

**Meeting Agenda
State College Borough
Redevelopment Authority
June 26, 2019
Room 241 / Noon**

- I. Call to Order**
 - II. Roll Call**
 - III. Approval of Minutes**
 - IV. Chair Report**
 - V. Public Hour - Hearing of Citizens**
 - VI. Financial Matters**
 - A. May 2019 Expense Voucher Approvals
 - VII. Community Development**
 - A. Pennsylvania Creative Communities Initiative
 - B. Fairmount School Request-for-Qualifications (RFQ)
 - VIII. Economic Development**
 - A. State College Town Centre Project
 - IX. Official Reports and Correspondence**
 - X. Upcoming Meetings**
 - XI. Adjournment**
- Documents:**

[Complete Redevelopment Authority Agenda - June 26, 2019.pdf](#)

**Meeting Agenda
State College Borough
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- I. Call to Order**
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- IV. Chair Report**
- V. Public Hour - Hearing of Citizens**
- VI. Financial Matters**

- A. May 2019 Expense Voucher Approvals

Redevelopment Authority Action (RDA): The RDA should review and approve the May 2019 expenditures.

- VII. Community Development**

- A. Pennsylvania Creative Communities Initiative

The Manager has directed Staff to pursue an application for the Pennsylvania Council on the Arts *Creative Communities Pilot Initiative*. The purpose of this program is to provide multi-year funding to community driven, arts-based projects that serve as catalysts for livability, economic development, and community connectedness.

Staff will be applying for this Initiative on behalf of the RDA. Staff will discuss application requirements for this program and next steps.

- B. Fairmount School Request-for-Qualifications (RFQ)

Staff will provide the draft RFQ for the Fairmount School Feasibility Study and Evaluation of Costs/Benefits Associated with Renovation/Replacement.

Staff would like to be prepared for if and/or when the State College Area School District (SCASD) decides to sell the Fairmount School Building.

Redevelopment Authority Action: The RDA should review the document and provide questions and/or suggestions to Jenna Wargo at jwargo@statecollegepa.us.

VIII. Economic Development

A. State College Town Centre Project

Staff will provide the approved Development Agreement, Repurchase Agreement, Restrictive Covenant and the Deed Transfer documents to the RDA.

Redevelopment Authority Action: The RDA should review the documents and provide questions and/or comments to Jenna Wargo at jwargo@statecollegepa.us by Wednesday, July 10, 2019. Staff will provide answers to any submitted questions during the July 24, 2019 RDA meeting. Final action on the agreement is scheduled for the July 24, 2019 meeting.

IX. Official Reports and Correspondence

A. Borough Council

B. Planning Commission

C. Staff Reports

X. Upcoming Meetings

Wednesday, July 24, 2019 at Noon

XI. Adjournment

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

**Meeting Minutes
State College Borough
Redevelopment Authority
May 22, 2019**

The State College Borough Redevelopment Authority (RDA) met on Wednesday, May 22, 2019 in the Municipal Building, 243 South Allen Street. Sally Lenker, Chair called the meeting to order at 12:00 p.m.

Members Present

Sally Lenker, Chair; Rebecca Misangyi; and Colleen Ritter, Vice-Chair

Members Absent

Mark Huncik; James Shincovich, Secretary/Treasurer

Others Present

Ed LeClear, Planning Director; Jenna Wargo, Planner; and Denise L. Rhoads, Administrative Assistant

Approval of Minutes

A motion was made by Ms. Ritter and seconded by Ms. Misangyi to approve the November 14, 2018 minutes as submitted. The vote was unanimously in favor.

A motion was made by Ms. Misangyi and seconded by Ms. Ritter to approve the April 23, 2019 minutes as amended. It was requested by a public commenter to remove any statement they made during the April 23, 2019 meeting. The vote was unanimously in favor.

Chair Report

Ms. Lenker, Chair had nothing to report.

Public Hour

No public was in the audience.

