

**Industrial Development Authority  
September 9, 2015**

The regular meeting of the IDA (Industrial Development Authority) was held on Wednesday, September 9, 2015, beginning at 6:00 p.m. in the Borough Building. Mr. Badger called the meeting to order.

**Present:** Paul Badger; Frank Halderman; Ray Fisher; Matt Hill; Greg Wendt;  
Don Holderman, Secretary;

**Excused:** Rod Beard, Solicitor;

**Borough Staff:** Ralph Stewart, Borough Manager

**Visitors:** Sue Hannegan, CCPCDO;

**Approval of Minutes:**

- Mr. Halderman made a motion to approve the minutes of the IDA meeting of August 12, 2015. Mr. Hill seconded the motion. A voice vote was unanimous to approve the minutes as presented.

**Public Comments:**

- None.

**Financial Reports:**

- Mr. Holderman provided the financial report. The monthly expenditures were \$219,514.00. The majority of that is the two invoices that were paid to Hawbaker in the amount of \$214,443.00. Skye Engineering was paid \$715.00. Legal fees were \$858.00. Incidentals amounted to \$140.00. Loan interest was \$3,358.00. Expenditures on the Act II Environmental Clearance was \$98,247.00. The contract is approximately \$130,000.00. Buchart Horn has not provided any invoices.

- Mr. Hill made a motion to approve payment of the invoice to Skye Ltd. of \$680.00. Mr. Wendt seconded the motion. A voice vote was unanimous.

- Mr. Hill made a motion to approve payment of the invoice to Beard Law in the amount of \$257.50. Mr. Halderman seconded the motion. A voice vote was unanimous.

**Old Business:**

**1. Waterfront Property -**

**I. Waterfront Project Report** - Scott provided the report. The construction phase has been continuing making good progress along the stream. Notice to proceed was issued on May

18, 2015. It is a 365 calendar day contract. The project is 113 days into the contract (31%). Demolition is 90% complete. The overall construction is 10% complete based upon visual inspections. There are two submittals. There are shop drawing submittals on the light fixtures. There are no current change orders. The construction schedule looks positive. Hawbaker is optimistic that they will be out of the stream by the October 1st deadline. It is realistic to think the Portadam will be dismantled and out about September 25th.

Don reviewed the current applications in process regarding the payment requests. A pencil copy was received for application of payment #3, which is \$190,692.00. It is in process and under review.

The focus of work completed has been on the footers and foundation and construction of the wall far enough to get the project out of the stream. They are beginning to cut back for the second tier walls.

There have been some questions regarding the stairs and how the finish work is made up with the irregularity in the Redi-Rock wall. Several options were presented.

The issue with the concrete was resolved with the fiber reinforcement versus the grid.

The issue of the scallops at the bump backs was taken care of.

A railing is necessary since steps were added but a railing is not required in the center. A revised schedule is in the packet for IDA members to review.

The Redi-Rock wall consultant that Hawbaker used to design the wall requested a pretty considerable change from the documents that has the entire area from the lower wall to the higher wall to be undercut and completely filled with 2B stone. The consultant has requested a lot of additional information.

There is also an issue with whether the demolition material is adequately mixed and can be used on site for fill. It is not to proposed to be the structural fill material in the area of the wall.

The power pole relocation has been completed and the utilities have been disconnected. Mr. Stewart stated there are a few hydrants that the Borough crew will remove. That expense had to be paid before the pole would be moved.

Mr. Halderman said all the blocks won't be here until Thanksgiving. The cap blocks won't be here until spring.

**II. Act 2 Clearance** - The fourth ground water sampling event was completed. They are in the process of reviewing the final results of the analysis of the samples that were taken. The models will need to be rerun based on the latest set of results and wrap up the final report with the fourth round of groundwater sampling.

Regarding the Chlomar the last piece of analysis needed for the application was finished. Between now and the next meeting Scott will provide the application for signature.

Mr. Halderman asked about the height of the lights along the walkway. He questioned whether there would be enough light to walk after dark for people to feel safe walking.

**III. RACP** - Nothing has been heard from the Office of Budget since everything and the first payment application was submitted.

**IV. Signage - Selected Coordinator - Meghan Tooker** - She will coordinate a committee to work on the signage. She will give reports to the IDA.

**2. Armory Property** - This will be discussed in an Executive Session at the end of the meeting.

### **New Business:**

- IDA members are invited to the Centre County Economic Development Partnership Summit being hosted by CBICC Tuesday, October 6th, at 5:00 p.m. at the Match Factory. Any members interested in attending should inform Mr. Stewart or Mr. Holderman.

**Adjourn:**

- Mr. Hill made a motion to adjourn the September 9, 2015 meeting of the Industrial Development Authority at 6:27 p.m. Mr. Wendt seconded the motion. A voice vote was unanimous.

**Executive Session:**

The IDA went into Executive Session in regard to the Armory Property.