

THE TOBYHANNA TOWNSHIP ECONOMIC DEVELOPMENT AUTHORITY
REGULAR BUSINESS MEETING
November 3, 2021

The November 2021 Regular Business Meeting of the Tobyhanna Township Economic Development Authority was held on November 3, 2021 at the Tobyhanna Township Municipal Office Building in Pocono Pines, PA.

Present are: Brendon Carroll, Rachel Schickling, John Holahan III, Daryl Morris, Adam Kerrick, Manager Robert Bartal, and Harry Coleman, Esq.

1. Brendon Carroll calls the meeting to order at 6:27 PM. A quorum is present.
2. Pledge of Allegiance is recited.
3. Roll call: Rachel Schickling- present, John Holahan III – present, Daryl Morris – present, Adam Kerrick – present, Brendon Carroll – present.
4. Announcements:
 - a. Brendon Carroll announces that there was an Executive Session this evening from 5:15pm to 6:25pm regarding legal matters.
5. Public Comment – agenda items only: No public comments.
6. Consider the Minutes of October 6, 2021 EDA Regular Business Meeting: Bob Bartal says that the minutes are not yet completed and asks that it be tabled to the next meeting.
7. Bill Pack – November 2021 Bill Pack in the amount of \$150.45: John Holahan III motions to approve; Rachel Schickling seconds. Vote: All in favor; motion carries.
8. Solicitor’s Report – Harry Coleman announces that he has one matter to report, consistent with the Executive Session this evening. The issue of the Kalahari-Tobyhanna Township PIL was not placed on the agenda, therefore there can be no vote or action. However, in order to allow this matter to move forward on negotiations with Kalahari, it would be appropriate to get guidance from the Board regarding the preparation of documentation for a 2% levy with a 65% - 35% split that we could possibly have ready for the next EDA meeting to fully approve.

Brendon Carroll notes for the record that Daryl Morris has recused himself and was not involved with the Executive Session discussion earlier this evening. Daryl Morris has also completed and signed the “Conflict of Interest Disclosure” form.

Harry Coleman then says that he will proceed with negotiations with Special Counsel and Kalahari regarding the PIL unless he hears any objections from the Board. Hearing none, Harry Coleman will move forward on this matter.

9. Old Business: None

10. New Business:

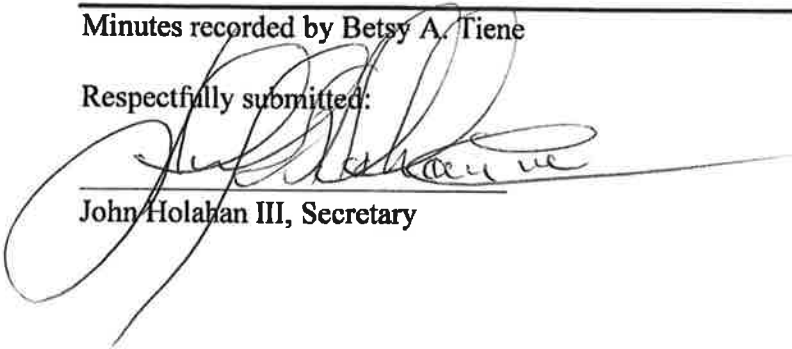
- a. EDA Property Update (Heating Fuel, Electrical Service – Building winterization/maintenance, Sale Advertisement): Bob Bartal states that the Heads are out of the EDA property and we are no longer collecting any rent. The building has been winterized, and there is enough fuel to get through the winter. Brendon Carroll adds that a proposal has been received regarding listing the property for sale from SER Commercial Real Estate, and the recommendation is to list the property at \$299K. John Holahan III adds that we were given a range of \$298K - \$325K. Rachel Schickling offers that we list at a higher price of \$350K. Motion to move forward with SER proposal for listing the EDA property at \$350K by Rachel Schickling; John Holahan III seconds. Vote: All in favor; motion carries.
- b. EDA Property Lot Joinder: Brendon Carroll explains that we have a separate lot owned by the EDA, and it would be beneficial for marketing the property to join the lots. Brendon Carroll asks Bob Bartal to reach out to Pennoni for the lot joinder survey, and the cost should not exceed \$1500. Motion to move forward with the EDA Property Lot Joinder by Rachel Schickling; John Holahan III seconds. Vote: All in favor; motion carries.
- c. Request to purchase shed on EDA property from Katherine Fitzgerald: Bob Bartal reports that he went out and took some pictures of the shed, and it is not in good shape and would not be easy to move. Harry Coleman adds that the property was purchased with public funds for eminent domain purposes, and it is not appropriate to sell for profit. Bob Bartal will respond to Katherine Fitzgerald.
- d. EDA Loan request from Tobyhanna Township: Brendon Carroll speaks to the loan request between the EDA and Tobyhanna Township for \$25K, which was approved by the Board of Supervisors at the October 18, 2021 Regular Business Meeting. Harry Coleman adds that he has the documents for consideration and signature, and ask that the Board adopt the resolution at this time. Motion to authorize EDA Chair to execute the agreement by John Holahan III; Rachel Schickling seconds. Vote: All in favor; motion carries.

11. Public Comment – non-agenda items only: Ralph Gundrum thanks the EDA for their discussion tonight, and looks forward to working with Harry Coleman and Special Counsel. Tom Ford asks what was the reason for the Executive Session tonight, and Harry Coleman responds that it was for potential litigation and legal matters. Harry Coleman adds that it was the threat of litigation and does not feel it appropriate to disclose any details. Tom Ford then asks if there was also discussion regarding the PIL, and Harry Coleman answers that there was discussion but no decision making.

12. Adjournment: Motion to adjourn meeting by Rachel Schickling; Meeting adjourned at 6:47pm.

Minutes recorded by Betsy A. Tiene

Respectfully submitted:

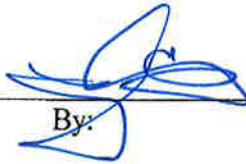



John Holahan III, Secretary

CONFLICT OF INTEREST DISCLOSURE

I, DARYL MORRIS, hereby disclose that I have a conflict of interest with regard to PIL DISCUSSION. I am unable to vote on; discuss; or participate in any Township action with respect to PIL

_____ because of my relationship with the matter, as follows: GENERAL MANAGER AND EMPLOYEE OF KALAHARI RESORTS POCONO MANOR.


By: _____
Dated: NOV. 3, 2021

Received this 4TH day of November, 2021

Township Secretary
E/A