

Pocono Mountains Industrial Park Authority
AGENDA

April 23, 2025

- I Call to Order**
- II Minutes of March Meeting**
- III Treasurer's Report**
- IV Payment of April Bills:**
- V Public Comment on Agenda Items**
- VI Correspondence**
- VII Old Business**
 - A. Sewer issues (Leonard/Hendricks)**
 - B. Park Operations (Leonard/Hendricks)**
 - C. Exits 298/299 Area Improvement Plan (Leonard/Bisbing/Hendricks)**
 - D. Local Share Account for Monroe County (LSA) (Bisbing/Hendricks)**
 - E. Local Share Account – Statewide (Bisbing/Hendricks)**
- VIII New Business**
 - A. Revision to Fee Schedule**
 - B. Public Comment on Non-Agenda Items**
- IX Executive Session**
- X Adjourn**

PMIPA Meeting Minutes – March 26, 2025

Attendance: Gary Olson, Bob Hay, Janet Weidensaul, Brian Coyne, Dawn Hart, Paul Canevari, Russ Scott, Robert Weseloh

Staff: Charles Leonard, Michelle Bisbing, Rachel Hendricks, Lisa Caldera (Recording)

Solicitor: Marc Wolfe

Also, in attendance: Commissioner David Parker, Commissioner Sharon Laverdure, Chuck Niclus of Barry Isett & Associates and Helen Zimmerman of The Penn Stroud

The meeting was called to order by Chairman, Gary Olson at 9:30 am.

Minutes: Bob Hay made a motion to approve the February meeting minutes, Brian Coyne seconded. Motion carried.

Treasurer's Report: Bob Hay made a motion to approve the January and February Treasurer's Reports, Brian Coyne seconded. Motion carried.

Payment of Bills: Bob Hay made a motion to approve the March payment of bills, Brian Coyne seconded. Motion carried.

Public Comment: None.

Correspondence: None

Old Business

A. Sewer issues (Leonard/Hendricks) – Act 537 Plan

1. Rachel informed the Board that we have received the Certificates of Insurance that show PMI and PMIPA are additionally insured thru MPMA. Rachel reviewed some of the issues that remain outstanding. We still have obligations under the permits. We will be doing construction using the two grants we have.
2. The Act 537 Plan was stopped at Coolbaugh Township and a restart of the entire process is required. Rachel was informed that they are almost finished with their re-draft. Attorney Lushis had a conversation with Pat Armstrong about getting back in front of Coolbaugh Township. Marc Wolfe and Attorney Lushis are working on the Construction Easement.

B. Park Operations (Leonard/Hendricks)

1. Rachel informed the Board that we are still waiting for the Electrical Easement. The issue holding this up was because the draft would have made us responsible for all the maintenance and insurance for the building. We informed them this was unacceptable. MPMA agreed to be responsible for the maintenance and insurance, but Coolbaugh South did not want MPMA involved in the agreement because they do not own the property.
2. We are working on repairing the trails and replacing signs in the parks.

C. Exits 298/299 Area Improvement Plan (Leonard/Hendricks)

1. We received a contribution from WenTann (Wendy's) in the amount of \$187,500.00. That allows \$900,000. in federal dollars to be released.

2. Management met with thePENNDOT, Senator Rosemary Brown and KenBar. KenBar received their notice that the Authority is interested in buying a portion of their property. There was also a discussion on moving a billboard on the property. An appraisal is being contracted for the property.

3. Revise Resolution authorizing new signers for the approved Multimodal Transportation Fund Grant for \$400,000 to allow staff to be the signers.

Bob Hay made a motion to approve the staff signing the Multimodal Transportation Fund Grant for \$400,000. Brian seconded. Motion carried

D. Local Share Account – Monroe County (Michelle Bisbing/Rachel Hendricks) – Nothing new to report.

E. Ertle Development LLC – Multimodal

Revise resolution authorizing new signers for the approved Multimodal Transportation Fund Grant for \$400,000 to improve the intersection on 611 and Bartonsville Avenue.

Bob Hay made a motion to approve the staff signing the Ertle Development LLC Multimodal Transportation Fund Grant for \$400,000. Brian seconded. Motion carried

New Business

Public Comments on Non-Agenda Items – None

Executive Session – None.

Adjourn

Bob Hay made a motion to adjourn, Brian Coyne seconded. Motion carried.

Pocono Mountains Industrial Park Authority

Bills to be paid - ~~March~~ 2025

April

1	American Water	\$	30.00
2	PA Department of Revenue	\$	417.59
3	EFTPS Federal tax	\$	7,587.50
3	CHAMBERCHOICE OF NEPA-Feb dental coverage	\$	515.88
4	HIGHMARK BLUE SHIELD- Feb health coverage	\$	9,066.81
5	Newman, Williams, Mishkin, Corveleyn, Wolfe	\$	1,141.00
6	Pershing - Feb	\$	210.00
7	Transamerica - Feb	\$	1,145.76
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Inter-office allocations

1	PMI- Feb allocations	5,288.24
2	MCIDA- Feb allocations	3,407.98

Total: \$ 28,810.76