

Before
THE TOBYHANNA TOWNSHIP NEIGHBORHOOD IMPROVEMENT
DISTRICT AUTHORITY

In Re: Regular Meeting

Tobyhanna Township Government Center Building
105 Government Center Way
Pocono Pines, Pennsylvania 18350
Monday, January 4, 2016, beginning at 2:36 p.m.

PRESENT: ANNE LAMBERTON, Chairperson
MICHELLE BISBING, Vice-Chairperson
JOHN J. HOLAHAN, III, Secretary
HEIDI A. PICKARD, Treasurer
JOHN E. KERRICK, Board Member
DONALD MOYER, Board Member
(Late arrival)

PATRICK M. ARMSTRONG, ESQUIRE
Solicitor

ALSO PRESENT: PHYLLIS HAASE, Township Manager

ORIGINAL

Panko Reporting
537 Sarah Street, Second Floor
Stroudsburg, Pennsylvania 18360
(570) 421-3620

1 MS. LAMBERTON: We'll call to
2 order the January 4, 2016 Tobyhanna Township
3 Neighborhood Improvement District Authority
4 meeting. I think we'll pass on the pledge of
5 allegiance.

6 I'll accept a motion to consider
7 the minutes of November 9, 2015, special meeting.

8 MR. HOLAHAN: So moved.

9 MS. PICKARD: Second.

10 MS. LAMBERTON: I have a motion
11 and a second.

12 Any questions or comments from
13 the board?

14 Questions or comments from the
15 public?

16 Seeing none.

17 All those in favor?

18 BOARD MEMBERS: Aye.

19 MS. LAMBERTON: Opposed?

20 Seeing none. Motion carries.

21 Solicitor's report.

22 MR. ARMSTRONG: I have nothing
23 new to report. I do not believe there will be a
24 special assessment needed for this upcoming year,
25 so long as everything moves forward as planned.

1 But in the event that changes, you guys will -- you
2 know, we'll let you know.

3 MS. LAMBERTON: Very good.
4 Seeing there is no old business. We have new
5 business, 2014 audit report.

6 Michelle, you probably have the
7 most experience with all these -- seeing anything
8 out of the ordinary?

9 MS. BISBING: Yeah. I mean,
10 there were some expenses to the township, which I
11 believe were reimbursed from the administrative --
12 you can see the expenses in the NID -- or in the
13 TIF so --

14 MS. LAMBERTON: Do I need to
15 make a motion to accept the audit report?

16 I will --

17 MS. PICKARD: I'll make a
18 motion that we accept the audit report as presented
19 from Weseloh and Carney.

20 MS. LAMBERTON: I have a
21 motion.

22 MS. BISBING: I'll second it.

23 MS. LAMBERTON: I have a motion
24 and a second.

25 Any questions or comments from

1 the board?

2 Questions or comment from the
3 public?

4 Seeing none.

5 All those in favor?

6 BOARD MEMBERS: Aye.

7 MS. LAMBERTON: Opposed?

8 Seeing none. Motion carries.

9 Any public comment?

10 We'll open it up to you,
11 Jeanine, since you are our public.

12 MS. JEANINE HOFBAUER: I know
13 it would floor everybody if I stood up and said
14 something, but I don't have anything to say.

15 MS. BISBING: I did talk to --
16 so everyone knows, I did talk with Jim Ginty this
17 morning from Municap, who's the administrator of
18 the TIF. As Patrick said, if you -- we look good
19 for this year, I doubt -- it's doubtful that any
20 special assessment would have to be issued. We
21 don't have the same circumstances that we had last
22 year, the -- the revenue, the TIF funds have been
23 coming in and the payment -- bond payment was made.

24 He'll be working on a report,
25 his annual report and he'll issue that when he's

1 done. So unless anyone has any other specific
2 questions, I think we're in good shape.

3 MS. LAMBERTON: So it's working
4 like it's supposed to right now.

5 MR. HOLAHAN: Where is the fund
6 at now, balance? Any idea on that?

7 MS. BISBING: I don't. I have
8 no idea. I should -- I could've brought the bank
9 statement with me. I can certainly get that to you
10 if you'd like to see it.

