

MINUTES

DEVELOPMENT AUTHORITY

LOWER ALLEN TOWNSHIP

REGULAR MEETING

NOVEMBER 20, 2023

The following were in ATTENDANCE:

AUTHORITY MEMBERS

Max Stoner, Chairman
H. Edward Black, Vice Chairman
John Eby, Secretary
Salvatore Marone, Treasurer
Mark O'Shea

TOWNSHIP PERSONNEL

Erin Trone, Township Assistant Manager
Steven Miner, Solicitor
Mary Ellen Banks, Recording Secretary

Chairman Stoner called the meeting of the Lower Allen Township Development Authority to order at 6:00pm and announced Proof of Publication was available for review.

APPROVAL OF MINUTES OF AUGUST 21, 2023

Mr. EBY made a motion to approve the minutes of the August 21, 2023. Mr. O'SHEA seconded the motion. Motion carried, 4-0.

PUBLIC COMMENT – THERE WAS NONE.

ACTION: SIGN APPLICATION FOR TAX CLEARANCE CERTIFICATE

Mrs. Trone explained the situation that arose when the Authority sold the Trader Joe's property where they wanted us to file a sales tax certificate with the Department of Revenue and it went back and forth with her maintaining that we don't report to the Department of Revenue, we report to the DCED. Mrs. Trone explained after a lot of back and forth, the Board did not file with the Department of Revenue. She explained that now the Township was to receive a grant and were notified that we could not have the money from the grant until we paid our Sales Tax. Mrs. Trone assumed this was the Board's decision above; however, it did turn out that this was not from this situation and we really do not need to complete this certificate. After further discussion and verification from Solicitor Miner, the consensus of the Board was to take no action.

Mr. Marone entered the meeting at this point.

ACTION: SIGN PENNSYLVANIA EXEMPTION CERTIFICATE

This was also put on the agenda as part of the situation above and after a brief discussion, Solicitor Miner stated "since you do pay bills, and purchase items from time to time therefore, I do see some value in having in this certificate." Discussion ensued.

Mr. EBY made a motion to approve signing the Pennsylvania Sales Tax Exemption Certificate for future purposes. Mr. MARONE seconded the motion. Motion carried, 5-0.

ACTION: APPROVE MEETING DATES FOR 2024

Mr. EBY made a motion to approve meeting dates for 2024. Mr. BLACK seconded the motion. Motion carried, 5-0.

DISCUSSION: RESIGNATION OF ERIN TRONE

Mrs. Trone stated at the last Board of Commissioners meeting, she had tendered her resignation, which was accepted by the Board. She explained that she took a job as Deputy County Administrator at Prince George County in VA. Her last day will be December 8th so this is the last Development Authority Meeting she will be attending.

There were a lot of Congratulations.

Mr. **EBY** made a motion that the Board adopt a Resolution (whatever the next resolution number is) commending Mrs. Trone for her service to this Board for the last (almost) 14 years. Mr. **BLACK** seconded that motion with regret. Motion carried, 5-0.

STAFF UPDATE:

Mrs. Trone informed the Board:

- On the L. B. Smith property next to the Brewhouse, they are putting in a Truck Service Station which is on the Planning Commission's meeting agenda for tomorrow night.
- Arcona has been slow.

NEXT MEETING OF THE DEVELOPMENT AUTHORITY

The next meeting of the Development Authority is scheduled for Monday, December 18, 2023 at 6:00pm.

Mr. Black asked for the following to be written into the meeting minutes of this Board:

"In years gone by, as we at Lower Allen Township were seeking candidates for Director of Community Development, your application came to the top of the list. I was concerned that we would be hiring from the Business Community, especially because you were working for a firm of which one of the principals was a Lower Allen resident; however, after exploring further, I changed my mind and the vote to hire you was one of the easiest decisions made. You have served Lower Allen with wisdom and respect! Lower Allen is blessed with many excellent employees and you are one of that stature. You will be missed, my work with you as Assistant Manager and Director of Community Development was a great experience; you did the heavy lifting on items related to the redevelopment of the former Bon Ton site; for that alone, this Township should be extremely grateful – it is a homerun.

Prince George County, Virginia is the winner in this case, Lower Allen Township is the loser.

I wish you the best as you take this new trail, but do not leave us in the dust, please stay in touch so that we know all is well, you deserve that."

Ed Black

ADJOURNMENT

Mr. **EBY** made a motion to adjourn. Mr. **MARONE** seconded the motion. Motion carried, 5-0. The meeting adjourned at 6:26pm.