

**Bellefonte Area Industrial Development Authority**  
**March 8, 2017**

The regular meeting of the BAIDA (Bellefonte Area Industrial Development Authority) was held on Wednesday, March 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:** Ralph Stewart, Borough Manager;

**Visitors:** Sue Hannegan, CCPCDO; Doug Johnson, Councilman; Megan Tooker

**Approval of Minutes:**

- Mr. Fisher made a motion to approve the minutes of the joint IDA/Council meeting of February 8, 2017. Mr. Badger seconded the motion. A voice vote was unanimous to approve the minutes as presented.

**Note:**

- February 8<sup>th</sup> meeting ended in Executive Session – BAIDA discussed Armory Property with two individuals.

**Public Comments:**

- Megan Tooker – Update on Signage – They need one or two more weeks to get the final proofs for the signage. Megan would like to email the proofs to each IDA member for comments. The IDA requested she email it to Mr. Holderman and he will send it to the IDA members. Buchart Horn does not need to approve the signage. After the Authority approves it they will send it to the SHPO. The signs will be laminate rather than bronze.

The cost of the fiberglass embedded graphics is \$315.00 each plus \$385.00 for the wall mount frame. The wall mount is a frame. There will be a screw to keep it in, but that is what mounts it to the wall. The total for the three of them plus the mounts is \$2,100.00. The bronze cost was approximately \$7,600.00. The fiberglass embedded graphics are graffiti resistant. There is one for the Bush House; one for the Industrial Corridor of the Waterfront, which is the railways that came in there; and then one for the Silk Mill. The sign has a ten year warranty. Megan felt it would be easier to do the QR code on a fiberglass sign. Sue Hannegan suggested something more valuable than a QR code would be the development of an app for Centre County History. Mr. Halderman would rather spend money for the bronze signs that would last.

Mr. Halderman made a motion to pay the additional cost and have bronze signs. Mr. Badger seconded the motion. A voice vote was unanimous.

- Mr. Holderman mentioned to the IDA that Chuck Walls passed away a few weeks ago. He was very instrumental in everything the IDA has done over the last year and a half. He succumbed to brain cancer. The BAIDA sends their condolences to the Walls family.

### **Financial Reports:**

- a. Finance Update – Last month Mr. Holderman reported what the IDA would do in the future. There was the \$200,000.00 that was held back from the RCAP reimbursement and Mr. Holderman would just begin to show a detailed listing. Things that came in were: a Buchart Horn change order; a Buchart Horn invoice; an email from Buchart Horn; and an update. It lists all the payees from the \$200,000.00 down have been listed. Currently the balance is \$121,038.47. If the Authority approves all the invoices in the packet tonight it would be another \$23,778.75 leaving a balance of \$97,259.72. Assuming that the interest payments will be approximately \$5,500.00 a month plus \$500.00 a month in attorney fees would make approximately \$6,000.00 a month in expenditures. If you divide the \$97,259.72 by the \$6,000.00 a month that would leave 16 months of funding to sell the property, which is where the IDA thought they would be at this point.
- b. Mr. Halderman made a motion to pay the following Beard Law Invoices: Invoice 19776 in the amount of \$455.00, Invoice 19777 in the amount of \$43.76 and Invoice 19770 in the amount of \$280.00. Mr. Wendt seconded the motion. A voice vote was unanimous.
- c. Mr. Halderman made a motion to pay the GO Hawbaker Final Invoice Pay Application No. 15 in the amount of \$2,000.00. Mr. Fisher seconded the motion. A voice vote was unanimous.
- d. A letter is in the packet from Buchart Horn requesting additional services, the Bellefonte IDA Flood Protection and Waterfront Redevelopment Project. They are requesting additional funds because of additional job conferences that occurred. They anticipated a minimum of 15 conferences and they said there were more than that and that the LOMAR application required additional time and effort. They are requesting an additional \$15,400.00 to cover the additional construction services that were provided. They are also asking for an additional \$5,600.00 for the submission fees. The total amount they are requesting is an addition of \$21,000.00. Mr. Holderman requested them to give a final invoice, which is what this is pending any late issues with the LOMAR. In an email today he said where they stand with the LOMAR is the 90-day period ends Thursday, March 16<sup>th</sup>. Up until today they have not heard from FEMA, which is a good sign. They did hear from FEMA today, but it was minor things and nothing to relay at this point. If everything falls the way they are hoping everything would be completed next Thursday and they are hoping to get a letter. Mr. Halderman feels the price needs to be negotiated because there were several instances throughout the project where he felt they didn't do their job. Mr. Stewart said it is a balancing act because to fight this is another month of interest payments. Mr. Halderman said to offer them half and see if they cut that. Mr. Hill would like to see some details of how they got these figures. Mr. Stewart said they were pushed to provide a final invoice for this meeting even though the ninety days isn't up for another week. Mr. Holderman can

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delay payment until March 16<sup>th</sup>. Mr. Holderman said the payment has to be made and then he needs the cancelled bank check before he can submit to the state. The IDA cannot get a number from the state on selling the property until everything is complete. That is the urgency. If the LOMAR doesn't go through and FEMA makes them do additional work the IDA would have that expense.

