



Whitehall Township Industrial & Commercial Development Authority  
The Resource to Start & Grow Your Business  
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## Board of Directors

### President

Kent Newhart (2023)

### Vice President

Vito G. Gallo (2021)

### Secretary

Diane Davidson (2022)

### Treasurer

Stephanie Colbry (2022)

Cheryl Huckabee

Washington (2023)

Benn Smith (2025)

Jeffrey Warren (2025)

Rhonda Bastian (2022)

Cara Butz (2022)

### Executive Director

Vacant

### Solicitor

Joseph Zator II, Esq.

Assistant Solicitor

Jennifer Alderfer, Esq.

January 18, 2021

## Meeting Minutes-Draft-not Final

### Join by Zoom Meeting or Call-information below

### Welcome! (Vito)

**Role Call** – Vito Gallo, Diane Davidson, Benn Smith, Rhonda Bastian, Cara Butz, Jeff Warren, Cheryl Huckabee-Washington and Jennifer Alderfer – Solicitor, Mayor Mike Harakal (Absent: Kent, Stephanie).

#### 1. Approval of Minutes-December 15, 2020 (Diane)-Attachment 1.

*Motion to approve the minutes with revision – Jeff Warren, 2<sup>nd</sup> by Benn Smith. Approved by Vito, Diane, Rhonda, Cara, and Jeff*

#### 2. Financials (Benn)-Attachment 2

-Current status – reviewed the financial reports distributed via email.  
-BB&T Bond account status/call with Treasury Direct -Jan 7, 2021 (Benn); Bonds valued at \$125,000. Bonds are still where they've been for the past 17 years in the Treasury Direct account. They were not transferred over to the BB & T Account. Appears that somewhere in the BB&T Investment Group that something was missed at their organization and an account has not been opened.

Of the \$31,000 a portion of that is for the outstanding loan pool loans. (About \$15-\$16k). In the past we have borrowed about \$15,000 to cover operating expenses.

*Motion made by Benn Smith to Approve the Financial Statements pending an Audit – 2<sup>nd</sup> by Rhonda Bastian – Approved by: Benn, Jeff, Cara, Cheryl, Rhonda, Vito and Diane*

*Motion to Borrow against the Line of Credit to raise the funds to cover the expenses. Motion made by Benn Smith to borrow \$15,000 from the line of credit instead of cashing in the bonds. 2<sup>nd</sup> – Cheryl Huckabee-Washington. Approved – Benn, Jeff, Diane, Cara, Cheryl, Rhonda, Vito.*

### 3. President's Update (Vito)

-2021 Board Meeting Schedule-posted on WTICDA website and also in the Lehigh Valley Press. It should also be on the Whitehall Township website.

-Jeff and Benn-Board renewals approved -2025 – Commissioners Approved them on January 11, 2021.

#### **4. Mayor's Report (Mike)**

- Update on Formation of a new General Purpose Municipal Authority initiative - Mayor Mike, Jack Gross, Phil Ginder and others met in November – raised several concerns regarding making a decision about approving the Authority. Their current position has warranted further investigation. He believes they can have something prepared for the Legal & Legislative Meeting before March. Currently on the fence about deciding to form this new Authority.

Township economic development activity and other updates – The financial numbers are concerning due to the COVID-19 pandemic having a significant impact on the income tax generated for the Township. Although fairing rather well, all things considered. Hoping to be able to continue.

PREIT – PA Real Investment Trust – minority stake holder in the mall – declared bankruptcy and has recovered from it in 4 months. Simon – the majority stakeholder is being a bit stingy in funds for the capital improvements at the property. We have been told Bravo is coming back with original ownership. Sears automotive should have a new tenant by mid-year. Overall things seem strong. Should see an improvement in the traffic control system as well as repaving from Route 22 to Chestnut St.

Awaiting a date on the Route 22 widening. It will have a reverse diamond at MacArthur Rd. If heading to Route 22 Eastbound it will have you getting on the left side of the road if you're heading Southbound.

Doing the 5<sup>th</sup> St bridge in Fullerton, changing it from a pedestrian bridge to a vehicle bridge. Whitehall has taken ownership of the bridge. It is now planned to be restored in 2025. In 2022 PennDot will be going out to bid for the construction of a new and demolition of the existing bridge from Cementon to Northampton, along Route 329. Construction scheduled to begin in 2023. The new bridge will be constructed on the South side of the existing bridge. Jeff – question – the LV Intermodal transportation is not on any timeline. Looks interesting, however who would be paying for it? The mock-ups presented didn't seem realistic for current budget projections. Some of the ideas in the Whitehall Mall and by the Dairy had some good potential.

