

MINUTES

DEVELOPMENT AUTHORITY

LOWER ALLEN TOWNSHIP

REGULAR MEETING

MAY 20, 2024

The following were in ATTENDANCE:

AUTHORITY MEMBERS

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

TOWNSHIP PERSONNEL

Isaac Sweeney, Director of Community &
Economic Development
Steven Miner, Solicitor
Mary Ellen Banks, Recording Secretary
Nate Sterling, Administrative Secretary
Alycia Knoll, Finance Director

Chairman Stoner called the meeting of the Lower Allen Township Development Authority to order at 6:01pm and announced Proof of Publication was available for review.

Salvatore Marone, Treasurer was absent with excuse.

APPROVAL OF MINUTES OF APRIL 15, 2024

Mr. **EBY** made a motion to approve the minutes of the April 15, 2024. Mr. **O'SHEA** seconded the motion. Motion carried, 3-0.

SOLICITOR'S REPORT ON CORPORATE TRANSPARANCY – STEVEN P. MINER:

Solicitor Miner provided a document explaining in detail concerning the upcoming reporting requirements for Pennsylvania entities with his concern about the potential reporting requirements for municipality authorities. After reviewing this in more detail, Mr. Eby stated "the bottom line is for Federal law we are exempt; however, for State reporting we are still not sure?" Solicitor Miner stated that is correct. For planning purposes in 2025, please advise Solicitor Miner if the Board receives a postcard from the Pennsylvania Department of State, Bureau of Corporations requesting a filing, so the Board can then decide whether to file.

FINANCIAL REPORT – ALYCIA KNOLL, DIRECTOR OF FINANCE

Director Knoll provided the Board with a financial report for the Development Authority with details of the institutions where the monies are deposited and what the interest rates (if any) are and information about each institution. Director Sweeney explained to the Board that they had talked with Solicitor Miner who explained since the loan is paid off you are free to move the money around. Going forward, we will be supplying the Board with a quarterly report to let you know where you stand. Discussion ensued which afterwards the Board took the following action: Mr. **EBY** made a motion to authorize staff to take the full amount of money that is in the F & M Trust Business checking account and move it to the School District GTS fund and to take the full amount in the MAX fund and combine it with the School District GTS fund. Solicitor Miner stated these accounts are ones that municipalities use very frequently and he thinks they are very good. Mr. **O'SHEA** seconded the motion. Motion carried, 3-0. Director Knoll reminded the members that the signers that are at F & M are Mr. Stoner, Mr. Eby and Mr. Marone. She added that it is usually a 2-person signature; however, she will double-check and get the proper paperwork and let them know if they need to meet in person. Director Knoll also explained if they are not looking at any other projects anytime soon, she can also look at longer term items where they would invest but this would lock the money up at that point. The Board thanked Director Knoll for the information and at this point, she left the meeting.

May 20, 2024

STATUS OF DEVELOPMENT PROJECTS IN THE TOWNSHIP

Director Sweeney informed the Board of the following:

- The Arcona 8.3 (42 single family homes, 54 townhomes and 2 open space lots) has been submitted and is under review. It has been tabled for planning commission this month due to the inordinate amount of comments.
- Staff met with New Enterprise about the future development of the quarry. They are looking at the development of this in 2-3 years. They have submitted a sketch plan to Mr. Verneau who shared the Township's vision of this and they had agreed with this. What they are looking at this point is approximately 150 workforce housing apartments, a small water feature and possibly floating solar panels, no motor boating. They do state they will need help from the township including rezoning. Director Sweeney did make sure when they talked about workforce housing, what they meant and it is a price range of between \$900-\$1200/month. This will take a couple of years to complete.
- Liberty Forge has met with staff and they hope to take advantage of the open-space overlay and in our Township approximately 190 single family homes and 7 single family homes in Upper Allen Township that are age restrictive. This will be dependent upon getting water to the site. The restaurant and golf course would be closed.
- Arcona 9.0 is coming soon.

Mr. Black entered the meeting at this point.

Some items for the good of the order:

- Director Sweeney and Mr. Sterling have discussed the fact that the Township does not have an actual business director to encourage new businesses and for the sake of our residents for going on the website to find businesses here. This would also be a benefit for the businesses that would be on our website linking the businesses that register with the Township. Does the Development Authority want to spearhead this project? Mr. Eby suggested staff develop a detailed report and game plan for the Board to review.
- Mr. Sweeney agreed and will see this is done. There is a new website being developed at the same time and we can incorporate this into it. Discussion ensued.
- Mr. Eby suggested at a future meeting have a property map up and brainstorm about some areas/properties and start visually brainstorming and listing some priorities and prospects for some projects in the future.

Discussion ensued with various ideas/projects.

Director Sweeney stated he will come back next month to give the Board an update on development and also any ideas they have brainstormed with the business registry and perhaps talk about when you want to schedule a workshop.

PUBLIC COMMENT – THERE WAS NONE.

NEXT MEETING OF THE DEVELOPMENT AUTHORITY

The next meeting of the Development Authority is scheduled for Monday, June 17, 2024 at 6:00pm.

ADJOURNMENT

Mr. **EBY** made a motion to adjourn. Mr. **O'SHEA** seconded the motion. Motion carried, 4-0. Meeting adjourned at 6:52pm.