

**BELLEFONTE BOROUGH
INDUSTRIAL DEVELOPMENT AUTHORITY
MEETING MINUTES
July 12, 2017 6 p.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefontepa.gov**

Members:

Mr. Paul Badger
Mr. Frank Halderman
Mr. Ray Fisher
Mr. Matthew Hill
Solicitor – Rodney Beard, Esquire
Secretary – Mr. Don Holderman

Excused:

Mr. Gregory Wendt

Staff:

Mr. Ralph Stewart, Borough Manager

The meeting was called to order at 6 p.m. by Mr. Hill.

MINUTES FOR APPROVAL:

Mr. Badger moved to approve the June 14, 2017 IDA Meeting Minutes;
Mr. Fisher seconded the motion;
Motion carried.

Public Comment: Executive Session was held – Armory Property Discussions (after adjournment)

Meeting reconvened: 6:39 p.m.

Candace Dannaker commented on behalf of the Preservation Committee. Other members and private citizens were present as well. There was concern about the armory property for sale. She indicated that while development in Bellefonte is important, preservation is important as well and they can work together quite well. The armory was listed in the National Register of Historical Places in 1989.

Larry Gingrich was introduced. Mr. Gingrich is a veteran and a past officer in the PA National Guard. He is very interested in maintaining the military heritage of Bellefonte. He would like to see the armory used for something that is usable and accessible to the community.

Sally Houser was introduced. She is the President of HBI. She told a story about her grandfather and how she ended up in Bellefonte after visiting here for years. She remarked on the beauty and the history of Bellefonte. She has been trying to get all the Bellefonte organization to work together on behalf of the HBI. She asked that the HBI be able to be involved in the projects.

Financial Report:

a. Financial Update

Total funds available \$80,338.45.

Mr. Holderman stated that the beginning balance last month was \$80,338.45. The RACP final grant payment was received, less the 5% withholding until the grant is audited. A check was received in the amount of \$225,000.00 with some expenditure to NW Savings, Beard Law and Minutes there is balance of \$299,562.77. Mr. Holderman stated that this would give a little bit of a cushion until the property sells. Interest payments were discussed. Mr. Holderman will research how much longer the payments will be before the payment increases.

b. Approval of Beard Law Invoice 19872 and 19873 in the amount of \$612.50 and \$577.50, respectively.

**Mr. Fisher moved to approve Invoice 19872;
Mr. Halderman seconded the motion;
Motion carried.**

**Mr. Fisher moved to approve Invoice 19873;
Mr. Halderman seconded the motion;
Motion carried.**

Old Business:

a. Update on LOMR/CLOMR Application

Mr. Holderman referred to the information in the packet from Sam Plaza. Everything has gone well. The only thing left is the advertisement. This was advertised in the legal section of the Centre Daily Times on Sunday. Buchart Horn dropped the maps off on Friday. They are posted at the Borough building for thirty days. The Proof of Publication will be forwarded to FEMA and that should be all that is necessary to finalize this process to change the flood insurance maps. This may take a few months, but essentially the process is finished and approved.

b. Annual Report

Mr. Holderman indicated that he has until the end of the month to get this finished and sent into DCED.

c. Reimbursement from Survey/Deed work on Gamble Mill \$15,249.28 plus additional amounts sent to Cristin Long

Mr. Holderman put this on the agenda as he thought there may be some additional invoices that were received that would be added on to the original amount. The \$15,249.28 is accurate in itself and this was the figure sent to Cristin Long who is representing Marian Bradley. When the Gamble Mill closes, this is the amount that will be reimbursed.

Mr. Halderman inquired as to why the IDA was waiting until the property closed to get reimbursed. That was not the agreement. He suggested sending a demand letter for payment within 30 days and charging interest. Mr. Beard indicated that they intended to close May 30 and that did not happen. They had intended to put this amount on the settlement statement.

Mr. Holderman indicated that the Borough had a call scheduled with the owner and unfortunately another meeting ran late. It appears that the process is ongoing and she will still purchase the Gamble Mill. This was not been confirmed directly with her. Mr. Holderman will continue to pursue a call with Ms. Bradley this week.

d. Status of Signage at Waterfront

Mr. Holderman received an email from Meghan Tooker at 4:37 p.m. She indicated that the redesign of the signs into the bronze format with the one image (as opposed to the multi-image design) will be priced from the sign company in the next week. The permitting is for two years so there is still time. The verbiage has been approved. An estimate from the sign company will be received before it goes to the manufacturer. The Bob Bowersox signs were briefly discussed. The wording was change a little so that halted construction of the signs for a bit. That was taken care of about a month ago. They are close to being finished.

e. Other Issues

The weeds at the waterfront were discussed. Mr. _____ indicated that he felt that the image of the waterfront was improved when the weeds were cut down. The thistle overgrowth was discussed. Mr. Holderman commented that the flowers in the middle section were left alone and look nice. The fishing off the bank was discussed briefly as well.

Reaching out to a developer for the waterfront property was briefly discussed. Mr. Stewart reached out to the broker mentioned at the previous meeting and he has not received a response yet.

New Business:

None.

Adjournment:

With no further business coming before the IDA,

Mr. Badger moved to adjourn the July 12, 2017 IDA meeting;
Mr. Halderman seconded the motion;
Meeting adjourned at 7 p.m.