

**BELLEFONTE BOROUGH
INDUSTRIAL DEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES,
October 9, 2019 6 p.m.
236 West Lamb Street
Bellefonte, PA 16823
www.bellefonte.net**

Members:

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

Excused:

Mr. Frank Halderman

Guests:

Joanne Tosti-Vasey
Bill McMillan
Douglas Martin

PLEDGE OF ALLEGIANCE:

The October 9, 2019 Bellefonte Industrial Development Authority Meeting was called to order at 6 p.m.

MINUTES FOR APPROVAL:

**Mr. Wendt moved to approve the September 11, 2019 IDA Meeting Minutes, as amended.
Mr. Fisher seconded the motion.
Motion carried.**

PUBLIC COMMENT: None.

FINANCIAL REPORT:

Monthly Financial Report

Mr. Holderman reported a balance of \$135,783.21. He anticipated about \$16,268 to be spent between now and year end assuming that all goes well with the closing. That will leave about \$120,000 and he estimated the IDA to get about \$1.975 million at closing which would leave the balance at \$2,094,000.00.

Beard Law invoices were approved as follows:

Mr. Scott moved to approve Invoice 20763 in the amount of \$875.00 and 20764 in the amount of \$140.00 from Beard Law Offices.

Mr. Wendt seconded the motion.

Motion carried.

OLD BUSINESS:

Waterfront Update

Waterfront Associates spoke at the last Council meeting. The packet at the table is what the developer went over with Council. Essentially, they made a presentation and are more than willing to come into the IDA with the same presentation. Mr. Holderman stated that the rationale for going before Council was to ask for a couple of zoning modifications.

Mr. Holderman further explained that being October, the developer is now running up against a deadline for closing on the property (December 22). They asked Council for an expedited process which may include a conditional approval. They would feel more comfortable closing by December 22 with an approval. The project still needs to go through the HARB approval process. They are submitting their completed application and will go before HARB at the next meeting and also go before Planning Commission at the next meeting.

Mr. Holderman stated that the project is a big deal and the Borough wants to make sure that everything is done to move this project forward.

NEW BUSINESS:

Data Center (Douglas Martin)

Mr. Martin discussed the use of state DCD IDA bonds for potential financing of the data center project. If the IDA bonds are used, the local IDA essentially needs to okay the project or be involved in some capacity.

They proposed to put the business at the Titan facility. First it would be a four-pod system which would be very small, but at that iteration it will still have all of the fiber moving through it. It can be grown out to the size of Titan facility which would make it a very large data center. For the region, it would potentially make Bellefonte and Centre County one of the most connected regions in the state.

The internet connectivity in the area is not very good. The data center will be used for companies to host their own clouds and the facility would also be the point of presence for internet providers. This would be the connecting point for different internet providers, and they would bring their direct connection fiber lines to the data center at Titan, interconnect with each other and then disseminate the service back out from the data center. It will make the viability of broadband service in the direct area more affordable and with more options. This is an infrastructure project.

The center will bring in business customers from all over which will increase the tax base in the area. They are not looking to increase employee base but instead draw businesses to use the center in Centre County.

The project may or may not use the IDA bonds, but just in case they do, they wanted the IDA to be aware of it and back a background of the business. A letter of support was requested from the IDA to back the data center. There are other agencies that may be interested in supporting the business. The support letter would help in those areas as well.

The center is proposed for Plant 4 of the Titan building. The owner of the structure hopes to turn the Titan structure into a high-end industrial park.

Mr. Holderman inquired about a time frame. They are trying to get all the funding secured first. From that point, they will purchase the infrastructure from Australia. That will take a few weeks to get the pod. Everything is tested and secured. They have a 4-6-month lead time before everything would be up and running. The Titan building will easily accommodate their business.

The proximity to Spring Creek was discussed. It will not be a problem because the building is above the 200-year flood zone.

Financing and support were discussed briefly. The company would be a full corporation. It is not a total start up but under the umbrella of another established company.

Mr. Wendt moved to provide a letter of support.

Mr. Scott seconded the motion.

Motion carried.

ADJOURNMENT:

With no further business coming before the IDA,

Mr. Fisher moved to adjourn the October 9, 2019 Bellefonte Industrial Development Authority meeting;

Mr. Wendt seconded the motion;

Motion carried.

Meeting adjourned at 6:34 p.m.