

**BELLEFONTE BOROUGH
INDUSTRIAL DEVELOPMENT AUTHORITY
MEETING MINUTES**

**September 12, 2018 6 p.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

Members:

Mr. Frank Halderman
Mr. Gregory Wendt
Mr. Matthew Hill
Mr. Paul Badger
Don Holderman, Assistant Borough Manager

Excused: Mr. Ray Fisher
Rodney Beard, Esquire, Solicitor

Staff: Ralph Stewart, Borough Manager

Guests: Joanne Tosti-Vasey

The September 12, 2018 Bellefonte Area Industrial Development Authority Meeting was called to order at 6 p.m.

MINUTES FOR APPROVAL:

Mr. Badger moved to approve the August 8, 2018 IDA Meeting Minutes;
Mr. Wendt seconded the motion;
Motion carried.

PUBLIC COMMENT:

None.

FINANCIAL REPORT:

a. Finance Report

No financial reports were available.

b. Invoices – Beard Law

**Waterfront Lot Consolidation Subdivision Plan \$910.00
Attendance at the Meeting \$87.50**

**Mr. Halderman moved to approve the Beard Law invoices;
Mr. Wendt seconded the motion;
Motion carried**

OLD BUSINESS:

Update on Paxton Precast- Concrete Caps

Mr. Holderman updated IDA members on the concrete cap work. Paxton anticipated doing the caps last week, but the concrete does not settle well in the heat. Heat was one issue earlier last week, and given the event held on Friday, the Borough was not sure if the work would interfere with the Bellefonte Under the Lights dinner. They emailed Mr. Holderman today and due to the rain forecast for next week, they plan to get up in the next couple of weeks and get the work taken care of.

Garden Club

There is a portion of the bank that was shaved off and the Garden Club will begin putting some planting in this fall.

Historical Plaques

Mr. Holderman has not spoken to Megan Tooker regarding the progress. Mr. Halderman will ask her about it the next time he sees her.

NEW BUSINESS:

Land Consolidation

The Borough has been working with Nittany Engineering (Wayne Engle, P.E). He was away on vacation in late August and is back now. An agreement has been drafted and they are looking to finalize it. Nittany said that they will send it over to the County Planning Office and have them review it over the next few days. The plan will go to Planning Commission soon. The plan is for consolidation and subdivision at the same time. The Borough needs to subdivide the property before it is sold so the walkway stays with the Borough.

Mr. Holderman explained that the lot line will go all the way to the raceway wall and then up to where Dunlap Street comes down where it was vacated and then runs back up. Approximately 12-18 inches behind the wall were kept as a right of way. The grassy area in front of the Gamble Mill is one of the parcels included in the sale. The Borough is keeping the walkway and the light posts.

Mr. Holderman invited IDA members to come to the Planning Commission meeting. A reminder email will be sent. The meeting is September 24 at 5 p.m.

Mr. Halderman inquired about the height of the building. He recalled Mr. Songer wanted to put in a 6-story structure. Mr. Stewart reminded IDA members that Mr. Songer and his partner will have to come through with a land development plan for the entire project. It would go to Planning

Commission and if there is a zoning issue they will need to ask Council for an amendment to the zoning. Mr. Songer has the zoning chapter he needs to follow. This will most likely be a couple of month process, per Mr. Stewart.

Mr. Holderman recalls that one of the PC members approached him about beginning the process sooner than later as it was planned to wait until the developer purchased the property to do the consolidation and subdivision at that time. Mr. Beard needs to be kept involved in the process and after the project goes through, he can participate in IDA matters only on an as needed basis.

Executive Session: Real Estate Matters

With no further business coming before the IDA,

Mr. Halderman moved to adjourn the September 12, 2018 Bellefonte Area IDA meeting;

Mr. Wendt seconded the motion;

Motion carried.

Meeting adjourned at 5 _____ p.m.