

Meeting Agenda
State College Borough Redevelopment Authority
May 23, 2018
Room 241 / 12 p.m

- I. Call to Order**
 - II. Roll Call**
 - III. Approval of Minutes**
 - IV. Chair Report**
 - V. Public Hour - Hearing of Citizens**
 - VI. Financial Issues**
 - A. April 2018 Expense Voucher Approvals
 - VII. Community-Wide Planning**
 - A. 2019-2023 Draft Capital Improvement Program
 - VIII. Official Reports and Correspondence**
 - IX. Upcoming Meetings**
 - X. Adjournment**
- Documents:**

[*COMPLETE RDA Agenda Packet - May 23, 2018.pdf*](#)

**Meeting Agenda
State College Borough
Redevelopment Authority
May 23, 2018
Room 241 / 12 p.m.**

I. Call to Order

II. Roll Call

Sally Lenker, Chairman
Colleen Ritter, Vice-Chairman
Mark Huncik
Rebecca Misangyi
James Shincovich

III. Approval of Minutes – April 25, 2018 (Page 3)

IV. Chair Report

V. Public Hour - Hearing of Citizens

VI. Financial Issues

A. April 2018 Expense Voucher Approvals

A recommendation of the Borough's 2017 audit was for the Redevelopment Authority (RDA) to begin to formally approve expenses. Beginning July 1, 2018, the RDA started approving expenditures at their regularly scheduled meetings. (Page 7)

Redevelopment Authority Action: The RDA should review and approve the April 2018 expenditures.

VII. Community-Wide Planning

A. 2019-2023 Draft Capital Improvement Program

The draft 2019-2023 Capital Improvement Program (CIP) has been prepared and distributed to Borough Council for review and consideration.

Council has begun reviewing individual sections of this draft CIP. The RDA is asked to review the CIP and provide comments to Council as they consider the Program. A public hearing on the draft 2019-2023 CIP will be held on June 18, 2018, and Council anticipates adoption on July 2, 2018.

To assist the RDA with their review of the CIP, updates on projects for which the Authority may have an interest are attached to this agenda beginning on Page 9. The draft CIP is available on the Borough's website at:

<http://www.statecollegepa.us/DocumentCenter/View/19590/CIP-2019-2023>

Staff Recommendation: Staff recommends that the Authority review the draft 2019-2023 CIP prior to the meeting and be prepared to share comments or questions with staff during the meeting.

Redevelopment Authority Action: The RDA is requested to review this draft 2019-2023 CIP and provide comments to staff that will be transmitted to Borough Council. During this meeting, the Authority should identify any comments or questions on the projects provided or on any other projects of concern.

VIII. Official Reports and Correspondence

- A. Borough Council
- B. Planning Commission
- C. Staff Reports

IX. Upcoming Meetings

June 27, 2018 at 12:00 p.m.

X. Adjournment

The Redevelopment Authority will adjourn to an Executive Session to discuss Real Estate matters.

**Meeting Minutes
State College Borough
Redevelopment Authority
April 25, 2018**

The State College Borough Redevelopment Authority (RDA) met on Wednesday, April 25, 2018, in the Municipal Building, 243 South Allen Street. Chairman Lenker called the meeting to order at 12:00 p.m.

Members Present

Sally Lenker, Chairman; Colleen Ritter, Vice-Chairman; Mark Huncik, Rebecca Misangyi, and James Shincovich

Council Members Present

Don Hahn, Mayor; Evan Myers, Council President; David Brown, Janet Engeman, Theresa Lafer, Dan Murphy, Jesse Barlow, and Cathy Dauler

Others Present

Thomas Fountaine, II, Borough Manager; Ed LeClear, Planning Director; Jenna Wargo, Planner; Rhonda Johannesen, Planner-Redevelopment Specialist; Terry J. Williams, Borough Solicitor; and Sarah Smith, Administrative Assistant

Approval of Minutes

A motion was made by Mr. Shincovich and seconded by Ms. Ritter to approve the February 28, 2018 minutes as submitted. The vote was unanimously in favor.

