Wendt made a comment, but it was Mr. Fisher. A voice vote was unanimous to approve the minutes as corrected.

Public Comments:

- None.

Financial Reports:

- a. Finance Update – The only thing approved last month were a few invoices. One was for Solicitor fees in the amount of \$2,175.00. There was a Buchart Horn invoice for \$2,396.00. The minutes and a FedEx mailing was \$73.00. The total expenses last month were \$4,644.00. By next month Mr. Holderman will have a running total with the amount left and then start backing that out so it can be seen every month. There was no interest payment last month because of the transition over to the new period of performance. The interest will begin again in February and is approximately \$7,000.00 a month.
- b. Mr. Halderman made a motion to approve payment of invoice #28 to Buchart Horn in the amount of \$2,782.10. Most of the cost is under the Act II site investigation and well decommissioning. Mr. Wendt seconded the motion. Mr. Holderman said this may be the final invoice. If there is any other additional work the cost would be very minimal. A voice vote was unanimous.
- c. Mr. Badger made a motion to approve payment to Beard Law for Invoice #19747 in the amount of \$402.50 and Invoice #19746 in the amount of \$113.75. Mr. Halderman seconded the motion. A voice vote was unanimous.

- d. Mr. Halderman made a motion to approve the Certificate of Substantial Completion by Glenn O. Hawbaker Inc. to the Bellefonte Area Industrial Development Authority. Mr. Fisher seconded the motion. There is a notarized contractor's affidavit with it. Mr. Holderman stated this needs signed off so Hawbaker can finalize their final invoice. A voice vote was unanimous.

Report of the Committees:

(There are no Committees)

Old Business:

1. Waterfront Property -

- a. Update – Mr. Holderman said the plan is to try to get the final invoices for the March 8, 2017 IDA meeting. He feels it should be so close to the LOMAR completion date that if all goes well the IDA will have it by then and Buchart Horn can submit their final invoices. Mr. Holderman would like to submit Pay Application #3 to the Office of Budget by the end of March. If the IDA has all the invoices and make the payments then with the documentation he can work on it and get it done so that hopefully by the end of April everything is finalized with the Office of Budget and then the IDA can work on establishing a selling point number. He has been providing information to the Office of Budget consultant, Thomas & Williamson. The IDA's consultant has been going back and forth. The certified payroll was submitted by the group that did the staining, but it wasn't accepted so Mr. Holderman has to have them put together another one. The small companies seem to have trouble.

Mr. Holderman met with the Garden Club and asked them for some recommendations for seeding the area between the sidewalk and walk next to the stream. They provided some ideas for what could be planted there.

Also, the Borough Council Park and Recreation Committee finalized the signage. Mr. Holderman showed a sample picture of the signage. There will be placement at each end of the walkway. Mr. Holderman does not know what size the signs will be. Mr. Holderman will continue to try to have Megan Tooker come to an IDA meeting.

The question was raised whether handicapped people would be able to fish from the sidewalk. Mr. Holderman said the Borough Solicitor feels it is fine to say fishing prohibited except for in the stream.

The judge signed off on all the bankruptcy proceedings for the Gamble Mill on January 26, 2017. They are trying to get a closing date scheduled with the attorney that represents the debtor. She indicated they would like to close on the Gamble Mill in conjunction with acquiring the waterworks building from the Borough. Mr. Beard said there is some survey work that needs done for that.

- b. Real Estate Broker RFP Update – Mr. Holderman said the Bellefonte Borough Industrial Development Authority advertised seeking RFP for commercial real estate broker firm in the Sunday paper recently to market the Waterfront Property and the Armory Property on Zion Road. Interested parties may pick up a proposal from Bellefonte Borough. The RFP can also be downloaded from the Borough website. An informational meeting will be held in Bellefonte Borough's Council Chambers on Thursday, February 16th, at 2:00 p.m. The proposals are due no later than 4:00 p.m. Monday, February 27th. Mr. Holderman asked Mr. Beard to be at this meeting to address any questions related to the RFP. IDA members are invited to attend. Mr. Holderman recommended posting it on the Borough's Association Website. Mr. Holderman said they also contacted the

Centre County Realtor's Association and they sent it out to their points of contact. Mr. Holderman also went online and found some commercial brokers from Lancaster and Harrisburg and sent it directly to them. There has been feedback from some people thanking Mr. Holderman for sending it to them.

New Business

- a. Statement of Financial Interests – The IDA members have received twelve copies of this. Mr. Holderman will give them to Ms. Stanton to file in the Borough office.
- b. Mr. Holderman mentioned an ARCAP one-page application was submitted to Senator Corman and Representative Benninghoff for \$7 Million to get it on the itemization line in the state. It is for the Waterfront. When Mr. Holderman was looking at the spreadsheet from the state he noticed the Borough already has another in for \$5 million and another one for \$2.5 million for downtown parking. This could be the third line item. Mr. Holderman said after this round there may not be another funding for two to three years.
- c. Mr. Badger and all the IDA members thanked the Chairman for the gift.

Adjournment:

- Mr. Halderman made a motion to adjourn the February 8, 2017 meeting of the Bellefonte Industrial Development Authority at 6:27 p.m. Mr. Badger seconded the motion. A voice vote was unanimous.

Executive Session:

- Following adjournment the meeting went into Executive Session.