

Development Authority of the Borough of Taylor
Meeting October 2, 2025 @ 6:30 P.M.
AGENDA

- Call to Order
- Pledge of Allegiance
- Roll Call
- Approval of September 4, 2025, 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): **(No further developments)**
- B. 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).
- C.

A. Treasurer’s Report:

1. Wells Fargo:

- A. DABT Savings: \$ 35,230.24 (10/1/2025) (NTL- \$2,500.00)
- B. NBT MM: \$ 489,218.66 (10/1/2025)

Total 9/2/2025): **\$ 524,448.90**


1. **New Business:**

- a. Update/Discussion of AML Agreement – Received all documentation from Commonwealth; Need to begin next step in process
- b. Consider a motion to change the Bank for the DABT Checking Account
- c. Consider a Motion to appoint PennEastern Engineering as a DABT Consulting Engineer for the AML Grant.
- d. Consider a motion to appoint Kaufman Engineering as Project Engineer for the AML Grant.

B. Approval of Bills:

- 1. PennEastern Engineers = Pine Street ROW \$220.00
- 2.

- 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 - 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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