Chair Report

Chairman Lenker had nothing to report.

Public Hour – Hearing of Citizens

There were no public who wished to speak on items not on the agenda.

Mr. LeClear noted there would be a change in the agenda to conduct the RDA specific items first and allow for the Economic Development presentation to be later in the meeting.

Financial Issues

February & March 2018 Expense Voucher Approvals

Mr. Shincovich inquired about what some of the items were and Mr. LeClear stated there was a plumbing issue at one of the properties.

Ms. Ritter made a motion to approve the February and March 2018 vouchers and Ms. Misangyi seconded the motion. The vote was unanimously in favor.

Official Reports and Correspondence

Mr. LeClear noted the draft of the Design Guide had been submitted to Borough Council. He briefly reviewed where members could locate information on the Historical and Architectural Review Board (HARB) as well as where the new land development plans map and data was located on the Borough website.

Economic Development

Urban Redevelopment Law & State College Town Centre Orientation

Mr. LeClear gave a brief overview on the status of the project then asked Mr. Williams to review the laws associated with it.

Mr. Williams' presentation included the information below on Urban Redevelopment Law:

- Reviewed the history and process for a redevelopment plan.
- Reviewed several prominent redevelopment projects in other cities.
- Reviewed some of the aspects that must be included in a Redevelopment Proposal.
- Reviewed restrictions on redevelopment.

RDA members had no questions for the Mr. Williams.

Mr. LeClear explained that the Borough was in the process of preparation and adoption of the Redevelopment Proposal. Mr. LeClear gave a brief history of the process of the redevelopment plan to date including an overview of the Allen Street Civic District Site Plan.

Questions and Comments:

- Ms. Engeman inquired about the parklet and Mr. LeClear explained it was not a part of the proposal, but it could have some potential for enhancement.
- Mr. Huncik inquired what the obligations were of the RDA with regards to Right-to-Know requests and Mr. LeClear explained they would fall under the same regulations as all Borough requests.

Mr. LeClear introduced Bud Sweet from the National Development Council to review the State College Town Centre proposal.

Mr. Sweet's presentation included:

- When reviewing a developer, staff needed to consider whether the developer had the capability to complete the project and in considering the Highland Holding Group, it appeared they had the experience, capability and financial ability to complete the project.
- Explained the two scenarios – Scenario A included the Post Office site and the First National Bank site while Scenario B only included the Borough controlled properties. He noted that Scenario A was preferred, but there were uncertainties in terms of acquisitions.
- Reviewed different scenarios and next action steps.
- Key Elements
 - Required
 - 15,000 square feet of commercial space to be leased to the Borough.
 - Replication of 32 public parking spaces for public control by the Borough.
 - Proposed
 - Option for a “fee simple sale” for Borough owned properties with legal restrictions.
 - 2-year option to purchase.
 - Additional 3-year requirement for construction.
 - Prohibited
 - Adult-oriented business.
 - Residential use allowing undergraduate student housing.
 - Development above six stories in height along Allen Street and eight stories in height along Fraser Street.

Questions and Comments:

- Mr. Myers expressed concern about a public auction process for the Post Office and parking lot as the property could have an impact on the redevelopment plan. He inquired if there was any recourse if another party were to purchase the property and develop something different and potentially incompatible. Mr. LeClear stated the process for the project would be to enter into a

pre-development agreement to review the two properties owned by the Borough and give the developer a time frame in which to gain control of the other sites.

