

**BELLEFONTE BOROUGH  
INDUSTRIAL DEVELOPMENT AUTHORITY  
REGULAR MEETING MINUTES  
November 13, 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. Gregory Wendt  
Mr. Michael Scott  
Mr. Matthew Hill  
Mr. Donald Holderman, Secretary

**Guests:**

Joanne Tosti-Vasey

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**PLEDGE OF ALLEGIANCE:**

The November 13, 2019 Bellefonte Industrial Development Authority Meeting was called to order at 6 p.m.

**MINUTES FOR APPROVAL:**

**Mr. Halderman moved to approve the October 14, 2019 IDA Meeting Minutes.  
Mr. Scott seconded the motion.  
Motion carried.**

**PUBLIC COMMENT:** None.

**FINANCIAL REPORT:**

**Monthly Financial Report**

Mr. Holderman reported that the balance is \$129,518.00. This was after the interest, legal fees, and the minutes were paid for in October 2019. He is anticipating \$123,000 left once the closing occurs on December 19 for the waterfront property.

**Mr. Scott moved to approve invoices from Beard Law Office for Invoices No. 20811 for \$273.00 and 20802 for \$122.50.  
Mr. Wendt seconded the motion.  
Motion carried.**

## **OLD BUSINESS:**

### **Update on Gamble Mill Property**

Mr. Beard discussed the closing of the Gamble Mill property – which will hopefully occur next week. A public access easement needs to be recorded, a water line easement needs to be recorded and the deed needs to be signed and delivered for closing. There will have to be a settlement statement prepared and usually the buyer's agent takes care of that.

A lot addition plan needs to be walked through. The deed cannot be recorded until the planning office approves it. There is usually a 24-hour turnaround with the assignment of UPI number by the assessment office. The plan and deed can be recorded after this occurs.

A definitive date has not been set for the closing yet. Mr. Beard anticipates it will be next week. Mr. Beard is fairly certain the Universal Settlement is taking care of the settlement statement. He has been in touch with the buyers.

The deed needs to be executed by the Council Chair. The public access easement needs to be signed by same as well as the water line easement. The Chair of the Authority needs to sign it as well. The easements can be recorded this week by Mr. Beard.

Ms. Tosti-Vasey stated that the new owners appeared before Harb last night and discussed their preliminary plans for the mill. The doors and windows are planned to be updated as well as the color scheme. They are planning for a restaurant and pub and living space on the 4<sup>th</sup> floor.

Mr. Holderman interjected that they have a good architect team working with them. Someone is pretty close to signing a lease on the restaurant area. The person interested will be well known in the area.

A concrete wall will be placed at the raceway so the water cannot run through the building anymore. The plywood will be removed.

### **Update Waterfront Associates**

Mr. Beard stated that closing is scheduled for December 19, 2019. A few items need to be taken care of prior to closing. They are working with two separate grants. They need a co-op agreement with the Borough on one of the grants.

The consolidation and subdivision plans are outstanding and need to be approved and recorded. There are easements that need to be taken care of as well for access to the wall and walkway

with the utilities behind that. The Borough wants Dunlap access to remain accessible to the public. The easement document included a right to move the easement, but it will remain open.

The developer also wants to subdivide the lot into three lots – one for the hotel, the garage, and the condo residential building. They asked if they can do that plan in the name of the IDA so that lots will be in the name of the IDA. The IDA would then reconvey the lots to the developer with separate entities. This will save them transfer taxes.

The value of the three separate lots will be based on the acreage, with the middle lot being the largest. Mr. Holderman stated that the developer will incur all legal costs associated with the lot transfers from the IDA. The grants were discussed briefly.

**Mr. Halderman moved to revise the subdivision plan in order to proceed with dividing the larger parcel into three separate parcels in accordance with Bellefonte Waterfront Associates' current plans and with Bellefonte Waterfront Associates to cover any costs associated with accomplishing that.**

**Mr. Fisher seconded the motion.**

**Motion carried unanimously.**

#### **Letter from the BAIDA supporting the Data Center**

#### **Armory**

Mr. Holderman stated that a few months back the architects were comparing it with another property. He will reach out for an update. Renting the property out was discussed. There is nothing at the property at this time. Mr. Holderman stated that renting would require the Borough to bring the buildings up to code which would be costly. Mr. Halderman discussed possibly splitting the property up for sale.

**NEW BUSINESS:** None.

#### **ADJOURNMENT:**

With no further business coming before the IDA,

**Mr. Fisher moved to adjourn the November 13, 2019 Bellefonte Industrial Development Authority meeting;**

**Mr. Holderman seconded the motion;**

**Motion carried unanimously.**

Meeting adjourned at 6:25 p.m.

