

**LUZERNE COUNTY
INDUSTRIAL DEVELOPMENT AUTHORITY
MINUTES
BOARD OF DIRECTORS MEETING
January 24, 2019**

The Board of Directors of the Luzerne County Industrial Development Authority convened at 12:30 p.m. on the twenty fourth day of January 2019.

The following Directors and Officers were present:

Robert P. Bresnahan Jr.
Jason P. Cypert
Gary F. Lamont
Karen M. Martinelli
Frank E. Paczewski
Robert P. Palermo
Dale Parmenteri
John F. Ward

Mr. John R. Loyack participated via teleconference and confirmed that all could hear each other.

Excused: Brian J. Rinker

Mr. Palermo, Chairman of the Authority acted as Chairman and Mr. Lamont, Secretary of the Authority acted as Secretary of the meeting.

Upon a motion by Mr. Paczewski, seconded by Mr. Ward and carried the minutes of the Board of Director meeting of October 25, 2018 were approved as presented.

Under the Treasurers Report the financial report for the quarter and year ending December 31, 2018 was reviewed and compared to budget. Year-end assets totaled \$1,850,787.49. Revenue over expenditures for the year was \$3,254.64 with a fund balance of \$1,850,519.96. The maintenance fee line item reflected one bond that was retired following the 2018 budget. It was noted that the service fee line item included a payment of \$16,556 from the sale of 82.78 acres by the Greater Wilkes-Barre Development Corp. Following discussion upon a motion by Mr. Ward, seconded by Mr. Parmenteri and carried the Treasurers report was accepted.

The 2019 Budget was presented. Planned revenue is \$93,650 with expenditures of \$89,211. Following discussion upon a motion by Ms. Martinelli, seconded by Mr. Paczewski the 2019 operating budget was approved. A copy of the budget is attached by reference.

Upon a motion by Mr. Cypert, seconded by Ms. Martinelli a resolution authorizing the officers to execute any and all documents necessary in connection with the

consummation of the sale of an unnamed parcel(s) of property by the Authority as legal titleholder and the Greater Wilkes-Barre Development Corporation as equitable owner.

The Conflict of Interest Policy was circulated. It was noted by Mr. Lamont that he did not detect any concerns. However it was agreed that the members would review the policy and act on its adoption at the next meeting.

The State Ethics Commission Statement of Financial Interests forms were distributed. The form is to be completed and forwarded to the Luzerne County Office of Human Resources, Court House 200 River Street, Wilkes-Barre, PA 18701.

An update was provided on the Redevelopment Capital Assistance Program (“RACP”) projects. The “Historic Altamont Redevelopment Project”, originally a hotel located in Hazleton received approval in the amount of \$2.5 million. WSFS Bank is now the owner by way of purchasing at a tax sale. A group led by the Downtown Hazleton Alliance for Progress is investigating potential opportunities for the purchase and renovating the building. It was noted that the Office of Budget has not terminated the RACP grant.

In Other Business, Private Activity Bond activity throughout the state is experiencing a lack of demand. Presently, there is not a pipeline for potential issuances for the year. The administrator the Department of Community and Economic Developments also noted that the state’s tax exempt allocation is experiencing demand from the PA Housing Finance Agency.

It was also noted that an application for Keystone Opportunity Zone renewal was submitted for a 27.12 acre parcel in Crestwood Industrial Park. The authority is the legal owner of the land.

The balance of outstanding bonds that for submission to the State Department of Community and Economic Development’s Annual Report: 9 issuances at \$149,865,000.

The investment portfolio for the period ending December 31, 2018 and the Investment Policy Statement will be reviewed at the April meeting. Richard Hazzouri, Senior Vice President from Morgan Stanley will be invited to make a presentation on the investment portfolio performance and outlook for the upcoming year. Morgan Stanley’s review of the Investment Policy will also be presented.

The next Board of Directors meeting is scheduled for April 25, 2019.

The tentative schedule for subsequent meetings is July 25th and October 24th.

There being no further business, upon a motion made and seconded, the meeting was adjourned.

Gary F. Lamont, Secretary

