

MINUTES

DEVELOPMENT AUTHORITY

LOWER ALLEN TOWNSHIP

REGULAR MEETING

JANUARY 20, 2025

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

Isaac Sweeney, Director of Community &
Economic Development
Steven Miner, Solicitor
Mary Ellen Banks, Recording Secretary

Mary Ellen Banks, Recording Secretary called the meeting of the Lower Allen Township Development Authority to order at 6:01pm and announced Proof of Publication was available for review.

Solicitor Miner explained there was a mistake in the agenda because this is the typical reorganizational meeting and it was not put on the agenda. Because of the restrictions of ACT 65, we now can add it; however, we need to take care of that piece of business now. I would accept a motion from anyone to add the reorganization item to the agenda.

Mr. EBY made a motion to add the reorganization item to the agenda. Mr. MARONE seconded the motion. Motion carried, 5-0.

At this point, Solicitor Miner turned the meeting back over to Mrs. Banks to begin the reorganizational part of the meeting.

REORGANIZATION

Mr. EBY made a motion to nominate Mr. Max Stoner as Chairman of the Development Authority for 2025. Mr. MARONE seconded the nomination. Motion carried, 5-0.

At this point, Mrs. Banks turned the meeting over to Chairman Stoner.

Mr. EBY made a motion to nominate Mr. Edward Black as Vice Chairman of the Development Authority for 2025. Mr. MARONE seconded the nomination. Motion carried, 5-0.

Mr. MARONE made a motion to nominate Mr. John Eby as Secretary of the Development Authority for 2025. Mr. BLACK seconded the nomination. Motion carried, 5-0.

Mr. EBY made a motion to nominate Mr. Sal Marone as Treasurer of the Development Authority for 2025. Mr. O'SHEA seconded the nomination. Motion carried, 5-0.

Mr. EBY made a motion to nominate the firm of Caldwell & Kearns, P.C. with the particular appointment of Mr. Steven Miner as Solicitor. Mr. MARONE seconded the nomination. Motion carried, 5-0.

APPROVAL OF MINUTES OF NOVEMBER 18, 2024

Mr. EBY made a motion to approve the minutes of the November 18, 2024. Mr. O'SHEA seconded the motion. Motion carried, 5-0.

January 20, 2025

SOLICITOR'S REPORT

Solicitor Miner stated he had nothing new; however, he wanted to thank Mr. Eby for bringing it to everyone's attention that the reorganization was missed on the agenda. Mr. Eby explained that when they all came on-board there was a booklet given to everyone that had the by-laws and other items in it.

DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT REPORT

- Financial Report
 - As agreed to prior, at the end of each quarter there would be a financial report shared with the Board. And, that is in your packet for November and December. The current interest rate is now 4.561%. Director Sweeney questioned if the Board would want to see and approve any engineering invoices. The consensus is when there is another project, that would be appropriate for the Board to see and approve invoices.
- Status of development projects in the Township
 - There is nothing new in the status of the projects. There was a brief discussion on the SLD 2023-02 which is the land development plan for Cedar Run Business Park.
- Lower Allen Commons NPDES Permit update:
 - Director Sweeney explained as the Board was aware, they went ahead and removed the permit because we are at the point of waiting on Penn Dot and their agreement before Penn Dot will actually sign off. So the permit is renewed, it is in their hands and nothing is happening and all is well. He also explained he reached out to Penn Dot two weeks ago and they are supposed to be sending us a draft agreement; hopefully it will be on the agenda for next month. So long as we are okay with that, we can get that signed off on and once that agreement is in place, Penn Dot will sign off on the permit and we will be able to transfer that permit in its entirety to Mountz Jewelers and we will be completely done.
 - Director Sweeney informed the Board that Matt Flinchbaugh has reached out to the Township to team up with some gateway signs. He has also been speaking to New Enterprise who is most likely going to do a long-term lease agreement for the property at 18th and Hummel with the Township. They will allow us to do what we want with the property so we are looking for perhaps a "Welcome to Township" sign being there. He is also inquiring if the Development Authority would be interested in helping to defer the cost of that sign. There is another area at Lower Allen Commons that would be a great spot for a large digital sign. if we were to team up with Mr. Flinchbaugh, the sign, the engineering, the designing, the permitting will be taken care of by them; they would pay for the sign in its entirety and do all of the marketing. The money from the advertising would help to pay for the sign until it is paid off and there would be a chance for some revenue moving forward. They will present to the Board of Commissioners and Director Sweeney will ask them to present this Board also.

PUBLIC COMMENT – THERE WAS NONE

RECESS TO EXECUTIVE SESSION:

The Regular Meeting of the Development Authority recessed into Executive Session to discuss real estate matters @ 6:24pm.

RECONVENE REGULAR MEETING

The Regular Meeting of the Development Authority reconvened @ 6:38pm

NEXT MEETING OF THE DEVELOPMENT AUTHORITY

The next meeting of the Development Authority is scheduled for Wednesday, February 19, 2025 at 6:00pm.

ADJOURNMENT

Mr. **EBY** made a motion to adjourn. Mr. **MARONE** seconded the motion. Motion carried, 5-0. Meeting adjourned at 6:40pm.