- Ms. Lafer inquired if the Borough had rezoned the area and if both scenarios would require the same zoning. Mr. LeClear noted the area had the same zoning and it was not a signature district and did not have overlays.
- Ms. Lafer inquired if there could be student housing on the Post Office site if another developer were to purchase it. Mr. LeClear noted there was potential for that, but the developer would need to qualify for incentives.
- There was some discussion regarding the plans with the Discovery Space. Mr. Fontaine noted the original intent of purchasing the building was to lease it to Discovery Space.
- Mr. LeClear noted the proposed scenario would have 280 sub-surface parking spaces. He also stated the spaces would be in private development, but under public control and would replicate 32 public spaces that were currently available in the Allen Street Parking Lot. He noted terms would be negotiated in the final agreement. Mr. Sweet noted there were monthly and transient spaces needed for the anticipated commercial, retail, and hotel uses of the project. Mr. LeClear noted, even though zoning did not require that number of spaces, the target market would still need it. He also noted it was a condition from Discovery Space that there be available parking for them.
- Ms. Engeman inquired if there were residential uses there that permitted student housing. Mr. LeClear stated since the Borough was entering into a development agreement, the Borough could add prohibitions to the agreement. Mr. Fontaine noted there was a covenant on the Fraser Centre property. There was some discussion regarding other ways to prohibit undergraduate students at the property and Mr. Williams explained some of the difficulties with prohibitions in the long term.
- Mr. Huncik inquired about a previous redevelopment area that included properties further to the south as those areas were already commercial. He suggested pushing the area south rather than to the west. Mr. LeClear noted that his predecessor, Carl Hess, had worked with the Planning Commission to review the Fairmount Avenue Redevelopment Area, but the plan was scaled back in order to move quickly.
- Mr. Myers noted it seemed like Scenario A would be a more beneficial plan, but in order to work towards Scenario A, the Borough would need to agree to Scenario B. Mr. Fontaine stated the redevelopment site was originally discussed as Scenario B. Mr. LeClear stated there had been some conversations regarding other options, but nothing had been finalized.
- Mr. Brown expressed concern about only having one developer. Mr. Fontaine stated there had originally been four developers and the RDA had selected the best choice after a year-long process.
- Ms. Dauler noted there had been difficulties finding a developer for the Fraser Centre as well due to site constraints.

Mr. LeClear noted he would draft a pre-development agreement that would allow for at least Scenario B to be developed, but would give the developer two years to work towards Scenario A. He would review it with the RDA when it was drafted.

Adjournment

With no further business to discuss, a motion to adjourn the meeting at 1:19 p.m. was made by Chairman Lenker. At that time, the Authority adjourned to an Executive Session.

Respectfully submitted,

Sarah Smith,
Administrative Assistant

SCB RDA Voucher Report

Check Date Range: 4/1/2018 to 4/30/2018

Page 1 of 2



VENDOR NAME	ACCOUNT DESCRIPTION	DESCRIPTION	ACCOUNT	CHECK NO	AMOUNT
NEIDIGH'S, INC	REPAIRS & MAINT - BUILDINGS	REPLACE BROKEN GLASS - 306 S GILL	B114-14-42-00-0000-000-70372 - NSP06	35354	35.00
Check Number 35354 Total:					35.00
MCCARTNEY'S	OFFICE/MISC. SUPPLIES	DESK PLATE	B114-15-44-00-0000-000-65210	35386	9.55
Check Number 35386 Total:					9.55
CENTRE CO RECYCLING & REFUSE AUTH	SOLID WASTE DISPOSAL	REFUSE - MARCH	B114-14-42-00-0000-000-73365 - NSP06	35425	15.00
Check Number 35425 Total:					15.00
NEIDIGH'S, INC	REPAIRS & MAINT - BUILDINGS	WOOD REPAIR - 306 S GILL	B114-14-42-00-0000-000-70372 - NSP06	35429	80.00
Check Number 35429 Total:					80.00
YOUR BUILDING CENTERS INC	PROGRAM SUPPLIES/ACTIVITIES	CONC RESURFACER, DYNAGRIP	B114-14-42-00-0000-000-66238 - NSP06	35513	22.16
Check Number 35513 Total:					22.16
COLUMBIA GAS OF PENNSYLVANIA	NATURAL GAS	396 CCF - 245 E HAMILTON - 3/5 - 4/4	B114-14-42-00-0000-000-73362 - NSP08	35537	349.16
Check Number 35537 Total:					349.16
NATIONAL COUNCIL FOR COMMUNITY DEVELOPMENT	PROFESSIONAL SERVICES	TECHNICAL ASSISTANCE - MARCH	B114-15-44-00-0000-000-67310	35561	6,000.00
Check Number 35561 Total:					6,000.00
SHARON ERGLER, PETTY CASH	PROGRAM SUPPLIES/ACTIVITIES	REIMB PETTY CASH	B114-14-42-00-0000-000-66238 - NSP06	35579	4.22
SHARON ERGLER, PETTY CASH	PROGRAM SUPPLIES/ACTIVITIES	REIMB PETTY CASH	B114-14-42-00-0000-000-66238 - NSP06	35579	30.00
Check Number 35579 Total:					34.22
WEIS MARKETS INC	MEALS & MEETINGS	FOOD SUPPLIES	B114-15-44-00-0000-000-66227	35592	21.89
Check Number 35592 Total:					21.89
YOUR BUILDING CENTERS INC	PROGRAM SUPPLIES/ACTIVITIES	JOIST HANGER, SIMPSON DRIVE SCREW	B114-14-42-00-0000-000-66238 - NSP08	35602	116.78

