

**BELLEFONTE BOROUGH
INDUSTRIAL DEVELOPMENT AUTHORITY
MEETING MINUTES
October 10, 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
Mr. Ray Fisher
Rodney Beard, Esquire, Solicitor
Mr. Donald Holderman, Assistant Borough Manager

Staff:

Ralph Stewart, Borough Manager

The October 10, 2018 Bellefonte Area Industrial Development Authority Meeting was called to order at 6 p.m.

MINUTES FOR APPROVAL:

Mr. Halderman moved to approve the September 12, 2018 IDA Meeting Minutes;
Mr. Badger seconded the motion;
Motion carried.

PUBLIC COMMENT:

None.

FINANCIAL REPORT:

a. Finance Report

Mr. Holderman reported that Ms. Walker was able to get the reports back together after the cloud issue. In September, Northwest Savings was paid, Centre County Treasurer, Beard Law, the transcriptionist, and Century Engineering for the waterfront. Balance at the end of September: \$272,517.69.

b. Invoices – Beard Law

Invoice No. 20369 for \$542.50.

**Mr. Halderman moved to approve Invoice 20369 for Beard Law;
Mr. Wendt seconded the motion;
Motion carried.**

OLD BUSINESS:

Update on the Concrete Caps

There was an email in the packet. Depending on the weather, Mr. Holderman said that they are supposed to do the work on October 15. They are going to charge about \$3,000 for the work.

**Mr. Halderman moved that the concrete cap work shall not exceed \$3,000;
Mr. Wendt seconded the motion;**

Mr. Wendt inquired how long it would take to complete the work. Mr. Holderman got the impression that it would only be a couple of days.

Motion carried.

Historical Plaques

No update.

DCED Grant – Waterfront Properties

Mr. Holderman received an email relative to the grant application. There seems to be a lot of back and forth going on between DCED and Delta on the application as they are moving forward. Additionally, Messrs. Stewart and Holderman were supposed to go to Harrisburg on the 22nd to meet with Corman, Benninghoff and DCED. The meeting will now be local and DCED does not need to be included. Things are progressing pretty well with the application. The grant would be for \$1.5 million. Anticipated projects may include the promenade, the garage, and redoing Dunlap Street. Mr. Holderman opined that the County should be pulled into some of the meetings with the developer, Tom Songer in the future.

**Mr. Fisher moved to approve the letter for signature;
Mr. Halderman seconded the motion;
Motion carried.**

NEW BUSINESS:

Land Consolidation – Planning Commission Update

Planning Commission could not meet as there was no quorum. Nittany Engineering has been pulling together the information for the deeds, the easement, etc. They will be available in advance of the next PC meeting date, which is October 22, 2018. The lot consolidation plans will

be available too. Everything will be prepared for closing by Bellefonte Waterfront Associates. Mr. Holderman thanked Mr. Beard for all the work done on this project. He invited Authority members to the PC meeting.

Centre County Planning Correspondence – September 19, 2018

This letter outlined Minor revisions to the consolidation plan relative to the ownership block and site data. All drawings go the County Planning Commission, as a requirement under the MPC.

Buchart Horn NPDES Update

The NPDES permit is something that was ascertained to actually do the project. The expiration was September 2019, and because the Borough did not know where the project was going, it was recommended to extend the permit for 5-years so that there would not be any problems with developing.

Buchart-Horn submitted it to the Centre County Conservation Office for approval. There may be an invoice from Buchart-Horn. There is a minimum \$1,500 fee for submission of permit application to the CCCO so there would be a charge on top of that for Buchart-Horn's services. The permit will carry through the end of the project.

Reimbursement of the services invoice and the submission fee was discussed. Mr. Beard stated that it was not requested in the agreement and he did not think they were obligated to provide reimbursement for that. Mr. Holderman stated that they may entertain reimbursement for the NPDES being extended independently. It would be worth asking them when the sale moves forward.

Executive Session to discuss real estate

With no further business coming before the IDA,

Mr. Fisher moved to adjourn the October 10, 2018 Bellefonte Area IDA meeting;

Mr. Wendt seconded the motion;

Motion carried.

Meeting adjourned at 6:55 PM