

**BELLEFONTE BOROUGH
INDUSTRIAL DEVELOPMENT AUTHORITY
MEETING MINUTES
March 14, 2018 6 p.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

Members:

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

Excused: None.

Staff:

Mr. Ralph Stewart, Borough Manager

Guests:

Tristan Crossman
Kim Crossman
Joanne Tosti-Vasey

The March 14, 2018 Bellefonte Area Industrial Development Authority Meeting was called to order at 6 p.m.

MINUTES FOR APPROVAL:

Mr. Halderman moved to approve the January 15, 2018 IDA Meeting Minutes;
Mr. Badger seconded the motion;
Motion carried.

PUBLIC COMMENT: None.

FINANCIAL REPORT:

FINANCE UPDATE

Mr. Holderman stated that expenditures entailed \$36.00 for the minutes, \$25.00 advertisement in the *Lock Haven Express*, to advertise meeting dates for the year, and \$5,331.68 interest payment

for Northwest Savings in February and a second \$5,331.67 for March's interest payment. Balance is \$316,841.71.

APPROVAL OF BEARD LAW INVOICES:

Mr. Fisher moved to approve payment of Beard Law invoices in the amounts of \$595.00, \$1,205.00, and \$192.50;

Mr. Halderman seconded the motion;

The invoices related to the Hutchinson deal which did not go through. They were close to wanting to sign something and they were going back and forth with Rod Beard. Mr. Holderman believes that the \$100,000 down payment was what killed the deal. They wanted no more than \$10,000 down.

Motion carried.

STATUS UPDATE ON INTEREST ONLY LOAN EXTENSION

Mr. Wendt reported on this issue. If there is going to be extra financing for the sewer plant project, they would like to be run together in one request. He is waiting on the status back from the sewer project. The timeline runs in August. There is some time, but interest rates are going up. The sooner a decision is made, the better. Mr. Holderman offered that if it is interest only, that is all that matters. He stated that it sounds like after the April Authority meeting, there will be an answer.

OLD BUSINESS:

HISTORICAL SIGNAGE UPDATE

Mr. Holderman stated that Megan Tooker, who was in charge of the signage for the waterfront, returned from Europe in early February. He spoke with her for a status update. He explained to her that the Army Corp was asking about the status of the permit because that part had expired, and a renewal was being pursued. Mr. Holderman told DCED that this would be done by summer. Ms. Tooker had a few little things to work up before bringing it back to the IDA. From there it will be sent to PHMC for approval; they will have thirty days to look at it. After that, the plaques can be purchased. The bronze was selected. Mr. Holderman will keep this topic under Old Business, as ongoing.

NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) PERMIT EXTENSION

Mr. Holderman stated that as a reminder this is something he does not want to slip through the cracks. He pulled the permit and it expires of November 2019. Hawbaker and Buchart Horn both told the Borough that is imperative that a five-year extension is requested on that permit. If that expires, no one can build on the property. Mr. Holderman will call the DEP and find out what steps need to be taken to get the extension started. He would rather get it done sooner than later.

NEW BUSINESS:

LANDMARK COMMERCIAL REALTY REPORT

The report was at the table. This is an update of what Landmark has done thus far. Mr. Holderman reported that they were on a call with them about a week ago and they said that there are some things in the works. The report reflects what they have so far. They are soliciting and there is some interest.

MEMORIAL BENCH FOR MIKE RANIO

Mr. Holderman stated that the Talleyrand Park Committee and Parks and Rec Committee in the Borough decided some time ago that they will not permit memorials in Talleyrand Park itself. The benches by the creek at the water walk could not be placed inside the park. A past Borough seasonal employee, Mike Ranio, passed away recently and he worked in the parks. His son inquired about getting a memorial bench for his dad. Mr. Holderman told him that he would inquire of the Authority as the benches along the walkway are full but maybe the IDA would consider one along the brick walkway, on the raceway side. Mr. [REDACTED] stated that he would like to see this available all the time and he offered that it is a class act to do something like this. He is for the bench. Mr. Stewart inquired if the extension area of the park was open for a bench. It is not. Mr. Ranio oversaw Talleyrand Park. The bench being moved in the event of development was discussed. It was suggested to let the family know up front that this is a possibility. A concrete or brick pad would need to be laid and the bench would be installed. The family members will see if they can chip in for money for the bench. The consensus was to let the family have the bench. Mr. Holderman will let the family know.

**Mr. Wendt moved to approve the memorial bench for Mike Ranio;
Mr. Halderman seconded the motion;
Motion carried.**

EXECUTIVE SESSION: Real Estate

ADJOURNMENT:

With no further business coming before the IDA,

**Mr. Fisher moved to adjourn the March 14, 2018 Bellefonte Area IDA meeting;
Mr. Wendt seconded the motion;
Motion carried.**

Meeting adjourned at 6:40 p.m.