SCB RDA Voucher Report

Check Date Range: 4/1/2018 to 4/30/2018

Page 2 of 2



VENDOR NAME	ACCOUNT DESCRIPTION	DESCRIPTION	ACCOUNT	CHECK NO	AMOUNT
Check Number 35602 Total:					116.78
DOUGLAS KIM THOMPSON	OTHER CONTRACTED SERVICES	GUTTER CLEANING - 230-234 LOGAN AVE	B114-14-42-00-0000-000-67326 - NSP07	35629	90.00
DOUGLAS KIM THOMPSON	REPAIRS & MAINT - BUILDINGS	GUTTER CLEANING - 306 S GILL STR	B114-14-42-00-0000-000-70372 - NSP06	35629	90.00
DOUGLAS KIM THOMPSON	REPAIRS & MAINT - BUILDINGS	GUTTER CLEANING - 245 E HAMILTON	B114-14-42-00-0000-000-70372 - NSP08	35629	70.00
Check Number 35629 Total:					250.00
LOWE'S COMPANIES INC	PROGRAM SUPPLIES/ACTIVITIES	COBALT BIT AND PARTS	B114-14-42-00-0000-000-66238 - NSP07	35647	39.90
Check Number 35647 Total:					39.90
PETTY CASH	CAP PURCHASES - BUILDINGS	PURCHASE HOUSE - 308 W PROSPECT	B114-14-42-00-0000-000-93730 - NSP09	35663	5,000.00
Check Number 35663 Total:					5,000.00
RE/MAX CENTRE REALTY	CAPITAL - INFRASTRUCTURE	ADVANCE - 720 W FOSTER	B114-14-42-00-0000-000-93724 - NSP10	35667	5,000.00
Check Number 35667 Total:					5,000.00
YOUR BUILDING CENTERS INC	PROGRAM SUPPLIES/ACTIVITIES	PLASTIC P-TRAP, DBL END TUBE	B114-14-42-00-0000-000-66238 - NSP08	35690	9.08
Check Number 35690 Total:					9.08
					16,982.74
Fund B114 Total:					16,982.74
Grand Total					16,982.74



Innovate Downtown Revolving Loan Program

<i>Project Number</i>	<i>Request Type</i>	<i>Priority</i>
OP123	Previously Deferred	Should Do
<i>Change from Previous CIP</i>		<i>Project Location</i>
Previously Deferred		Various Locations within Borough
<i>Department</i>		<i>Division</i>
Planning, Housing and Development		Redevelopment

<i>Project Description</i>

This loan program is being proposed by the Redevelopment Authority (RDA) and seeks to increase public and private investments in State College to enhance business diversity.

The loan program will be used as a match for private partner investments to provide gap financing and support the non-working capital needs of emerging start-ups and new businesses locating in Downtown and the West End.

The program will support start-ups with a mission that aligns with the strategic goals of the Borough, RDA, and CBICC. It will contribute to the growing infrastructure that supports new businesses by providing follow-up incentives for start-ups that graduate from local incubators and other business development programs.

