

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

**June 12, 2019 6 p.m.
236 West Lamb Street, Bellefonte, PA 16823
www.bellefonte.net**

Members:

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

Mr. Ralph Stewart, Borough Manager

Excused:

Mr. Michael Scott
Mr. Matthew Hill

Guests:

Joanne Tosti-Vasey

PLEDGE OF ALLEGIANCE:

The June 12, 2019 Bellefonte Industrial Development Authority Meeting was called to order at 6 p.m.

MINUTES FOR APPROVAL:

**Mr. Fisher moved to approve the May 2019 IDA Meeting Minutes;
Mr. Wendt seconded the motion;
Motion carried.**

PUBLIC COMMENT:

Ms. Joanne Tosti-Vasey commented that back in March, the Borough Council submitted four (4) resolutions to the Pennsylvania State Association of Boroughs for approval. She just returned from their state conference. The resolution relative to blighted properties passed with 98% of the

vote. PSAB will work with the Borough to provide legislative support to find resources to help out with the issue of blighted properties.

Mr. Stewart added that the resolution will also take away the population requirement. Mr. Holderman also attended a session at the conference that discussed blighted properties and they discussed everything that Mr. Beard was advocating for, i.e. they talked about land banks, conservatorship, etc. They had a special speaker that spoke specifically of the land banks. Dauphin County officials spoke about some of the things that they are doing.

FINANCIAL REPORT:

Monthly Financial Report

Mr. Holderman reported that the bottom line was \$187,734.34 after four payments, \$5,275 to Northwest Savings interest only, \$1,732.50 for the solicitor and \$30.00 for the transcriptionist and \$5.00 for copies.

**Mr. Fisher moved to approve invoices from Beard Law Office for \$997.50 (No. 20643), and \$927.50 (No. 20644), and \$122.50 (No. 20652).
Mr. Wendt seconded the motion.
Motion carried.**

OLD BUSINESS:

Update on Waterfront

Mr. Holderman updated the IDA members on the multi-modal grant. It was not signed as DCED instructed the Borough not to sign it. They are trying to get the grant reassigned from the Borough directly to Waterfront Associates. Delta Development told the Borough, that they could get the name changed to Waterfront Associates. It takes some pressure off of the Borough from being the middleman. Hopefully by the next IDA meeting, a final determination will be made. There is no delay expected on the project.

Mr. Stewart stated that Waterfront Associates has not come into the Planning Commission meeting yet inquiring about a height variance though zoning. PC asked to have some 3-D modeling done to show what an 80-foot building would look like in comparison with the neighboring properties and the hillside. They may attend the July 11 Planning Commission meeting to present this model.

Mr. Holderman discussed PNC doing the QOZ and being involved in it. It is his understanding that they are not going to be involved. They indicated that they would only fund affordable housing projects. Mr. Holderman believes that if this is the case, the project will be phased out. It looks as though they will not close by the end of June 2019.

Update on the Gamble Mill

Mr. Beard was contacted by Universal Settlement as they are doing the closing for them. It is not clear if all of the property ownership issues have been resolved. With regard to the email, Mr. Beard will respond on the Borough's behalf. He will respond that the Borough is okay with what is proposed.

NEW BUSINESS: None.

ADJOURNMENT:

With no further business coming before the IDA,

Mr. Fisher moved to adjourn the June 12, 2019 Bellefonte Industrial Development Authority meeting;

Mr. Wendt seconded the motion;

Motion carried.

Meeting adjourned at 6:24 p.m.

EXECUTIVE SESSION: Real Estate Update