Mayor Mike - There is a lot of concern in the general population for brick and mortar retail. However, Mayor believes there will always be a need for brick and mortar. In talking to John Ferrera while the # of people visiting the mall is down, the amount they're spending has increased. Dairy is working on some plans. The Whitehall Mall is working on some interesting and creative options that were being presented for discussion. Presented by the owner of the Best Buy, who is also looking at some other options, proposing some development opportunities.

Cheryl question– has the Township received any assistance through the pandemic from the State or Federal government? Mayor Mike - The Township has received a check for \$427,000 from the County to assist with expenses related to the COVID pandemic. Mayor Mike has been communicating with St Luke’s and LVHN, dealing with the local emergency response teams to assist with the vaccine distributions. The systems seem to be in place for distribution, the need is for the vaccines to be available for consumption.

Mayor Mike – LV – Jandl bought the Norfolk right of way on the Riverview project in Allentown. There have been several grant attempts to help fund this project. The original presumption was that Jandl was going to transfer the ownership of the land North of his project to Allentown City and Whitehall Township. However, it seems to have been stalled because of lack of funds received from grants. Now Jandl will be ending their responsibility at Franklin St. Originally was supposed to have a trail that would continue all the way up to Race St. Or, a bend to the North that would come out to Fullerton Ave, across from Park St. Again, since we have not received Federal monies leaves it as an unknown if it can be a feasible project. There is still activity and still interest. It’s just a matter of time and funding to get it to happen. Riverside Dr couldn’t continue to Fullerton Ave due to PennDot putting the project on hold. There will be a significant offramp that would impact the West bound traffic.

Jeff – incoming County Executive presented priorities to the new Transportation office at the State level. Curious as to what was presented – however, Mayor Mike had no additional information.

#### **5. Commissioner’s Report - (Jeff)**

-Jan 11, 2021-Commissioner’s Board Meeting Update – new company coming in to be located across from the red caboose at Chestnut Dr – SCOTA. Another meeting for the land off of Columbia St, across from the Dunkin Donuts. Three of those corners are zoned commercial to C2A – Local Commercial. May be another special care community being built at the NE corner of Mauch Chunk at Schadt Ave. Was originally rejected, needing revisions. When businesses present a new project on MacArthur Rd, the Township wants the sidewalks to be the responsibility of the property owner, instead of the Township, as PennDot tends to require.

#### **6. Old Business/Project Updates**

- Loan Pool Projects Updates; MP Sq loan/Penrose refi status (Vito) – good news Mr. Penrose, co-signer on the MP2 loan has a closing date for his refi and plans on pay off the MPSQ loan in full as well as the legal modification amounts within 6 days of February 3<sup>rd</sup>. He has requested payoff amounts which will be calculated by Stephanie in Kent’s office shortly. He has also agreed to pay the legal costs for the transaction for the satisfaction of the liens.

-State Historical District Grant for Hokendauqua Thomas Ironworks Company Town-update from Artefact, Inc. (Vito) – no new updates from Artefact, vendor. Still need recommendation from state PHMC to proceed to National Registry as an historical site. Also, still awaiting the 501c3 status to be approved to receive donations. National Museum of Industrial History (NMIH, Bethlehem) would support our application to National Registry.

## **7. New Business**

- Whitehall-Coplay Hunger Initiative ribbon cutting event was on Thursday, January 14<sup>th</sup> at St. John the Baptist Church - 91 households, 54 W / 37 C - 113 children, 141 adults, seniors 54 total of 308 residents. It will be held the 2<sup>nd</sup> Thursday of each month 11-1 pm and 5-7pm.
- Facebook/LinkedIn Committee update (Rhonda) – spoke with Kim Plier (did this as a Marketing Project) – Rhonda is now on as an Editor (not Admin). Vito and Benn had spoken about updating our flyer and our website. Jeff gets notifications from the MacArthur 75<sup>th</sup> Anniversary FB page; he is listed as an Editor. Frank Hesch is the Admin on that FB page.
- LV Chamber upcoming events (Rhonda, Cara, Cheryl) – Rhonda – site called LoveLocal – encouraging communities to support local businesses. If you have a local business or deal to offer go to LoveLocal Lehigh Valley. April 11 – 17 – Restaurant Week; April 10<sup>th</sup> Street festival. 6/3 – chamber Bike & Hike on IRT. July 25<sup>th</sup> – Christmas in July at the Grim Barn.

**8. Next Meeting:** March 15, 2021 at ATA Financial, 1044 Third St., Whitehall

**9. Adjourn** - Motion by Diane to Adjourn; 2<sup>nd</sup> by Rhonda – All in favor – Benn, Jeff, Cara, Cheryl, Rhonda, Vito

<https://us02web.zoom.us/j/85218051071?pwd=VjZCUmFVYVZlK1h4QWRxa2R1TXBDQTo9>

Meeting ID: 852 1805 1071; Passcode: Whitehall

One tap mobile

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