11 MR. HOLAHAN: No, I'm just --

12 MS. BISBING: We get a -- we
13 get a statement at the beginning of every month, so
14 --

15 MR. HOLAHAN: Just curious, as
16 they're drawing down on the things, percent of
17 completion, typically you would take a look at your
18 percent of completion, your percent of receivables
19 and payables and find out, you know, it's kind of a
20 benchmark on being able to forecast something. So
21 it's -- it was just more out of curiosity because
22 it's not our --

23 MS. LAMBERTON: I'm assuming
24 they use the full amount.

25 MS. BISBING: I don't think it's

1 depleted yet, but it will be.

2 MS. LAMBERTON: Okay. There
3 was a lot of infrastructure.

4 MR. HOLAHAN: I think there's
5 more to come.

6 MS. LAMBERTON: But they won't
7 have enough to cover that.

8 MR. HOLAHAN: Right. I guess
9 that's where I was going with that.

10 MS. BISBING: Yeah.

11 MS. LAMBERTON: I mean, when
12 this all first started, you would think that that
13 would've been enough to cover everything.

14 MR. HOLAHAN: Right.

15 MS. BISBING: We have applied
16 for some other funding too, for some of the --
17 specifically road improvements.

18 MR. HOLAHAN: Okay.

19 MS. BISBING: The -- you know,
20 the Long Pond Road realignment and the ramps
21 widening.

22 MS. HAASE: Michelle, do you
23 know where we're at with the alignment of that
24 road, by any chance?

25 MS. BISBING: Everything, I

1 mean, is -- from our perspective, we're just like
2 waiting to hear on the applications that we've
3 submitted. We applied for LSA, we applied for
4 Multimodal and everything is just been -- very
5 quiet.

6 MS. HAASE: A standstill.

7 MS. LAMBERTON: They need a
8 budget first.

9 MS. BISBING: There is supposed
10 to be a CFA meeting, a Commonwealth Financing
11 Authority meeting, which is the approving entity
12 for those programs in January -- January, I want to
13 say, the 12th.

14 MR. MOYER: Sorry I'm late.

15 MS. LAMBERTON: No, we're good.

16 (Mr. Moyer arrived at 2:42 p.m.)

17 MS. BISBING: So maybe we'll
18 hear something then, I don't know. I don't know.
19 And I think it's all just kind of waiting on money.

20 MS. HAASE: Yeah, okay.

21 MS. LAMBERTON: Now, that
22 Donny's here, motion to adjourn?

23 MR. MOYER: I'll make that
24 motion.

25 MS. LAMBERTON: I have a

1 motion.

2 Do I have a second?

3 MS. PICKARD: Second.

4 MS. LAMBERTON: I have motion
5 and second.

6 MR. MOYER: That was horrible.

7 MS. LAMBERTON: Any questions
8 or comments from the board?

9 MR. MOYER: No. I'm glad
10 that's over.

11 MS. LAMBERTON: Questions or
12 comment from the public?

13 All those in favor?

14 BOARD MEMBERS: Aye.

15 MS. LAMBERTON: Motion carries.
16 (Discussion off the record.)

17 MS. LAMBERTON: Do I have to
18 say anything special --

19 MR. MOYER: I'll make a motion
20 we open the meeting.

21 MS. LAMBERTON: -- that we
22 reopen it?

23 MR. ARMSTRONG: Yeah, just --

24 MS. LAMBERTON: I have a
25 motion.

1 Do I have a second?

2 MS. PICKARD: I'll second.

3 MS. LAMBERTON: I have a motion
4 and second.

5 It's all yours, John.

6 MR. HOLAHAN: Speaking about
7 the realignment and also Kalahari was looking for
8 some help in -- was it traffic lights and things
9 like that, that we were -- they had approached the
10 board of supervisors about before, that we would
11 sign on because it would be easier if the township
12 did something.

