

**BELLEFONTE BOROUGH  
INDUSTRIAL DEVELOPMENT AUTHORITY  
MEETING MINUTES  
May 8, 2019 6 p.m.  
236 West Lamb Street, Bellefonte, PA 16823  
[www.bellefonte.net](http://www.bellefonte.net)**

**Members:**

Mr. Frank Halderman  
Mr. Ray Fisher  
Rodney Beard, Esquire, Solicitor  
Mr. Michael Scott  
Mr. Gregory Wendt  
Mr. Matthew Hill

**Excused:**

Mr. Donald Holderman, Assistant Borough Manager

**Officials Present:**

Ralph Stewart, Borough Manager  
Joanne Tosti-Vasey, President, Bellefonte Borough Council

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**PLEDGE OF ALLEGIANCE:**

The May 8, 2019 Bellefonte Industrial Development Authority Meeting was called to order at 6 p.m.

**MINUTES FOR APPROVAL:**

**Mr. Halderman moved to approve the April 10, 2019 BAIDA Meeting Minutes.  
Mr. Fisher seconded the motion.  
Motion carried.**

**PUBLIC COMMENT:** None.

## **FINANCIAL REPORT:**

### **Monthly Financial Report**

Beginning balance was \$203,347.52. The following bills were paid: Northwest Bank, \$5,285.84, Beard Law, \$3,097.50, the minutes transcriptionist, \$24.00 and Century Engineering, \$172.50. End balance currently is \$194,777.68.

**Mr. Halderman moved to approve the Beard Law invoice in the amount of \$1,732.50.**

**Mr. Wendt seconded the motion.**

**Motion carried.**

## **OLD BUSINESS:**

### **AGREEMENT EXTENSION**

The packet contained an agreement extension document for the Waterfront Property. This is an addendum to the agreement of sale for the waterfront property. Stewart discussed the high and low range for the extension and the counter figure is what the developer agreed to. No special meeting was needed. He also confirmed that the additional up-front money has been put into escrow. The broker is holding all of the funds in escrow. Everything from here on out, is non-refundable.

Settlement date is subject to the approval of the subdivision plan and the land development plan or by December 31, 2019, whichever comes first.

### **FLOWERS AT THE WATERFRONT**

Flower plantings at the waterfront area were discussed briefly. Mr. Stewart stated that last year yellow flowers and some bushes were planted. He expects that each year, more planting will occur. The Garden Club does the plantings.

## **NEW BUSINESS:**

### **ROD BEARD – UPDATE ON WATERFRONT CONFERENCE CALL – Cooperative Agreement to allow for multi-modal grant signature**

Mr. Beard stated that the Borough was successful in obtaining a DCED multi-modal transportation grant for the reconstruction of Dunlap Street and the construction of a pedestrian promenade on the top of the walkway wall area. That grant application was handled by Delta Development. The grant is for \$941,000. There is a match obligation of \$400,000 plus. Before the Borough signs off on the grant agreement, Bellefonte Waterfront Associates needs to be required to pay the match, contract compliance, bidding procurement requirements, etc. Mr. Beard presented them with a cooperative agreement. The grant application needs to be signed off by the end of May.

Mr. Stewart stated that in short, the grant is in the Boroughs name, but the Borough does not want to be responsible for any local match monies, should the developer back out. The developer has a meeting scheduled for early next week to review the agreement, per Mr. Beard.

### **NEW TEFRA PROCEDURES INFORMATION**

Tefra is the Tax Equity Fiscal Responsible Act. When private activities and other types of public financing area undertaken, an approval process needs to be affected to make sure the local government is in favor of it with certain notices and public hearings held. Mr. Beard explained that some of these procedures were being revised back in 2009 and it was picked up again and the new rules were finally adopted. He explained that the only substantive change from the standpoint of most IDAs is that you can put the notice on your website.

The changes are not that significant. If anything is posted on the website, the DCED or other interested party would like a screen shot of it to give them evidence that it did appear on the website somewhere. This will need to be done if there is ever a bond issue. At present, nothing of this sort is being done by the BAIDA.

### **Executive Session: Real Estate**

### **ADJOURNMENT:**

With no further business coming before the IDA,

**Mr. Halderman moved to adjourn the May 8, 2019 Bellefonte Industrial Development Authority meeting.**

**Mr. Fisher seconded the motion.**

**Motion carried.**

Meeting adjourned at 6:43 p.m.