<i>Statement of Need</i>

Revolving loan programs are frequently used by communities of all sizes in Pennsylvania, including Pittsburgh, Hermitage, Carlisle, and Lock Haven, to encourage business development, assist with capital infrastructure, and encourage sustainability.

Innovate Downtown could become a partnership between lending institutions, the RDA, CBICC, DSCID, and other economic development entities and private sector organizations.



Innovate Downtown Revolving Loan Program

<i>Project Title</i>																									
Innovate Downtown Revolving Loan Program																									
<i>Project Alternatives</i>																									
N/A																									
<i>Impact on Operating Budget & Departments - Narrative</i>																									
Start-up operating costs include materials needed to operate the program, and staffing costs are anticipated to be equivalent to 0.1 FTE.																									
2019 Operating Impact		2020 Operating Impact		2021 Operating Impact		2022 Operating Impact		2023 Operating Impact																	
		\$100,000				\$100,000																			
Operating Budget under Impact: General																									
2019 Funding		2020 Funding		2021 Funding		2022 Funding		2023 Funding																	
		General	\$100,000		\$0	General	\$100,000		\$0																
		Other Contributions	\$100,000		\$0	Other Contributions	\$100,000		\$0																
	\$0		\$0		\$0		\$0		\$0																
	\$0		\$0		\$0		\$0		\$0																
	\$0		\$0		\$0		\$0		\$0																
			\$200,000		\$0		\$200,000		\$0																
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Construction:																									
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Equipment:																									
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Software:																									
Other:	\$400,000																								
Land Acquisition:																									
Total Project Costs																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;"><i>Estimated Start</i></td> <td style="width: 25%;"><i>Estimated Completion</i></td> <td style="width: 50%;"><i>Estimated Useful Life</i></td> </tr> <tr> <td style="text-align: center;">1/1/2020</td> <td style="text-align: center;">12/31/2025</td> <td style="text-align: center;">Perpetual Revolving Loan</td> </tr> </table>										<i>Estimated Start</i>	<i>Estimated Completion</i>	<i>Estimated Useful Life</i>	1/1/2020	12/31/2025	Perpetual Revolving Loan										
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1/1/2020	12/31/2025	Perpetual Revolving Loan																							



Redevelopment Projects

Project Number	Request Type	Priority
OP162	Previously Deferred	Should Do
<i>Change from Previous CIP</i>		<i>Project Location</i>
Previously Deferred		Downtown & West End Districts
<i>Department</i>		<i>Division</i>
Planning, Housing and Development		Planning, Redevelopment

<i>Project Description</i>

This project involves the leveraging of public funds in public-private partnerships to advance community and economic development goals and recommendations of the 2008 West End Revitalization Plan, 2015 Allen Street Civic District Plan, and the 2013 Downtown Plan.

Potential sites for redevelopment activity include the former Verizon Building site, additional sites in the 100 & 200 block of South Allen Street, the Sparks Street parking lot, or other sites that may be identified in the Downtown Master Plan.

Redevelopment activities should be phased. Given the current interest in the former Verizon Building site, partnership activities could advance along the following timeline:

2019: Design and Permitting of a mixed-use redevelopment project on a site(s) within the Allen Street Civic District.

2020-2022: Construction of a mixed-use redevelopment project within the Allen Street Civic District. Consider selection of a site suitable for a catalyst redevelopment project in the West End. Advance a collaboration among Borough Council, the Planning Commission, the Redevelopment Authority and other public and/or private partners to determine a program for the site using the Borough's certified redevelopment areas. Design and engineering for a catalyst redevelopment project.

2023: Design a redevelopment project within the West End.

<i>Statement of Need</i>

In 2012-2015, the Borough conducted Downtown and Neighborhood planning initiatives that identified the need for a more coordinated effort regarding improvements and developments throughout the community.

A partnership among public and private entities will advance community and economic development goals and build upon momentum regarding redevelopment and diversification of civic, housing, and commercial opportunities.

