



Pike County Economic Development Authority

**201 Broad Street
Milford, PA 18337**

Minutes of June 1, 2021 Meeting:

Those present were: Commissioner Osterberg, Tim Gartner, Jeff Shook, Gerry Najarian, and guest Katrina Mancini from Corning Natural Gas. On Zoom were: Tom Hogan, Mike Spencer and Kathy Hummel and guest Dave Chant from Chant Realty Staff members in attendance were Michael Sullivan and Tammy Savarese

*** The Community House has reopened the building for meetings with stipulations so the EDA meetings can now be attended either in person or via Zoom.*

The meeting was called to order by Chairman Osterberg at 8:01AM.

MINUTES: A motion was made to approve the minutes of May 2021 by Mr. Gartner and seconded by Mr. Shook. All members were in favor.

TREASURER'S REPORT: Mr. Hogan presented the Treasurer's report. Mr. Gartner made a motion to approve the reports, Mr. Shook seconded the motion all members were in favor.

Mr. Hogan presented the Compilation Report Mr. Gartner made a motion to approve the report, Mr. Shook seconded the motion. All members were in favor.

NEW BUSINESS:

COMMUNITY HOUSE LEASE AGREEMENT: Commissioner Osterberg presented the new lease for approval since the previous one expired. The rent is staying at the same rate. Report Mr. Gartner made a motion to approve the lease, Mr. Shook seconded the motion. All members were in favor.

RIGHT TO KNOW: Mrs. Savarese presented the official working for the Right-to-Know procedure for the EDA. Mr. Shook made a motion to approve the Right-to-Know Resolution No 06-21 as presented. Mr. Gartner seconded the motion. All members were in favor.

LSA GRANTS- Mrs. Savarese updated the board that we will only be receiving an LSA Grant award for the Westfall Township Fire Department application. All other

applications were not chosen. Commissioner Osterberg shared with the board that the funds were less this round so many of the applications were not possible with the limited funds.

UNFINISHED BUSINESS: Commissioner Osterberg advised the board that there are continued meetings with an interested medical provider and the possibility of them locating a facility in Pike County looks promising.

EXECUTIVE DIRECTORS REPORT:

- I. How bad did the COVID impact Pike County Businesses? From BLS Quarterly Census of Average Wages by County. Private employers only. III Quarter, 2020.
- II. Meetings with major medical provider (that we have discussed last meeting) are being set-up by Commissioners offices right now. We are in receipt of a potential proposal and they would like to work with existing providers in the region.
- III. New technology (computer) advertising company looking for funding and site to get established in Shohola. Ideal candidate for Ben Franklin Partners (BFP). First Zoom meeting with BFP was held on Thursday, May 27, 2021.
- IV. Spent a fair amount of time on getting approval on a well for a 6,500 sf building near Lake Wallenpaupack which is being built by one of Pike County's leading developers.
- V. Local Computer Controlled Manufacturer of firearms mechanisms and highly sophisticated manufacturer of aircraft parts needs new location and a 10,000 sf building because of increased business.
- VI. Release of the 2018-2019 IRS Migration tables give us insight into the INFLOW of new people to Pike County and the OUTFLOW on an annual basis. It is part of the population changes within Pike County. Also it gives us a look at potential Real Estate market.
- VII. Real Estate Analysis for Pike County through May 26, 2021. See page 8. Discussion on market changes.
- VIII. Since our last meeting May 4, we have received 6 inquiries from Penns Northeast. It is interesting to see that basically all want existing buildings (except one).
- IX. Follow up on Watershed discussion.
- X. Manufactured Housing Factory hopefully for 27.58-acre site in Greentown. Meeting with California company just after our last meeting on May 4.
- XI. Analysis for Early Learning School in Dingmans Ferry. Looking for land to put modular buildings for classrooms or an existing building for classrooms.

- XII. Interesting lead on a data center that required 10MW of electricity. Contacted PCL&P and they do not have this capacity. Contacted Met-Ed and inquired about sites along Route 739 and they too did not have this capacity.
- XIII. Discussion on the possible sub-division of the Pike County Blooming Grove Complex (PCBGC) is anticipated. There is about 50 acres see DRAFT map shown below. Expansion of sewer capacity from 40,000 gpd to 80,000 gpd expected in next year.
Possible KIZ zone to be submitted by ESU to Commonwealth. Funding for KIZ benefits comes from the Commonwealth and not from local taxing authorities.

Meeting Adjourned 9:14 AM