



Whitehall Township Industrial & Commercial Development Authority
The Resource to Start & Grow Your Business
PO Box 413 | Whitehall, PA 18052
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wticda@gmail.com
wticda.org

Board of Directors

President

Kent Newhart (2023)

Vice President

Vito G. Gallo (2025)

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Vacant

Treasurer

Stephanie Colbry (2022)

Cheryl Huckabee-

Washington (2023)

Benn Smith (2025)

Acting Secretary

Jeffrey Warren (2025)

Rhonda Bastian (2022)

Cara Butz (2022)

Michael Dee (2027)

Executive Director

Vacant

Solicitor

Joseph Zator II, Esq.

Assistant Solicitor

Jennifer Alderfer, Esq.

October 17, 2022

ATA Financial, 1044 Third St., Whitehall, PA 18052 @6:30PM
Call in # 610-433-3866

MINUTES

Kent call to order 6:30pm

1. President's Update (Kent)

-Bd Member term expirations 2022 – Stephanie, Rhonda, Cara-
application is on the township website

-2023 Meeting Schedule discussion- continue to meet at ATA
Financial in 2023. Meeting dates TBD third Monday of the month

-Township Budget submission-WTICDA- Stephanie Colbry and
Stephanie Colon will work on an updated budget for 2023 and get it
to Officers; Kent will deliver to Jack Meyers.

-Washington Prime Agreement for Services re: Whitehall Mall/TIF
(Attachment) Kent received a call from John Lushis, Esq. that they
wanted to move forward with exploring tax incentives and other
public financing (TIF, RACP, BIOS) for the Whitehall Mall Project.
Kent indicated that WTICDA would provide a list of possible state
programs available for their project, make introductions to local
elected officials and commonwealth of PA legislators, Washington
Prime would provide a project plan. Washington Prime agreed to
pay WTICDA a \$5,000 consulting fee. Vito Gallo made the motion
to accept the agreement, Rhonda Bastian 2nd, unanimously
approved.

-IRS 501 c (3) status – Applied for an in progress.

2. Approval of Minutes-Sept. 19, 2022 (Benn) (Attachment)
Rhonda Bastian motion, Stephanie Colbry 2nd, unanimously

3. Financials (Stephanie)

- Current financials (Attachment) –

Reviewed the financials, income from treasury bonds and
consulting fees. Truist bank will close the WTICDA line of credit

effective 8/31/23. We will explore another banking relationship after that time. Benn Smith, motion to accept, Rhonda 2nd.

- Truist/Treasuries accounts status (Benn)

Benn Smith Motion to Execute Resolution for Transactions Involving Treasury Securities and Certificate of Incumbency, 2nd Cheryl, unanimous.

- Loan Pool update (Benn)

No changes, payments are on time.

4. Mayor's Report (Mike)

- Township economic development activity and other updates

5. Commissioner's Report (Jeff)

- Recent Commissioner's Board Mtg. Actions

The most recent plan/proposal from Lehigh Valley Hospital Network was rejected by the Board of Commissioners. Property is zoned residential and could be sold for development if a plan is not approved.

6. Old Business/Project Updates (Vito)

- National Registry Application for Thomas Ironworks Historical District for Hokendauqua /LSA grant:

The Thomas Ironworks Company Town was accepted to the National Registry by US Department of Interior. WTICDA will include a budget item/ proposal to the Township/Commissioners for funding next steps. Perhaps form a committee including the Whitehall Historic Society and other stake holders could develop a proposal? Look for grants available to home-owners in the district.

-Feb 1, 2022 -SHPO-Commonwealth of PA approved

-August 5, 2022- submitted to National Park Service- Wash DC

-September 19, 2022-*The district is listed on National Registry of Historic Places, NPS ID#SG 100008170.*

7. New Business/Presentations

- Tim Horstmann, Esq. McNees-Wallace, Bond Process

Presentation- WTICDA's Bond Counsel for the project

Tim's Presentation attached.

Tim will draft closing documents and coordinates the financing. Approval by PADCED-Single Application necessary which could take 3 -6 months time frame.

No liability for the Authority for the bonds/loan; application fee collected;

WTICDA Solicitor funds will be escrowed at a later date when project materializes;

Qualified small issuer status is less than \$10 million per year.
This project could be a taxable and tax-exempt bond issuance.
Public Financial Management has Financial Advisors who specialize
in this type of project if needed for the borrower.

*-Ms. Elizabeth Saleb-Real Star Properties-“Conduit Bond
Financing” Application/vote.*

*Elizabeth Saleb delivered the Application and \$1,500 application
fee. Vito Gallo made motion to accept the application, Rhonda Bastian
2nd, passed unanimously.*

-LV/Whitehall Chamber upcoming events (Rhonda, Cara, Cheryl)
Rhonda Bastian visited The Hive shared working space in Florida.
A type of micro business, co-working space, also a WTICDA priority
for Whitehall. 11/22 Tree Lighting at the Lehigh Valley Mall. 12/12
Fellowship Community Center Luncheon 11:30am.

8. Next Meeting:

- December 12, 2022, 6:30PM at ATA Financial, 1044 Third St.,
Whitehall, PA 18052

9. Adjourn

7:30pm Rhonda Bastian voted to adjourn, Cheryl Huckabee
Washington 2nd. Approved unanimously.

**All Meetings will be held in person at:
ATA FINANCIAL, 1044 Third St., Whitehall, PA 18052**