SPECIAL PUBLIC MEETING AGENDA

MONDAY, OCTOBER 26, 2015

4:30 PM

1. CALL TO ORDER.

2. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE.

3. CHAIRMAN CLAUSI WISHES TO ANNOUNCE THAT TODAY'S SPECIAL
    PUBLIC MEETING WAS DULY ADVERTISED.

4. CITIZENS' INPUT – AGENDA ITEMS ONLY

5. *Report by Financial Advisor for the consideration of the enactment of Ordinance #O-04-15.*

6. A MOTION IS NEEDED TO ADOPT ORDINANCE #O-04-15 AS PRESENTED BY
    THE SOLICITOR:
    *(Ordinance of the Board of Commissioners of the County of Northumberland,
    Pennsylvania, determining to incur debt in the maximum principal amount of $8,400,000;
    determining that such debt shall be incurred as lease rental debt to be evidenced by a
    guaranteed lease revenue note, designated as guaranteed lease revenue note, series of 2015
    (federally taxable), to be authorized and to be issued by Northumberland County Authority;
    briefly describing the project for which said debt is to be incurred and specifying the
    realistic useful life of said project; approving said project; authorizing and directing proper
    officers of the county to execute, attest, seal and deliver, as appropriate, (i) an agreement of
    lease, between said authority, as lessor, and the county, as lessee, and (ii) a guaranty
    agreement with respect to the aforesaid guaranteed lease revenue note; approving the form
    of said agreement of lease and said guaranty agreement; authorizing and directing the
    Chairman or Vice Chairman of the Board of Commissioners and the Chief Clerk of the
    County to prepare, verify and file, as applicable, the debt statement, the borrowing base
    certificate to be appended to the debt statement, and other appropriate documents required
    by the local government unit debt act [53 Pa. C.S. § 8001 et seq.]; specifying the maximum
    lease rentals to be paid by the county pursuant to said agreement of lease; guaranteeing
    payment of the principal of and interest on the aforesaid guaranteed lease revenue note and
    making certain covenants with respect thereto; specifying the maximum amount of the
    guaranty obligations of the county pursuant to such guaranty agreement; pledging the full*

faith, credit and taxing power of the county with respect to the guaranty agreement; authorizing proper officers of the county to execute and seal the agreement of lease, the guaranty agreement and all required, necessary or desirable certificates and documents in connection with said lease rental debt and the project; authorizing proper officers of the county to take all other required, necessary or desirable action in connection with such project and the execution, delivery or acceptance of said agreement of lease and said guaranty agreement; providing for the effectiveness of this ordinance; providing for the severability of provisions of this ordinance; and providing for the repeal of all inconsistent ordinances or resolutions or parts of ordinances or resolutions.

7. **A MOTION IS NEEDED TO RESCIND THE FOLLOWING MOTIONS THAT WERE APPROVED AT THE COMMISSIONERS PUBLIC MEETING HELD OCTOBER 6, 2015 UNDER NEW MATTER:**

   A. *Motion to request that, pursuant to 72 P.S. § 5860.703(b), the County of Northumberland issue a written request to the Northumberland County Tax Claim Bureau, pursuant to 72 P.S. § 5860.703(b), requesting that the Bureau offer to sell, at private tax sale, the surface only of Lots 1 and 2, located in the Township of Coal, County of Northumberland, and within the Shamokin Area School District, being a portion of tax parcels 020-00-066-003 and 00H-00-075-024 and consisting of 100.5 total acres of unimproved lands to Diamond Development Incorporated in exchange for the surface-only of tax parcel 00H-00-076-032, consisting of 100.5 acres of unimproved coal lands owned by Diamond Development Incorporated. This sale shall be contingent upon the execution of an Agreement of Sale between the Tax Claim Bureau and Diamond Development Incorporated in substantially the form as attached hereto, setting forth the conditions of said sale.*

   B. *Motion to retain the services of Real Appraisal & Marketing Associates for the purposes of conducting a market comparison of the values of the surface-only of Lots 1 and 2, located in the Township of Coal, County of Northumberland, and within the Shamokin Area School District, being a portion of tax parcels 020-00-066-003 and 00H-00-075-024 and consisting of 100.5 total acres and the surface-only of tax parcel 00H-00-076-032, consisting of 100.5 acres of unimproved coal lands owned by Diamond Development Incorporated.*

8. **A MOTION IS NEEDED TO APPROVE THE FOLLOWING:**

   A. *Motion to request that, pursuant to 72 P.S. § 5860.703(b), the County of Northumberland issue a written request to the Northumberland County Tax Claim Bureau, pursuant to 72 P.S. § 5860.703(b), requesting that the Bureau offer to sell, at private tax sale, the surface only of Lots 1 and 2, located in the Township of Coal, County of Northumberland, and within the Shamokin Area School District, being a portion of tax parcels 00H-00-075-021 and 00H-00-075-024 and consisting of 100.5 total acres of unimproved lands to Tri-City Development Company in exchange for the surface-only of tax parcel 00H-00-076-032, consisting of 100.5 acres of unimproved coal lands owned by Tri-City Development Company. This sale shall be contingent upon the execution of an Agreement of Sale between the Tax Claim Bureau and Tri-*

City Development Company in substantially the form as attached hereto, setting forth the conditions of said sale.

B. *Motion to retain the services of Real Appraisal & Marketing Associates for the purposes of conducting a market comparison of the values of the surface-only of Lots 1 and 2, located in the Township of Coal, County of Northumberland, and within the Shamokin Area School District, being a portion of tax parcels 00H-00-075-021 and 00H-00-075-024 and consisting of 100.5 total acres and the surface-only of tax parcel 00H-00-076-032, consisting of 100.5 acres of unimproved coal lands owned by Tri-City Development Company.*

9. NEW BUSINESS

10. OLD BUSINESS

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PUBLIC INPUT

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11. MOTION TO ADJOURN.