

Township of Ferguson
Industrial and Commercial Development Authority

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Ferguson Township
Industrial and Commercial Development Authority

March 18, 2021, 9:30 a.m.

<https://us02web.zoom.us/j/87496514817>

- I. **Call to Order**
- II. **Citizen's Input**
- III. **Approval of February 5, 2020 Meeting Minutes**

Narrative

Minutes from the February 5, 2020 meeting of the Industrial and Commercial Development Authority are provided with the agenda. Members are asked to submit any questions or corrections in advance of the meeting so they may be revised prior to approval.

Recommendation: That the ICDA approve the February 5, 2020 meeting minutes.

- IV. **Election of Officers and Appointment of Solicitor and Executive Secretary**

Narrative

The last meeting of the ICDA was held on February 5, 2020. Since this is the first meeting held since that time, members of the ICDA need to elect the positions of Chairman, Vice-Chairman, and Secretary. The last officers elected were Wes Donahue, Chairman; Dan Harner, Vice-Chairman; and Rob Crassweller, Secretary/Treasurer. Dave Pribulka, Ferguson Township Manager, was appointed Executive Secretary with an annual stipend of \$599, and Terry Williams of Miller, Kistler, & Campbell was elected Solicitor with an annual stipend of \$200.

Recommendation: That the ICDA elect members for the positions of Chairman, Vice-Chairman, and Secretary/Treasurer; and that the ICDA appoint David Pribulka as Executive Secretary with an annual stipend of \$599; and Terry Williams of Miller, Kistler & Campbell as Solicitor with an annual stipend of \$200.

- V. **Current ICDA Projects Discussion**

Narrative

In October 2018, the ICDA voted unanimously to approve a \$12,500.00 contribution to match an additional \$12,500.00 from Ferguson Township to support the expansion of KCF Technologies located in downtown State College Borough. The financial support leveraged additional funding provided by the Townships of Patton and College, as well as State College Borough and Centre County. This was a joint project of the Centre County Economic Development Partnership, which is a consortium of public and private partners organized by the Chamber of Business and Industry of Centre County. Mr. Pribulka will review the project and its current progress toward meeting the milestones set forth in the performance agreement executed as part of the financial package. The other outstanding project of

the ICDA, Young Scholars/Dream Schools, will also be briefly reviewed. No action is required by the ICDA on either item.

VI. Open Discussion

Narrative

This item is for ICDA members to discuss matters of general interest to the Authority.

VII. Treasurer's Report – December 31, 2020

Narrative

Enclosed is the Treasurer's Report for the period ending December 31, 2019. The Authority is requested to accept this report.

Recommendation: That the ICDA accept the Treasurer's Report for the period ending December 31, 2019.

VIII. Executive Secretary's Report

Narrative

Mr. Pribulka will report on items of interest to the Ferguson Township ICDA.

IX. Adjournment

Township of Ferguson
Industrial and Commercial Development Authority

February 5, 2020
Meeting Minutes
Conference Room 2

- I. **Call to Order** – Mr. Donahue called the meeting to order at 10:00 a.m.
 - a. In attendance were: Wes Donahue, Chairman; Dan Harner, Vice Chairman; Rob Crassweller, Secretary/Treasurer; Lisa Rittenhouse; David Pribulka, Ferguson Township Manager; and Terry Williams, Esq., Miller, Kistler & Campbell
 - b. New Member: Christopher Daher

- II. **Citizens Input** – none.

- III. **Welcome and Introduction of New Member**

Mr. Donahue welcomed Chris Daher to the Authority. Mr. Daher is a branch manager at a local bank.

- IV. **Approval of April 10, 2019, Meeting Minutes**
 - a. Mr. Harner moved to approve the April 10, 2019, meeting minutes; Mr. Crassweller seconded. The motion carried unanimously.

- V. **Election of Officers and Appointment of Solicitor and Executive Secretary**

Discussion followed on keeping the slate of officers the same as last year as provided with the agenda.

Mr. Harner moved to approve the elected officers; Mr. Crassweller seconded. The motion carried unanimously.

