



Whitehall Township Industrial & Commercial Development Authority

The Resource to Start & Grow Your Business

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wticda.org

Board of Directors

President

Kent Newhart (2023)

Vice President

Vito G. Gallo (2025)

Secretary

Stephanie Colbry (2027)

Treasurer

Benn Smith (2025)

Cheryl Huckabee-
Washington (2023)

Jeffrey Warren (2025)

Rhonda Bastian (2027)

Michael Dee (2027)

Member Vacant

Solicitor

Joseph Zator II, Esq.

WTICDA BOARD Meeting MINUTES

September 18, 2023

Members Present: Vito Gallo, Stephanie Colbry, Benn Smith, Cheryl Huckabee-Washington, Jeffrey Warren, Rhonda Bastian

Guests: Lucienne Di Biase Dooley and Christine Ussler, Principals, Architects, Artefact, Inc. and real estate investors, *Urban CoLab*.

President's Update (Vito for Kent)- Welcome! Vito called the meeting to order at 6:30pm

- Primary mayoral candidates will be invited to discuss their economic development plans for the Township at the October 16, 2023, board meeting.
- Took tour of the former Township Police Station this summer to assess the current condition of the building for use as an incubator/workspace-a first for Whitehall.
- Suggestion made to review the comprehensive plan for small business development needs.
- Action item to try and get on the agenda for one of the upcoming Commissioner's Workshops.
- Approval of Minutes (Stephanie)
- May 15th, 2023, minutes voted unanimously for approval.

Financials (Benn)

- Truist/Treasury Legacy direct funds transfer has occurred.
- The line of credit with Truist was paid off and closed.
- Loan fees will continue as revenue source; interest on bonds will not continue as of the sale date.
- Motion called by Benn for approval of the financials, Rhonda seconded; approved unanimously.
- Proposal made by treasurer to transfer \$60k of treasury sale into a

money mutual fund.

- Motion made by Benn, Cheryl seconded, to transfer these funds into ATA brokerage account; approved unanimously.
- No change on loan pool reported.

Commissioners Report (Jeff)

- Rural road 100+, 55+ development plan will move forward with the planning committee of the trustees.
- Walmart parking lot parcel developer proposes plans to add retail, indoor gymnasium, and car wash.

Mayor's Report (Mike)-No Mayor's report.

Old Business/Project Updates (Vito)

- Historic National Registry Event/Sign unveiling event (Saturday, October 21st, 2023, 9:00am) with Whitehall Chamber and Historic Preservation Society for the Thomas Iron Company Town in Hokendauqua.
- Discussions on EV charging stations in Whitehall will continue with other existing planning committees in the township.
- Is the LV Dairy considered blighted by the Township? Does WTICDA have Eminent Domain powers? Conservatorship? Exploring options with Sen Nick Miller's Office.

New Business (Benn, Vito, Rhonda)

- Presentation – *Urban CoLab*, by Lucienne Di Biase Dooley; Principal, Architect EPFL
- Investment in challenged buildings to rehabilitate for adapted use and historical preservation.
- Mansion/Muse on 7th street Allentown location current project in progress.
- Community music school for Allentown proposed in place of the original community center plan pre-COVID with Phase 3 completion date estimated December 2024
- Asking for bond financing through WTICDA to consolidate existing loans on project.
- Motion called by Benn, seconded by Cheryl to move forward with *Urban CoLab/Mansion on 7th* application; approved unanimously, application fee collected.
- WTICDA marketing efforts- Facebook is cleaned up; brochure is currently being revised (Rhonda).
- LV/Whitehall Chamber upcoming events; 5th Annual Clay Shoot (morning) and Chamber IronPigs (night) Wednesday, September 20th, 2023.
- Annual Meeting of LV Chamber is Thursday November 9th at 11:15am.
- Board of Directors 2023 term expirations (Cheryl & Kent).

Next Meeting

- October 16th, 2023, 6:30pm at ATA Financial, 1044 Third St., Whitehall, PA 18052

Adjourn