

THE TOBYHANNA TOWNSHIP ECONOMIC DEVELOPMENT AUTHORITY  
REGULAR BUSINESS MEETING  
FEBRUARY 6, 2019

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The February 2019 Regular Business Meeting of the Tobyhanna Township Economic Development Authority was held on February 6, 2019, at the Tobyhanna Township Government Center Building, 105 Government Center Way, Pocono Pines, Pennsylvania, 18350.

Present are John Holahan, III, Robert Bossuyt, Anne Lambertson, Township Manager John Jablowski Jr., and Solicitor John Dean. Edwin Miller and William Van Gilder are not present.

1. Chair John Holahan calls the meeting to order at 6:00PM. A quorum is present.
2. The Pledge of Allegiance is recited.
3. Bill Pack - \$5,154.99
  - a. Anne Lambertson motions to approve the bill pack at \$5,154.99, Robert Bossuyt seconds. Anne Lambertson asks if the tenant is being charged for utilities. John Jablowski replies the lease is \$800 a month, and that covers several utilities. Vote: all in favor; motion carries.
4. Anne Lambertson motions to accept the meeting minutes for the January 7, 2019, Reorg. and Regular Business Meetings, Robert Bossuyt seconds. Vote: All in favor; minutes accepted.
5. Old Business – none.
6. New Business
  - a. Bylaws Amendment Discussion. John Dean states a lot of the changes are non-substantive, such as title changes. Substantive changes include changing the makeup of the Authority to two members of the Board of Supervisors and three members of the public. John Jablowski states that was written as a mistake.

John Dean states 2.2 provides a procedure to remove a member, the provision of finance director has been deleted from 2.8, and 2.9 and 2.10 have been changed to grant the Authority means to hire whomever they want for those positions.

Anne Lambertson motions accept the by-laws, Robert Bossuyt seconds. The Authority changes 4.12 from three days to two days. Vote: all in favor; motion carries.

7. Authority Members Report/Comment

- a. John Holahan states he and others met with Kalahari. Kalahari has suggested that the only way they'd go along with the PIL (Public Improvement Levy) is if they had control over where money would be spent. By the end of the meeting, they recognized this is not a possibility. They were also concerned about disclosing their finances and sales tax on

clothing. John Holahan suggests not collecting the levy on clothing; Kalahari will probably be put into the levy, and the Authority should put together a plan on how PIL money will be used. John Jablowski is directed to create a formal packet of use ideas to present to Kalahari.

John Dean states Kalahari cared most about controlling the funds and the logistics of implementation. The Authority cannot guarantee what Kalahari wants will occur. John Holahan states Kalahari liked the idea of how bonds encumber money for projects; a future Authority cannot suddenly cancel a project if a bond is involved.

Heidi Pickard asks if the Authority places a monetary cap on the levy, what happens if they collect more than that. John Holahan states they did not discuss a cap. Stevens & Lee did an initial analysis, and Kalahari was concerned because their estimate was extremely inflated. Heidi Pickard asks if the levy could be based on taxable items. John Dean replies yes. Heidi Pickard asks what the premier tax is, and what is it compared to the PIL? Anne Lamberton states the premier tax takes years and legislation to pass. Premier tax is for the entire population, where our levy is just Kalahari.

John Jablowski states he can develop a list of fundable projects to give to Kalahari, and then have them return with what they want from the list. Anne Lamberton suggests expanding the PIL district from FedEx to SR 314. Could properties pay a fee prior to development to assist in highway upgrades, then upon collection of the one percent levy, be reimbursed for the original pay in? The initial fee could be proportional to the value of the company. John Holahan states this levy may place a burden on smaller businesses, but they are already gathering all of the data they need for state taxes, they'll just need to put it somewhere else. Anne Lamberton states if there is a business that does not charge sales tax, then they don't pay into the levy but would benefit from the changes. The Authority discusses taxable and nontaxable items, and how the PIL may be implemented.

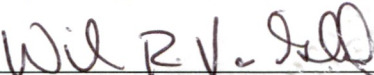
John Holahan states the Authority should create talking points for businesses considering building in the PIL district.

8. Public Comment – none.
9. Meeting adjourned at 6:37 PM.

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Minutes recorded by Julia Heilakka

Respectfully submitted:

  
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William Van Gilder, Secretary

