

Development Authority of the Borough of Taylor
Meeting August 7, 2025 @ 6:30 P.M.
AGENDA

- Call to Order
- Pledge of Allegiance
- Roll Call
- Approval of May 1, 2025, Meeting Minutes
- Public Input

Old Business:

- A. Discussion/Update on BAMR/AML/AMLER Grant Application; **(Awaiting Contract from State)**
- B. Update/Discussion Transfer of Bid Award for DP No. 5 **(Property closed & refund of original cash bid bond was refunded to JAC 5th LLC \$6,500.00)**
- C. 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): **(No further developments)**
- D.

A. Treasurer's Report:

1. Wells Fargo:

- A. DABT Savings: \$ 35,499.94 (8/4/2025) (NTL- \$2,500.00)
- B. NBT MM: \$ 486,845.58 (8/4/2025)

Total 8/4/2025): **\$ 522,345.52**


1. **New Business:**

- a. Working with Solicitor & Engineer to prepare a Bid Package for DP #1, Lot 1, DP #1, Lot 3; DP #3 (Oak St.); Third Street DP #5, Lot 2 & Lot 3; DP #5, Former St. Mary's Parcel; Colliery No. 1 (Remainder).
- b.

B. Approval of Bills:

- 1. DGK Insurance \$1,695.00
- 2. JAC 5th LLC (Bid Bond Refund) \$6,500.00
- 3.

- Public Input
- Adjourn

 ***NOTE*** Any person with a disability requiring a 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 a 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 #3 - Appraisal received **\$9,500.00 DP No. 3 (3/28/2025)** (**\$11,500.00 6/4/2020**); Approx. 2.67 Acres; Current Zoning R-1A (One- Family Residential, Low Density);


DP #5- Appraisal; Approx. 5.8 Acres; Current Zoning R-1A (One Family Residential, Low Density); Bid awarded to JCG, LLC for \$65,000.00 Closing is pending, awaiting Title Search/Action to Quiet Title; (8/27/2024);
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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