Mr. Stewart said they could go back and asked for a reduced bill of approximately \$10,000.00 or provide all the documentation of every hour and every work assignment that was used on this project and give the IDA that detail and the bill will be considered. Mr. Hill said or even just provide how they came up with those prices. Mr. Holderman said the IDA has to decide whether or not they are going to delay the RCAP application then whatever is decided they will be paying Buchart Horn in full and won't be getting half the money back. Mr. Fisher asked if there is another project in the future would Buchart Horn be used again. His answer is a bitter probably because they screwed up several times and the IDA paid for it, which was in the contract.

Mr. Wendt made a motion to pay the bill as presented only on receipt of the LOMAR results without any additional cost and itemization of the bill. Mr. Badger seconded the motion. A voice vote was unanimous.

### **Old Business:**

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

- a. Real Estate Broker RFP Update – Mr. Holderman said each member received the proposal from the three that were received. They were from GSA Realty, Donielle Sweeley, and Yocum & McMaster. Mr. Holderman is going to send the members a form electronically and they can do it either way, but they need to score it on a ten-point basis for each category. The maximum any vendor could receive is 90 points. When the IDA members complete their scoring they should get the results back to Mr. Holderman. He will also have the Council Building and Property Committee score the applicants also. At the February 16<sup>th</sup> meeting there was a surprising turnout. There wasn't anybody from out of the area. Greg provided a name after this process got started. The gentleman who owns Pennswood Commercial Realty LLC from Altoona, Bob Varner, brokered the deal where the Panda Express and those new spots on North Atherton Street are located. He is very knowledgeable of the area. Because he is so busy he did not make it to the meeting or get a proposal in before the deadline. His last email to Greg said if the process is reopened to let him know. He continued to say he might be able to bring a tenant buyer regardless of who lists the site.

The people that responded to the RFP are mostly locals and the question is, are the locals capable of doing what the IDA wants done, especially in the Waterfront. When looking at the proposals you need to check their areas of reach. Mr. Halderman said you need to be clear regarding the advertising costs. When Mr. Holderman and Mr. Stewart drove around seeing who was marketing the commercial property and they saw one sign that was someone outside the area. Mr. Holderman sent the RFP to firms in Lancaster, Harrisburg and Baltimore, but didn't receive any responses.

If Bob is interested the RFP can be advertised again. There was concern about whether it is fair to the three that got their RFP in on time. Sue Hannegan feels if the bidder feels that the cost has been disclosed then they may not be competitive anymore. Mr. Holderman feels you should review the three RFP's that were submitted to see if any of them are acceptable before moving forward with advertising again.

- b. Update of Survey Work at the Waterfront – Mr. Holderman spoke with Wayne Engle. He gave an update. He said he is about 90% to being done with the survey. There are two outstanding issues. One is the LOMAR receipt and the other one had to do with the right-of-way on Dunlap Street. He wants to meet with Rodney Beard to discuss abandoning all of Dunlap Street and doing a redraw of it. What was abandoned didn't match where Dunlap Street was.

Mr. Holderman said the understanding is the Gamble Mill is tentatively scheduled to close on April 5<sup>th</sup>. He relayed to Wayne that it is imperative that the work gets done because Rodney needs the Waterworks survey work done to close that day. Rodney said the Borough needs to have a deed ready to go by April 5<sup>th</sup>.

- c. Mr. Holderman showed a picture of the sign for the Waterfront. The one on the left will be the Waterfront sign. One will be at the bottom of the steps. The other one will be as you come in from the Gamble Mill it will be put up near the electrical box. It is approximately 60" wide. Bob will provide a temporary sign to put up before fishing season starts because the permanent signs won't be finished until mid-April.

Mr. Holderman talked with the Garden Club and they gave him information on seeds he can order and plant. It will be flowers.

Mr. Badger read something in trying to determine the correct language for the sign. He feels it needs to be "is" instead of "are".

### **New Business**

- a. Article on Waterfront – There was an article in a magazine regarding the Redi-Rock.
- b. Mr. Halderman noted that the Chamber of Commerce put out a You Tube Video of Bellefonte. He would like a letter sent to the Chamber thanking them for doing that.

### **Adjournment:**

- Mr. Fisher made a motion to adjourn the March 8, 2017 meeting of the Bellefonte Industrial Development Authority at 7:00 p.m. Mr. Badger seconded the motion. A voice vote was unanimous.