

THE TOBYHANNA TOWNSHIP ECONOMIC DEVELOPMENT AUTHORITY
REGULAR BUSINESS MEETING
OCTOBER 3, 2018

The October 2018 Regular Business Meeting of the Tobyhanna Township Economic Development Authority ("Authority") was held on October 3, 2018, at the Tobyhanna Township Government Center Building, 105 Government Center Way, Pocono Pines, Pennsylvania, 18350.

Present are John Holahan, Robert (Bob) Bossuyt, Edwin (Win) Miller, and Township Manager John Jablowski Jr. Solicitor Mark Bufalino arrives at 6:20PM. Anne Lamberton, William Van Gilder, and Solicitor John Dean are not present.

1. Vice Chair John Holahan calls the meeting to order at 6:10PM. It is determined that a quorum is present.
2. The Pledge of Allegiance is recited.
3. Robert Bossuyt motions to accept the meeting minutes for the August 1, 2018 Regular Business Meeting, Edwin Miller seconds. Vote: all in favor; minutes accepted.
4. Solicitor's Report – none.
5. Old Business – none.
6. New Business
 - a. Riley and Company - Audit Services Agreement. Robert Bossuyt motions to engage Riley and Company's services for \$5,000 in 2018, \$5,200 in 2019, and \$5,500 in 2020, Edwin Miller seconds. Vote: all in favor, motion carries.
 - b. Stevens and Lee Bill - \$25,923.36. John Jablowski states Alberta Development has agreed to pay the Stevens & Lee bill. This is for the creation of the Public Improvement Levy, and is a bill from April. The Authority received a check from Pocono Manor Investors to pay for this. The remaining portion of about \$50,000 will be rolled into a bond issue. About \$7,500 was from Kalahari discussing their concerns. Alberta and Pocono Manor feel it is not their responsibility to pay for Kalahari's discussion, so the \$7,500 might be incorporated into the bond issue.

Edwin Miller motions to authorize the payment of \$25,923.36 to Stevens & Lee out of funds received from Pocono Manor, Robert Bossuyt seconds. There is discussion about remaining funds owed. Mark Bufalino arrives at 6:20PM. Vote: all in favor, motions carries.
7. Authority Comment

- a. Kalahari Resorts LLC Update. John Holahan asks what is going on with Kalahari. John Jablowski states Kalahari asked to not be a part of the PIL for now. John Holahan states the Authority has allowed plenty of time for Kalahari to consider, and they should be part of the PIL district. Bringing in other properties is also a possibility. Kalahari's seven concerns have been addressed, but Kalahari seems unwilling to move.

John Jablowski states that a major concern of Kalahari's is that someone could discern Kalahari's gross receipts. As other development joins, other properties will obscure Kalahari's monetary contribution. Second, Kalahari has no say in how the money is used. Third, Kalahari is concerned the amicable working relationship with the township may change as board members change. John Holahan states Kalahari was also concerned about the costs of implementation, but the Authority could provide a rebate or discount to defer administrative costs. The PIL percentage could also change based on the item sold.

John Jablowski recommends expanding the PIL to the other side of SR 940, to include the bowling alley and further west of SR 940.

Edwin Miller asks if Double Cut and Sortino's [restaurants within Kalahari] are owned by Kalahari, or if they are technically separate. The Authority directs Crystal Butler to contact Barbara Nichols to determine what company applied for zoning permits regarding the restaurants.

John Jablowski discusses the proposed changes regarding the realignment of I-380's southbound exit ramp. Ron and Maureen Head's property will be impacted by this change, and they accepted \$500,000 as a selling price. The Authority is purchasing the property because the township is limited under Second Class Township Code, and can only buy property at fair market value. Authorities have more leeway. He proposes the Authority take a loan from the township to purchase the land, negotiate with adjoining property owners to sell back the unneeded portion of the land, and give part of the land to the township. The Authority must purchase the land in order for the project to continue.

John Holahan states this would prevent the township from spending \$150,000 for an access road to the Head's property and \$200,000 for moving telephone poles. The entire area may benefit from being added to the PIL district. The Authority discusses access roads to Stillwater Estates and wetland mitigation.

John Jablowski states that the loan from the township to the Authority will have no terms and be at 0% interest.

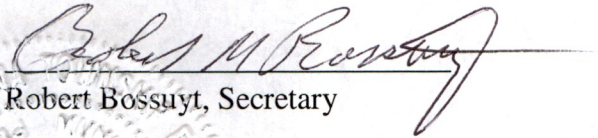
Edwin Miller motions to direct the solicitor to prepare the documentation and sales agreements and go to the township, contingent upon the township agreeing to loan the necessary funds to the Authority, Robert Bossuyt seconds. Vote: motion carries.

8. Public Comment – none.

9. Meeting adjourned at 6:40PM. The Board enters Executive Session to discuss potential legal issues.

Minutes recorded by Crystal Butler and Julia Heilakka

Respectfully submitted:


Robert Bossuyt, Secretary

