

**BELLEFONTE BOROUGH
INDUSTRIAL DEVELOPMENT AUTHORITY
REORGANIZATION AND REGULAR MEETING MINUTES**

January 9, 2019 6 p.m.

236 West Lamb Street, Bellefonte, PA 16823

www.bellefonte.net

Members:

Mr. Gregory Wendt
Mr. Matthew Hill
Mr. Frank Halderman
Mr. Michael Scott
Mr. Ray Fisher
Rodney Beard, Esquire, Solicitor
Mr. Donald Holderman, Assistant Borough Manager

Staff:

Mr. Ralph Stewart, Borough Manager

Guest:

Joanne Tosti-Vasey, Council Chair

The January 9, 2019 Bellefonte Area Industrial Development Authority Meeting was called to order at 6 p.m. by Temporary Chair Beard.

REORGANIZATION:

Mr. Hill was Chair, Mr. Halderman was Vice-Chair, Mr. Wendt was Treasurer, and Mr. Holderman was Secretary, last year.

**Mr. Halderman moved to nominate and elect all officers as they were last year;
Mr. Fisher seconded the motion;
Motion carried.**

MINUTES FOR APPROVAL:

**Mr. Halderman moved to approve the November 14, 2018 IDA Meeting Minutes;
Mr. Fisher seconded the motion;
Motion carried.**

PUBLIC COMMENT:

Joanne Tosti-Vasey, Council Chair spoke before IDA. She inquired about the contract with Keystone Realty and contract ending, because the signs were taken down on the two properties. Ms. Shannon Wright indicated to Ms. Tosti-Vasey that there is a company in Pittsburgh called Downtown Redevelopment Services. She listened to them at a conference she attended. They would do the legwork by analyzing the property and community interest and talk with the stakeholders and package it in a way to present it for development. Rather than have realtors come to the Borough, this group goes out and finds developers that have interest in that particular kind of project.

Ms. Tosti-Vasey will forward the information to Mr. Holderman and he will forward it to members of BAIDA.

Mr. Beard stated that he also saw this company's talk at the seminar and they are an interesting group. They will charge for their services, but they can send a proposal to the Borough first. They have a high success rate.

Mr. Holderman stated that the crews took the Landmark signs down since they are no longer under contract. The old sign for the armory property can be put back up until something else is decided so that the public knows that property is still available and can give the Borough a call.

A realtor has emailed and called Mr. Holderman a few times and he may have someone interested in the property and mentioned a letter of intent to the IDA at some point soon. Landmark was confirmed not to have brought any interest to the IDA for the armory property. If the waterfront property closes in April, the IDA will need to pay Landmark the commission.

Mr. Holderman stated that he can try to contact Downtown Redevelopment and get them to come to a meeting in the near future, possibly February.

FINANCIAL REPORT:

a. Finance Report

Bottom line to keep track of until closing is the balance of \$245,104.15. Additionally, the Beard Law Group invoice in the packet is shown on the report as a separate cost, as it was already paid. It was November and there was no December meeting and Mr. Holderman did not want the bill to go 60-days.

Mr. Halderman moved to approve the payment to Beard Law Office for \$97.50;
Mr. Wendt seconded the motion;
Motion carried.

OLD BUSINESS:

Mr. Hill had received an inquiry why the IDA is not renting out the armory or renting the land. It would need to meet ADA accessibility per Code, per Mr. Stewart. The Borough uses it for storage. The heating system is not updated and there are issues with the building.

Mr. Stewart stated that he heard some potential good news on the grant applied for the waterfront project. It sounds like it is positive and may be awarded. The committee meets on January 29, 2019. Mr. Holderman stated that it will probably be announced at that time. Delta wanted to schedule a meeting tomorrow relative to this. This is a state grant applied for in the Borough's name. The developer will match the funds with their money and use the grant funds to rebuild Dunlap Street and do some concrete work at the edge of the wall, walkway, and other projects.

NEW BUSINESS:

Letter to Landmark Realty

The termination letter was discussed. The contract will not be renewed. Any letter of intent was not had under Landmark.

Consolidation Plan Status

The consolidation plan for the waterfront property was not been filed yet but it is ready to be filed.

Welcome

Mr. Holderman welcomed new member, Mr. Mike Scott.

Other:

Historical Signage/No Fishing Signage

The IDA is obligated through the agreement with PHMC for the historical signage. Ms. Tooker was to get back to Ms. Tosti-Vasey this evening. Nancy Perkins was also a contact.

The deadline is long past. Mr. Holderman stated that if the IDA gets the signage and specs and it just needs to be ordered, the Borough will order it.

The Fish and Boat signs will be installed along the bankside – NO FISHING. Chief Weaver and staff will fine fishermen on the bank from here forward.

ADJOURNMENT:

With no further business coming before the IDA,

**Mr. Fisher moved to adjourn the January 9, 2019 Bellefonte Area IDA meeting;
Mr. Halderman seconded the motion;
Motion carried.**

Meeting adjourned at 6:28 p.m.