

MINUTES

DEVELOPMENT AUTHORITY

LOWER ALLEN TOWNSHIP

REGULAR MEETING

FEBRUARY 21, 2023

The following were in ATTENDANCE:

AUTHORITY MEMBERS

Max Stoner, 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

H. Edward Black arrived at 6:12PM.

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.

REORGANIZATION

Mr. **EBY** made a motion to nominate Mr. Max Stoner as Chairman of the Development Authority for 2023. Mr. **O'SHEA** seconded the nomination. Motion carried, 3-0.

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 2023. Mr. **O'SHEA** seconded the nomination. Motion carried, 3-0.

Mr. **O'SHEA** made a motion to nominate Mr. John Eby as Secretary of the Development Authority for 2023. Mr. **EBY** seconded the nomination. Motion carried, 3-0.

Mr. **EBY** made a motion to nominate Mr. Sal Marone as Treasurer of the Development Authority for 2023. Mr. **O'SHEA** seconded the nomination. Motion carried, 3-0.

Mr. Marone entered the meeting at this point.

APPROVAL OF MINUTES OF DECEMBER 19, 2022

Mr. **EBY** made a motion to approve the minutes of the December 19, 2022. Mr. **MARONE** seconded the motion. Motion carried, 3-0; Mr. Stoner abstained since he did not attend the meeting.

PUBLIC COMMENT – THERE WAS NONE.

ACTION: APPROVE PAYMENTS FROM DECEMBER 2, 2022-FEBRUARY 21, 2023 IN THE AMOUNT OF \$18,250.15

Mr. **MARONE** made a motion to approve payments from December 2, 2022 to February 21, 2023 in the amount of \$18,250.15. Mr. **EBY** seconded the motion. Motion carried, 4-0.

DISCUSSION & ACTION: APPROVE THE PROPOSAL FROM BROWN SCHULTZ SHERIDAN & FRITZ CERTIFIED PUBLIC ACCOUNTANTS & BUSINESS ADVISORS TO PREPARE THE U.S. FORM 990 AND THE 2022 ANNUAL REPORT FOR THE

INDUSTRIAL DEVELOPMENT AUTHORITIES FOR THE COMMONWEALTH OF PENNSYLVANIA FOR \$1,500.

Mrs. Trone explained this is the same firm the Board has been using and is also the same firm the Township uses. Mr. **EBY** made a motion to sign the document approving the proposal from Brown Schultz Sheridan & Fritz Certified Public Accountants & Business Advisors to prepare the U.S. Form 990 and the 2022 Annual Report for the Industrial Development Authorities for the Commonwealth of Pennsylvania for \$1,500. Mr. **MARONE** seconded the motion. Motion carried, 4-0.

DISCUSSION: F&M LOAN STATUS

Mrs. Trone explained to the Board concerning what we had discussed last meeting to keep this loan open; however, our bond attorney informed us we cannot do that. The issuance of the loan was for a particular purpose which is no longer valid; therefore, we will have to close this loan. Mrs. Trone stated also in mid-February there was a condo board meeting and they elected new officers so this Board is no longer part of the condo board.

Mr. **EBY** made a motion to close out this loan with F & M. Mr. **MARONE** seconded the motion. Motion carried, 4-0.

We will still have the project account with F & M per Mrs. Trone and we do still have an account with the Township from when we sold the old Township building. That money went into the account here at the Township. She stated she can combine the two accounts or keep both separate. It is a little more fluid to use the F & M account. Discussion ensued with Mrs. Trone giving the Board these options to consider. This will be discussed at the next meeting.

STAFF UPDATE – MRS. TRONE:

- 3540 Gettysburg Road
 - This is the property across from Lower Allen Commons. There are six new entities; there is a Nothing Bundt Cakes, Playa Bowls, Green Stop, Clean Eatx and two salons. This is a great story that someone else is investing in our Township.
- OIP Surgical Center – will be where Progressive Auto Insurance was located on Hartzdale Drive.
- Spring Lake Apartments – this is taking the place of Hartman Engineering building on the corner of Carlisle and Orchard Street. Will be 12 units, 3 stories.
- Cedar Run Business Center – located next to Allen Middle School; 2 buildings in an L Shape.
- Arcona 8.2 and Phase 3 – will be a build-out at Lisburn and Arcona. This will include some businesses and studio apartments.
- Zoning & SALDO Update – plans to update these to make it more user friendly and changing over to all be digital.
- New Car Washes – one is Tommy's at the corner of Hartzdale and Gettysburg Road, the other one, Cloud 10 Car Wash, will be on the corner of Lower Allen Drive and Gettysburg Road across from the Burger King.

NEXT MEETING OF THE DEVELOPMENT AUTHORITY

The next meeting of the Development Authority is scheduled for Monday, March 21, 2023 at 6:00pm.

ADJOURNMENT

Mr. **EBY** made a motion to adjourn. Mr. **MARONE** seconded the motion. Motion carried, 4-0. Meeting adjourned at 6:28pm.