

**BELLEFONTE BOROUGH
INDUSTRIAL DEVELOPMENT AUTHORITY
MEETING MINUTES
August 8, 2018 6 p.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

Members:

Mr. Frank Halderman
Mr. Ray Fisher
Mr. Gregory Wendt
Mr. Matthew Hill
Mr. Paul Badger
Rodney Beard, Esquire, Solicitor
Don Holderman, Assistant Borough Manager

Staff: None.

Guests: Melissa Hombosky
Trey Weston

The August 8, 2018 Bellefonte Area Industrial Development Authority Meeting was called to order at 6 p.m.

MINUTES FOR APPROVAL:

Mr. Badger moved to approve the July 11, 2018 IDA Meeting Minutes;
Mr. Halderman seconded the motion;
Motion carried.

PUBLIC COMMENT:

None.

FINANCIAL REPORT:

a. Finance Report

The balance is \$294,304.51. The expenditures for the month of July were \$5,331.68 for interest to Northwest Savings, \$207.00 for legal fees and \$36.00 for transcription fees for minutes.

Approval of the Beard Law Invoices \$962.50 and \$140.00

**Mr. Halderman moved to approve payment of the invoices;
Mr. Wendt seconded the motion;
Motion carried.**

Audit Report

The audit report was done by Young, Oaks, Brown and Company, CPA. Mr. Holderman explained that there was one major project - the Bellefonte Waterfront which was backed by the Borough, so the audit has no negative findings. He uses this audit report to send to DCED with their annual report. Mr. Holderman is working on that now. He asked IDA members to review it and if there are questions, Mr. Holderman can refer them to the CPA or bring them in for a discussion.

OLD BUSINESS:

Update on Paxton Precast- Concrete Caps

Mr. Holderman got an email stating that they will try to come in by the end of the month to finish the work. There is not cost to the IDA. No work was done yet.

DCED Annual Report

Mr. Holderman reported that he is presently working on this report. This was due July 1, but since the audit was not completed prior, it could not be finished.

Historical Plaques

Mr. Holderman sent Ms. Tooker an email and inquired about an update. He has not gotten a response. Mr. Halderman will ask her in person since he speaks with her often. This project has fallen behind. Mr. Holderman wants to get this expense taken care of.

The last time Mr. Holderman spoke with Ms. Tooker she stated that all of the work was practically done. When asked about taking an alternate route, Mr. Holderman suggested holding off for now until someone speaks with her.

NEW BUSINESS:

Letter from Bellefonte Waterfront Associates LLC dated July 26, 2018

This letter outlines some contingencies in the sales agreement. The developer has asked that the Borough assist in applying for the grant. The grant did get submitted. Mr. Holderman worked directly with Delta Development on this grant application.

There was a brief discussion on the closing. They are looking at closing no later than March 2019. The money down is good for 6 months. The DCED grant will notify recipients within 60-days as it is a quick turn around grant, per Mr. Holderman. The second contingency was the appraisal. The Borough wanted to have an opportunity to speak with the appraiser. Mr. Stewart and Mr. Holderman did meet with the appraiser. He walked the property and Mr. Holderman gave him copies of the first three appraisals that were done on the property and the Act 2 Clearance.

Vision Statement from Bellefonte Waterfront

This is a summary of the presentation that Tom Songer and his partner did for the public.

Land Consolidation/Planning Commission - Next Steps

Bob Dannaker is Chair for the Planning Commission. He met with Mr. Holderman and discussed Planning Commission seeing the subdivision and consolidation. It was only a brief discussion and Mr. Holderman needs to speak with Mr. Dannaker more in depth. He inquired about the IDA's thoughts on subdivision of the walkway and maybe presenting that to Planning Commission.

Mr. Beard suggested getting the surveyor going on it and prepare the plans to consolidate the lots and subdivide off the walkway. This will need to be done before closing. If it is sold the way the lines are now, the developer will own the walkway. This should have been written into the agreement. Mr. Holderman stated that Nittany Engineering was working on it. A follow up with Nittany Engineering will be done to see where they are with this survey work. Utility and access easements should be done as well. There is a sewer line that will run under Dunlap Street.

The Gamble Mill was discussed. The agreement showed the property that is intended to be conveyed to the Mill will not be conveyed to Bellefonte Waterfront Associates. That will stay with Bellefonte. In the original plan they wanted everything on the other side of the tracks.

The lot consolidation process should be first and then the subdivision of the walkway. The Mill's potential closing date is September 26, 2018. The plan is to get this to Planning Commission at the last Monday in September meeting, so they can begin to review it.

The brick sidewalk was discussed, and Mr. Holderman stated that it was built as though there would be a road put back in, so it should not be an issue. Dunlap Street was vacated by the Borough to get the money back from the RCAP. The middle portion has been vacated through Borough Council Ordinance. When the land development comes in, the Borough can specify that a pedestrian sidewalk is needed, and they can discuss Dunlap Street being rededicated back to the public or not. As part of the approval process, the Borough can make it a requirement to be built to public standards.

Armory Property

There was no activity reported.

Other

Mr. Holderman met with Paula Matason and Ann Seger from the garden club about a week ago. They will look into planting on the bank that goes down to the stream.

With no further business coming before the IDA,

Mr. Fisher adjourn the July 11, 2018 Bellefonte Area IDA meeting;
Mr. Halderman seconded the motion;
Motion carried.

Meeting adjourned at 6:30 p.m.