Financial Matters

April 2019 Expense Voucher Approvals

Mr. LeClear gave a brief overview of the April 2019 expense voucher which included the categories: 1) water and sewer, 2) electricity; 3) repairs & maintenance-buildings; 4) heating fuel; 5); program supplies/activities; and 6) other contracted services.

RDA's comments included:

- Ms. Lenker asked how Lowe's overcharged us for appliances for some Neighborhood Sustainability Program homes. Ms. Wargo stated some of the appliances did not fit and were returned.
- Ms. Lenker asked about the charges for home inspections and Mr. LeClear stated they were for the Marriott properties at South Allen Street/Prospect Avenue.

A motion to approve the April 2019 expense voucher was made by Ms. Misangyi and seconded by Ms. Ritter. The vote was unanimously in favor.

Economic Development

Local Economic Revitalization Tax Assistance (LERTA) Ordinance

Mr. LeClear's overview included:

- Borough Council voted to approve this ordinance.
- The ordinance had an official 30-day appeal period.
- State College Area School District (SCASD) had been very cautious with this proposal. It would be placed on the June 3, 2019 Council meeting for discussion. They are looking at other school districts that have this ordinance as well.
- It was suggested to increase the required contribution and cap the number of applications
- It could benefit the Glennland Building and maybe Hotel State College. The hope was five businesses would support it.

Update on State College Town Centre (SCTC) Project

Mr. LeClear stated the agreement for the SCTC was not ready for review as of this meeting. He stated staff would be meeting with the Borough Solicitor tomorrow. He noted the agreement would be presented to Borough Council during the June 3, 2019 meeting, with action at the June 17, 2019 meeting.

Keystone Communities (KC) Program

Mr. LeClear stated Ms. Wargo was promoted to Senior Redevelopment Planner. Part of her responsibilities would be geared toward the KC program.

Mr. LeClear's presentation included:

- The KC program was designed to encourage the creation of partnerships between the public and private sectors that jointly supported local initiatives such as the growth and stability of neighborhoods and communities; social and economic diversity; and a strong and secure quality of life. The program allowed communities to tailor the assistance to meet the needs of its specific revitalization effort.
- This was a flexible tool for use in community and economic development for a variety of uses including planning activities, façade grant programs, accessible housing programs, and development grants.

- It was noted staff would go after project money to use towards these types of projects.
- Ms. Wargo noted another piece of this proposal would be the action strategy.

Official Reports and Correspondence

Borough Council (BC): Mr. LeClear reported BC approved the zoning text amendment four to three and Mayor Hahn signed it.

Upcoming Meeting

June 26, 2019 at Noon

Adjournment

With no further business to discuss, a motion to adjourn the meeting at 12:50 p.m. was made by Ms. Ritter, Vice-Chair. At this time, the Authority adjourned to an Executive Session to discuss real estate matters.

