

Development Authority of the Borough of Taylor
Meeting November 3, 2022 @ 6:30 P.M.
AGENDA

- Call to Order
- Pledge of Allegiance
- Roll Call
- Approval of October 6, 2022, Meeting Minutes
- Public Input

1. Old Business:

- A. See attached copy of a cover letter and the signed extension agreement between the “DABT” and Vesper Northeast, LP, new closing date to be January 19, 2022. In addition, “ The DABT shall deduct ten thousand (\$10,000.00) from the deposit of \$95,000.00 presently held by the DABT as a non-refundable extension payment as part of the consideration for the extension.
- B. Update on Motion to Advertise for Bid DP #1, Lots 1 and 3 in the 100 Block of Oak St. (Southerly Side)
- C.

1. Update/Discussion on DABT parcels:


- 2. **DP #1** – Lot No. 1 1.402 acres; Appraisal received from Kanton Realty (\$165,000.00 2/2/2017) & Appraisal received from Kanton Realty (\$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);
- 3. **DP #3** - Appraisal received (\$11,500.00 6/4/2020); Approx. 2.67 Acres; Current Zoning R-1A (One- Family Residential, Low Density);
- 4. **DP #5- Appraisal:** Approx. 5.8 Acres; Current Zoning R-1A (One Family Residential, Low Density);
Sub-Appraisal received on (\$32,000.00 7/22/2020) piece between Pine St & Oak St, 4th St. & rear of 3rd St. lots; Apx. 620’ x 157.5 includes Swale Easement)
- 5. **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 Community Commercial;
- 6. **Third Street Sub-Division** – Apx. 100’ x 150’; Current Zoning R-1A (One-Family Residential, Low Density);
 - a. **Lot No. 2:** 100’x 150’
 - b. **Lot No. 3:** 100’ x 150’
 - c. **Lot No. 6:** 120’ x 150’

B. **Treasurer’s Report:**

1. Wells Fargo:

- a) DABT Savings: \$ 398,144.93 (11/2/2022) (NTL- \$2,500.00)


Total (11/2/2022): \$ 398,144.93

 ***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.

C. **New Business:**

1. Consider a motion to award the submitted Bid proposal from JCG, LLC in the amount of \$65,000.00 for the remaining lands of Disposition Parcel No. 5, between Oak Street and Pine Street, fronting on 4th Street. Total Lot Area Equals 97,340.00 SF, 2.235 Acres. Bid opening was held on October 13, 2022 at 11:00 A.M. The second Bid received was from Vesper Northeast, L.P. in the amount of \$61,000.00.
2. Approval of Bills:
 - a. Rainey & Rainey, CPA's: 2020 Audit - \$1,150.00
 - b. Rainey & Rainey, CPA's: 2021 Audit - \$1,150.00

- Public Input
- Adjourn

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