 - Wes Donahue, Chairman
 - Dan Harner, Vice Chairman
 - Rob Crassweller, Secretary/Treasurer
 - David Pribulka, Ferguson Township Manager, ICDA Executive Secretary
 - Terry Williams, Esq., Solicitor

- VI. **Current ICDA Projects Discussion**
 - a. Mr. Pribulka discussed details of the remaining payment schedule for Young Scholars Dreams Schools followed by renovations for the charter school. The zoning enforcement action that was recently taken was discussed regarding the traffic impact study done that exceeded enrollment. The school is currently making progress on a modified impact study to rectify the oversight and comply with zoning.

 - b. Discussion followed on details of Park Center Blvd. and Blue Course Drive regarding possible tenant usage of the space that was discussed at the Planning Commission and a next submittal of a modified plan that would necessitate a requirement to extend the boulevard. Development and impacts were discussed.

 - c. Mr. Pribulka reviewed the history of the 2018 KCF performance agreement metrics, new location in downtown State College and the claw-back provision. Discussion turned to incentive package and the Federal non-criminal investigation that was launched on KCF operations. It was noted that the investigation is separate from the performance agreement and that the company is meeting requirements at this time. The partnered municipalities are continuing to monitor the company's performance in regards to the claw-back provisions. Discussion followed on growing local firms and making investments.

Mr. Pribulka noted no new loan prospects at this time. Discussion followed on bank rates and incentives.

VII. **Investment Discussion/Review**

Mr. Pribulka reviewed the current investments from last year and the rates at the time. New CD rates and ICDA interest bearing accounts were discussed along with future investment options. Following the discussion and consensus of financial investment options moving forward, a motion was made below.

Mr. Harner moved to authorize the Executive Secretary to obtain quotes on the ICDA investments from federally insured depositories and select the depository with the most competitive rates and service to invest in a Certificate of Deposit that matures on or around the annual reorganizational meeting of the ICDA; Mr. Donahue seconded. The motion carried 4 to 0 with Mr. Daher abstaining.

VIII. **Treasurer's Report**

Mr. Pribulka reviewed the report for FY 2019 as provide. Discussion followed on the audit. There was a slight increase over the last year.

Mr. Crassweller moved to accept the Treasurer's Report for the period ending December 31, 2019; Mr. Harner seconded. The motion carried unanimously.

IX. **Executive Secretary's Report**

Mr. Pribulka reviewed the Baker Tilly audit report and changing of the guard that has a good principal representative in charge following the retirement of the previous representative, Rick Bair.

X. **Adjournment**

With no other business to come before the Authority, Mr. Donahue moved to adjourn the meeting; Mr. Harner seconded. The meeting adjourned at 10:50 p.m.

For the Ferguson Township Industrial and
Commercial Development Authority

Rob Crassweller, Secretary

Date

FERGUSON TOWNSHIP ICDA - 2020 TREASURER'S REPORT

DATE	NAME	CATEGORY	DEPOSIT/ CHECK #	DEBIT	CREDIT	BALANCE
1/3/2020	MILLER KISTLER CAMPBELL	LEGAL			200.00	114,498.23
1/31/2020	INTEREST			146.78		114,645.01
2/5/2020	DAVE PRIBULKA	EXECUTIVE SECRETARIAL FEE			599.00	114,046.01
2/29/2020	INTEREST			133.83		114,179.84
3/31/2020	INTEREST			110.09		114,289.93
4/30/2020	INTEREST			76.52		114,366.45
5/31/2020	INTEREST			44.26		114,410.71
5/31/2020	DEPOSIT	FEES		2,066.66		116,477.37
6/31/2020	INTEREST			20.57		116,497.94
7/31/2020	INTEREST			13.01		116,510.95
8/31/2020	INTEREST			2.26		116,513.21
9/30/2020	INTEREST			1.00		116,514.21
10/31/2020	INTEREST			1.21		116,515.42
11/30/2020	INTEREST			0.99		116,516.41
12/31/2020	INTEREST			1.29		116,517.70
12/31/2020	MILLER KISTLER CAMPBELL	LEGAL			200.00	116,317.70