Development Authority of the Borough of Taylor
Meeting August 6, 2026 @ 6:30 P.M.
AGENDA

- Call to Order
- Pledge of Allegiance
- Roll Call
- Approval of July 2, 2026, Meeting Minutes
- Public Input

Old Business:

A. Discussion on purchase of property off of So. Keyser Ave. North of Rinaldi Drive, appraised value is $110,000.00 (Kanton Realty 1/31/2025 – 5.21 Acres): Need to discuss further with Solicitor**)**
B. Transfer/donation of property (DP #1, Lot #3) to the Taylor Legion, Post 306 was approved at the May 2026 DABT meeting. Need to collaborate with the Solicitor on proper transfer.

A. Treasurer's Report:

1. Wells Fargo:
   A. DABT Checking: $ 21,170.82 (7/31/2026) (NTL- $2,500.00)
   B. NBT MM: $ 498,818.64 (7/31/2026)

   Total 7/31/2026): **$ 519,989.46**

1. **New Business**:
   a. Consider a motion to award a submitted Bid Proposal/Offer to purchase DP #1, Lot No. 1 to **Kara Zihala** for **$172,350.00**.
      i. 2nd Bid: from **Northeast Freight Transfer PA, Inc.** was for **$115,000.00**.
   b. Consider a motion to award, to the highest responsible bidder, the Demolition of the Taylor Colliery Boiler Building pending the approval of the DABT Solicitor and Engineer.
   c. Update/Discussion of AML Project – Received all documentation from Commonwealth; Need to begin next step in process; (**PennEastern & Kaufman prepared & advertised the Demolition Bid Package, including Asbestos Abatement (if needed); Quarterly report Submitted, Revised Budget is to be resubmitted to DEP, with corrections.**
   d. No proper bids were received for the 2 Third Street properties. Once again, no bids were received for the 2 residential lots on Third Street. We will need to discuss with Solicitor as to the next step "Negotiation" process.
   e. Solicitor & Engineer are working on Bid Specs for Colliery No. 1 and the DP #5 remnant piece (St. Mary's)
   f. Consider a motion to approve providing funding of the 4th Street water line project materials only. Approximate cost between $85,000-$102,000. Labor will be at no cost.
   g. Discussion on remaining Properties

B. Approval of Bills:

1. PennEastern Engineering (Boiler Building): $715.00
2.

- Public Input
- Adjourn

NOTE Any person with a disability requiring special accommodation to attend a Council Meeting should notify the Borough Secretary at (570) 562-1400 as early as possible, but not later than three business days prior to the meeting. Taylor Borough will make every effort to provide reasonable accommodation.

ADDENDUM TO AGENDA

Update/Discussion on DABT parcels:

DP #1 – Lot No. 1 1.402 acres; Appraisal received from Kanton Realty $89,000.00 3/24/2025 **($165,000.00 2/2/2017)** & Appraisal received from Kanton Realty $70,000.00 3/24/2025 **($130,000.00 2/2/2017)** Lot No. 3, (1.286 acres), Total Remaining Acreage (Both Lots #1 & #3) is 2.688 Acres; Current Zoning C-3 (Heavy Commercial);

DP #5 - DP No. 5 (Remnant) St.. Mary's $60,000.00 (3/7/2025)

Colliery Parcel #1- Appraisal received from Kanton;

a. **Taylor Colliery Parcel No. 1, Minor Subdivision No. 3**: Created New Lot 1 (57.190 Acres), Appraised Value **($850,000,00, 1/10/2020)**. Current Zoning C-3 Heavy Commercial; and New Lot 2 (25.041 Acres), Appraised Value **$145,000.00 (3/3/2020**); Current Zoning C-2A; New Appraisal $835,000.00 (3/16/2025)

Third Street Sub-Division – Apx. 100' x 150'; Current Zoning R-1A (One-Family Residential, Low Density);

b. **Lot No**. 2: 100'x 150' ($33,000.00); $36,000.00 (3/28/2025)

c. **Lot No**. 3: 100' x 150' ($33,000.00); $36,000.00 (3/28/2025)

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