Respectfully submitted,

Denise L. Rhoads
Administrative Assistant

SCB RDA Voucher Report

Check Date Range: 5/1/2019 to 5/31/2019

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| VENDOR NAME | ACCOUNT DESCRIPTION | DESCRIPTION | ACCOUNT | CHECK NO | AMOUNT |
|----------------------------------|-----------------------------|--|---|----------|-----------------|
| NITTANY PRINTING & PUBLISHING CO | ADVERTISING | LEGAL NOTICE - 4/19 | B114-15-44-00-0000-000-72330 | 40305 | 60.17 |
| Check Number 40305 Total: | | | | | 60.17 |
| COLUMBIA GAS OF PENNSYLVANIA | NATURAL GAS | 3CCF - 308 W PROSPECT - 3/13 - 4/11 | B114-14-42-00-0000-000-73362 - NSP09 | 40309 | 20.72 |
| Check Number 40309 Total: | | | | | 20.72 |
| LOWE'S COMPANIES INC | REPAIRS & MAINT - BUILDINGS | RETURNED MICROWAVE | B114-14-42-00-0000-000-70372 - NSP09 | 40327 | (103.64) |
| Check Number 40327 Total: | | | | | (103.64) |
| WEST PENN POWER COMPANY | ELECTRICITY | 1491 KWH - 600 N ALLEN - 3/15-4/14 | B114-14-42-00-0000-000-73360 - NSP11 | 40364 | 168.58 |
| Check Number 40364 Total: | | | | | 168.58 |
| STATE COLLEGE BORO WATER AUTH | WATER AND SEWER | 3000 M GAL - 308 W PROSPECT - 12/28/18 -3/22/19 | B114-14-42-00-0000-000-73366 - NSP09 | 40443 | 62.55 |
| Check Number 40443 Total: | | | | | 62.55 |
| WEST PENN POWER COMPANY | ELECTRICITY | 817 KWH - 308 W PROSPECT - 3/26 - 4/25 | B114-14-42-00-0000-000-73360 - NSP09 | 40463 | 95.73 |
| Check Number 40463 Total: | | | | | 95.73 |
| ONE TIME PAY | SECURITY DEPOSITS | SECURITY DEPOSIT REFUND - 600 N ALLEN SST | B114-00-00-00-0000-000-25020 - NSP11 | 40681 | 600.00 |
| Check Number 40681 Total: | | | | | 600.00 |
| ONE TIME PAY | SECURITY DEPOSITS | REFUND SECURITY DEPOSIT - 600 N ALLEN ST | B114-00-00-00-0000-000-25020 - NSP11 | 40682 | 600.00 |
| Check Number 40682 Total: | | | | | 600.00 |
| ONE TIME PAY | SECURITY DEPOSITS | SECURITY DEPOSIT REFUND - 600 N ALLEN ST | B114-00-00-00-0000-000-25020 - NSP11 | 40689 | 600.00 |
| Check Number 40689 Total: | | | | | 600.00 |
| ONE TIME PAY | SECURITY DEPOSITS | REFUND SECURITY DEPOSITS - 600 N ALLEN ST | B114-00-00-00-0000-000-25020 - NSP11 | 40697 | 1,200.00 |

SCB RDA Voucher Report

Check Date Range: 5/1/2019 to 5/31/2019

| VENDOR NAME | ACCOUNT DESCRIPTION | DESCRIPTION | ACCOUNT | CHECK NO | AMOUNT |
|----------------------------------|--------------------------|--|--------------------------------------|----------|------------------|
| Check Number 40697 Total: | | | | | 1,200.00 |
| ONE TIME PAY | SECURITY DEPOSITS | SECURITY DEPOSIT REFUND - 600 N ALLEN ST | B114-00-00-00-0000-000-25020 - NSP11 | 40706 | 600.00 |
| Check Number 40706 Total: | | | | | 600.00 |
| ONE TIME PAY | SECURITY DEPOSITS | SECURITY DEPOSIT REFUND - 600 N ALLEN | B114-00-00-00-0000-000-25020 - NSP11 | 40712 | 600.00 |
| Check Number 40712 Total: | | | | | 600.00 |
| COLUMBIA GAS OF PENNSYLVANIA | NATURAL GAS | 0 CCF - 308 W PROSPECT - 4/11-5/13 | B114-14-42-00-0000-000-73362 - NSP09 | 40762 | 17.16 |
| Check Number 40762 Total: | | | | | 17.16 |
| FULTON BANK | DEBT SERVICE - PRINCIPAL | LOAN XXXX9001 | B114-15-44-00-0000-000-95900 | 40768 | 6,000.00 |
| FULTON BANK | DEBT SERVICE - INTEREST | LOAN XXXX9001 | B114-15-44-00-0000-000-95901 | 40768 | 12,821.73 |
| Check Number 40768 Total: | | | | | 18,821.73 |
| WEST PENN POWER COMPANY | ELECTRICITY | 1157 KWH - 600 N ALLEN ST - 4/15 - 5/14 | B114-14-42-00-0000-000-73360 - NSP11 | 40807 | 132.26 |
| Check Number 40807 Total: | | | | | 132.26 |
| | | | | | 23,475.26 |
| Fund B114 Total: | | | | | 23,475.26 |
| Grand Total | | | | | 23,475.26 |