Redevelopment should occur in a coordinated effort, in accordance with established community plans and in a way that is sensitive to the surrounding context and character.



Redevelopment Projects

Project Title

Redevelopment Projects

Project Alternatives

Several alternatives for redevelopment activity were presented in the 2008 West End Revitalization Plan and the 2013 Downtown Master Plan.

Impact on Operating Budget & Departments - Narrative

Annual debt service for \$1,030,000 at four percent (4%) over 20 years is approximately \$74,900.

2019 Operating Impact	2020 Operating Impact	2021 Operating Impact	2022 Operating Impact	2023 Operating Impact
		\$74,900	\$74,900	\$74,900

Operating Budget under Impact: **General**

2019 Funding		2020 Funding		2021 Funding		2022 Funding		2023 Funding	
	\$0	Future Debt	\$1,030,000		\$0		\$0		\$0
	\$0		\$0		\$0		\$0		\$0
	\$0		\$0		\$0		\$0		\$0
	\$0		\$0		\$0		\$0		\$0
	\$0		\$0		\$0		\$0		\$0
	\$0		\$0		\$0		\$0		\$0
	\$0		\$0		\$0		\$0		\$0
	\$0		\$0		\$0		\$0		\$0
	\$0		\$0		\$0		\$0		\$0
\$0		\$1,030,000		\$0		\$0		\$0	

Construction:	
Construction Contingency:	
Design, Engineering & Consultant Costs:	
Equipment:	
Demolition:	
Software:	
Other:	\$1,030,000
Land Acquisition:	

Total Project Costs

<i>Estimated Start</i>	<i>Estimated Completion</i>	<i>Estimated Useful Life</i>
1/1/2020	12/31/2021	20 years



Social Housing Redevelopment Project

<i>Project Number</i>	<i>Request Type</i>	<i>Priority</i>
OP192	New	Should Do
<i>Change from Previous CIP</i>	<i>Project Location</i>	
New Project	Various Locations within Borough	
<i>Department</i>	<i>Division</i>	
Planning, Housing and Development	Planning, Housing	

Project Description

This project involves leveraging public-private partnerships to advance the Borough's affordable housing goals. Social Housing is an umbrella term that refers to affordable rental housing owned and managed by local governments, non-profit organizations, or a combination of the two. Social Housing is also viewed as a potential remedy to housing inequality.

Publicly owned, efficiently rehabbed apartments would add to the housing supply while minimizing the displacement risks caused by luxury developments in the Borough. Adding luxury housing units can bring down the rents of an overall region while simultaneously raising them in a specific neighborhood, resulting in displacement.

Statement of Need

America faces a major shortage of affordable housing, and nearly half of all renters pay thirty percent (30%) or more of their income on rent. The current number of households in a rental arrangement is near an all-time high, and private, market-focused policies and approaches have not helped this problem.

Non-student rental housing inventory within the Borough is very minimal. This project would utilize a variety of outside funding sources to add affordable rental inventory.



Social Housing Redevelopment Project

<i>Project Title</i>																									
Social Housing Redevelopment Project																									
<i>Project Alternatives</i>																									
N/A																									
<i>Impact on Operating Budget & Departments - Narrative</i>																									
Annual debt service for \$100,000 at four percent (4%) over 20 years is approximately \$7,272.																									
2019 Operating Impact		2020 Operating Impact		2021 Operating Impact		2022 Operating Impact		2023 Operating Impact																	
		\$7,272		\$7,272		\$7,272		\$7,272																	
Operating Budget under Impact: General																									
2019 Funding		2020 Funding		2021 Funding		2022 Funding		2023 Funding																	
Future Debt	\$100,000		\$0		\$0		\$0		\$0																
CDBG	\$200,000		\$0		\$0		\$0		\$0																
HOME	\$300,000		\$0		\$0		\$0		\$0																
State Grant	\$400,000		\$0		\$0		\$0		\$0																
Other Contributions	\$200,000		\$0		\$0		\$0		\$0																
\$1,200,000		\$0		\$0		\$0		\$0																	
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1/1/2019		12/31/2020		20																					