

Mount Pocono Municipal Authority

Special Meeting

September 26<sup>th</sup>, 2023

A special meeting of the Board of Directors of the Mount Pocono Municipal Authority (the "Authority") was called to order by Chairman Matt Hensel at 3:07 p.m. via Zoom. The following people were in attendance: Matt Hensel, Jeff Woehrle, Christine Farrugia, Executive Director Jon Klotz, Solicitor Scott Lipson, Accountant Dean Cable, Environmental Lawyer John Lushis (arrived at 4:05PM), Accountant Stephanie Rogers, and Administrative Assistant Alexandria Patrick.

**Property Purchase:**

Chairman Matthew Hensel began the discussion of the property purchase, stating that a property purchase at \$350,000.00 to \$375,000.00 will not be a heavy burden on the Authority and that this purchase can easily be managed by future Board members of the MPMA.

Mr. Hensel presented a spreadsheet representing possible data of the Authority's funds with and without the purchase of the property, and with and without expected inflation. The Authority will "borrow" from itself and pay itself back over the span of about 40 years, and according to the data provided, the impact of purchasing the property and the Authority paying itself back will not be monumental.

The Board discussed the needs of the Authority and the coming of a new Board. Mr. Hensel explained that the property purchase does not accommodate to all the needs of the Authority, but the purchase will allow a space for the office to live. He also explained that each even year there is a new Board, which may cause for a differing opinion in the future, but the purchase is not monumental and the Authority can seek other options if they choose to do so.

Accountant Dean Cable explained that the building purchase is highly valued due to the placement in Mount Pocono, but the building itself does not hold the value listed in the appraisal. Discussion from the Board came to the conclusion that there are not other buildings in Mount Pocono that will accommodate the needs of the Authority as of this time.

The Board also discussed the possibility of developing a structure to better accommodate the Authority's needs on the property owned by the Authority. Creating a structure may accommodate to the Authority's needs, but Mr. Hensel brought forward that the development of the structure will take time.

Board member Ms. Farrugia stated that the Authority has land across from the Waste Water Plant, and had asked if there is a possibility of developing a structure on that land. Executive Director Jonathan Klotz explained that this land has a large slope that will cause the need for land development before placing a structure.

Mr. Hensel brought to question if the Authority could request an extension from the seller due to the Authority's need to inquire about building repairs of the property purchase.

A brief Executive Session was called by Chairman Matthew Hensel at 3:46PM to speak about contractual and real estate issues. The Board retired from Executive Session at 4:06PM.

A motion to request an extension of the purchase agreement for 30 days, and if denied by the seller to authorize the Solicitor to terminate the purchase was made by Mr. Woehrle. The motion was seconded by Ms. Farrugia and the motion passed unanimously.

**Adjourn:**

There being no further business to be discussed, the Meeting was adjourned at 4:08PM. The Board then retired into Executive Session to speak about contractual and other real estate. Executive session concluded at 4:33PM with no further motions made.

Respectfully submitted,

Alexandria Patrick  
Mount Pocono Municipal Authority