13 MS. LAMBERTON: Oh, I think they
14 wanted it to be a township project.

15 MR. HOLAHAN: Right.

16 MS. LAMBERTON: And I
17 personally think it should be a state project.

18 MR. HOLAHAN: Well --

19 MS. LAMBERTON: It's not out of
20 the --

21 MR. HOLAHAN: Does that fall
22 under anything with this authority that we're
23 sitting on right now?

24 MS. LAMBERTON: I don't think
25 so. I mean we're just the funds.

1 MR. ARMSTRONG: Well --

2 MR. MOYER: It's easier for to
3 us to apply.

4 MR. ARMSTRONG: This is -- is
5 this within the NID District?

6 MR. HOLAHAN: Right.

7 MS. BISBING: That -- no.

8 MR. ARMSTRONG: If it's within
9 the NID --

10 MS. BISBING: No.

11 MR. ARMSTRONG: It's not?

12 MS. BISBING: Where the work is
13 going to be done is not.

14 MS. HAASE: Not, but it was part
15 of the project itself.

16 MS. LAMBERTON: It's part of
17 what they hope to have TIF monies available for,
18 but it won't even cover that.

19 MS. HAASE: Right.

20 MS. LAMBERTON: So it's --

21 MR. ARMSTRONG: If it -- if it
22 --

23 MS. BISBING: I think if
24 there's anything left, it'll go to the exits
25 widening, 'cause I think they'll be doing that

1 first before --

2 MS. LAMBERTON: I think they
3 have to.

4 MR. MOYER: Getting off the
5 ramp.

6 MS. BISBING: Yeah. 'Cause
7 they need that for their HOP for Phase 2.

8 MR. HOLAHAN: Okay. So they
9 haven't approached -- but they haven't approached
10 this -- this board on that, they approached the
11 supervisors on that.

12 MS. LAMBERTON: I didn't think
13 they need to approach us.

14 MR. ARMSTRONG: No, if it --

15 MS. BISBING: No, 'cause this
16 is just relative to the special assessment that
17 they would have to pay if there isn't enough TIF
18 revenue to pay the bonds.

19 MR. MOYER: Yeah, yep.

20 MR. ARMSTRONG: Well, that's --
21 that's one -- I mean, you --

22 MS. BISBING: Then the money
23 will go --

24 MR. ARMSTRONG: You're a NID
25 Authority. You're a NIDMA Authority right now, so

1 granted, the way it was set up, the only thing
2 really before you is the potential special
3 assessment in the event the TIF bond doesn't cover
4 it. However, you know, under the act, if this
5 board were to consider additional public
6 improvements within the NID District, that would be
7 something that would be appropriate to be before
8 the board. But it sounds like this specific item
9 is outside of the NID District --

10 MR. HOLAHAN: Okay.

11 MR. ARMSTRONG: -- that was
12 created by Tobyhanna Township. There's a number of
13 things that a NIDMA can, you know, be involved in.
14 It's just this one specific item that we knew that
15 was going to be before you on a regular basis, is
16 the special assessment associated with the Kalahari
17 TIF.

18 MR. MOYER: Is it just easier
19 for the township to require the permits and stuff
20 needed for that?

21 MS. LAMBERTON: For the
22 funding.

23 MR. MOYER: Oh, for the
24 funding.

25 MR. HOLAHAN: So it wasn't

1 going to cost the township anything but with our
2 names on it, it was going to be easier to access --

3 MS. LAMBERTON: That's my
4 understanding, yes.

5 MR. HOLAHAN: I guess that's --
6 I wanted to be able to have that discussion with
7 everybody.

8 MS. BISBING: That's my
9 understanding.

10 MR. HOLAHAN: Not violate
11 anything.

12 MR. MOYER: Makes sense.

13 MR. HOLAHAN: That was the --
14 actually the only thing I was confused on.

15 MS. LAMBERTON: I guess we'll
16 accept a motion to adjourn then, Donny?

17 MR. MOYER: So moved.

18 MS. PICKARD: Second.

19 MS. LAMBERTON: Motion and
20 second.

21 All those in favor?

22 BOARD MEMBERS: Aye.

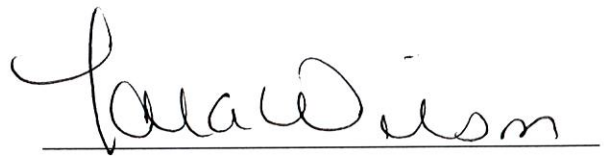
23 MS. LAMBERTON: Motion carries.

24 (Meeting concluded at 2:53 p.m.)

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I hereby certify that the proceedings and evidence are contained fully and accurately, to the best of my ability, in the notes taken by me at the meeting in the above matter; and that the foregoing is a true and correct transcript of the same.



TARA WILSON, C.R.

ORIGINAL

Respectfully submitted:



JOHN J. HOLAHAN, III SECRETARY