

Meeting Agenda
State College Borough
Joint Redevelopment Authority / Real Estate Advisory Committee
July 24, 2019
Room 241 / Noon

- I. Call to Order**
- II. Roll Call**
- III. Public Hour**
- IV. Objective**
 - A. The objective of this joint meeting is to provide the Redevelopment Authority and Real Estate Advisory Committee with the updated 2019 Real Estate Advisory Committee Report, and an overview of the final numbers for the Neighborhood Sustainability Program.
- V. The joint Redevelopment Authority and Real Estate Advisory Committee meeting will adjourn to a Redevelopment Authority meeting.**
- VI. Adjournment**

Documents:

[Complete Joint Redevelopment Authority-Real Estate Advisory Committee Agenda - July 24, 2019.pdf](#)

**Meeting Agenda
State College Borough
Redevelopment Authority and Real Estate Advisory Committee
July 24, 2019
Room 241 / Noon**

I. Call to Order

II. Roll Call

Redevelopment Authority Members

Sally Lenker, Chair
Colleen Ritter
James Shincovich
Rebecca Misangyi
Mark Huncik

Real Estate Advisory Committee

Peg Hambrick, Chair
Cathy Dauler
Richard Kalin
Ron Madrid
Mel White

III. Public Hour – Hearing of Citizens

IV. Objective

A. The objective of this joint meeting is to provide the Redevelopment Authority and Real Estate Advisory Committee with the updated 2019 Real Estate Advisory Committee Report, and an overview of the final numbers for the Neighborhood Sustainability Program.

In light of the line-of-credit expiring in April 2020, staff will discuss next steps/process for maintaining/discontinuing the line-of-credit.

Redevelopment Authority (RDA) and Real Estate Advisory Committee Action (REAC): The RDA and REAC should review the document and provide questions and/or suggestions to Jenna Wargo at jwargo@statecollegepa.us by Friday, August 2, 2019.

V. Adjournment

The joint Redevelopment Authority and Real Estate Advisory Committee meeting will adjourn to a Redevelopment Authority meeting.

VI. Approval of Minutes – Redevelopment Authority—May 22, 2019

VII. Chair Report

VIII. Public Hour - Hearing of Citizens

IX. Financial Matters

A. June 2019 Expense Voucher Approvals

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

X. Economic Development

A. State College Town Centre Project

Staff will provide answers to comments submitted by the Redevelopment Authority on the Development Agreement, Repurchase Agreement, Restrictive Covenant and Deed Transfer documents for the State College Town Centre Project.

Redevelopment Authority Action: The RDA should approve the State College Town Centre documents.

XI. Official Reports and Correspondence

A. Borough Council

B. Planning Commission

C. Staff Reports

XII. Upcoming Meetings

August 28, 2019 at Noon

XIII. Adjournment

**Meeting Minutes
State College Borough
Redevelopment Authority
June 26, 2019**

The State College Borough Redevelopment Authority (RDA) met on Wednesday, June 25, 2019 in the Municipal Building, 243 South Allen Street. Sally Lenker, Chair, called the meeting to order at 12:02 p.m.

Members Present

Sally Lenker, Chair; Mark Huncik; Rebecca Misangyi; Colleen Ritter, Vice-Chair; and James Shincovich, Secretary/Treasurer

Others Present

Ed LeClear, Planning Director; Jenna Wargo, Senior Planner-Redevelopment; Chris Rand and Alex Sahakian, Highland Holding Group; and Denise L. Rhoads, Administrative Assistant

Approval of Minutes

A motion was made by Ms. Misangyi and seconded by Ms. Ritter to approve the May 22, 2019 minutes as submitted. The vote was unanimously in favor.

Chair Report

Ms. Lenker, Chair, noticed, in passing, the doors were open at old Autoport Restaurant.

She also asked whether the Westerly Parkway shopping center would be torn down or not. Mr. LeClear stated the owners submitted a plan a few years ago for their green space behind the plaza, and he had not heard anything more.

Mr. Huncik asked about the parcel near Buckhout Street. Mr. LeClear stated Scott Yocum owned the parcel which was the last parcel in the Borough's CP2 district.

Public Hour

No one from the public wished to discuss items not on the agenda.

Financial Matters

May 2019 Expense Voucher Approval

Mr. LeClear gave a brief overview of the May 2019 expense voucher which included the categories: 1) security deposits; 2) natural gas; 3) debt services; 4) electricity; 5); advertising; and 6) repairs/maintenance; and 7) water and sewer.

A motion was made to approve the May 2019 expense voucher by Mr. Huncik and seconded by Mr. Shincovich. The vote was unanimously in favor.

Community Development

Pennsylvania Creative Communities Initiative

Ms. Wargo's overview included:

- The Borough Manager directed staff to pursue an application for the Pennsylvania Council on the Arts *Creative Communities Pilot Initiative*.
- The purpose of this program was to provide multi-year funding to community driven, arts-based projects that served as catalysts for livability, economic development, and community connectedness.
- Staff would be applying for this Initiative on behalf of the RDA. The due date for application was June 28, 2019.
- Noted there were private arts in the Borough, but the Borough did not actually participate. This grant would fulfill some of the Downtown Master Plan's recommendations for the arts.
- It would be a 4-year grant with a match requirement to go towards developing an arts and culture guideline.

RDA's comments

- Mr. Shincovich asked if the RDA decided how the grant money was dispersed. Ms. Wargo stated they would.
- There were support letters from Woskob's, Art Alliance, State Theatre, Arts Festival, Webster's, The Makery and Tapestry Dance Company, to name a few.
- Mr. Huncik asked how long it would take to hear back and Mr. LeClear stated a month or so.

Fairmount School Request-for-Qualifications (RFQ)

Mr. LeClear's overview included:

- Staff provided the draft RFQ for the Fairmount School Feasibility Study and Evaluation of Costs/Benefits Associated with Renovation/Replacement. He stated staff would like to be prepared for if and/or when the State College Area School District decided to sell the Fairmount School building.
- Planned on using the school for all of 2020.
- Noted there were a limited number of design teams interested in surveying the building.
- Asking for two scenarios: 1) renovating the structure, or 2) full or partial demolition and new construction to replace the building.
- Noted there was no parking on site and any redevelopment would be a challenge.
- Part 2 of the RFQ noted the entity who was chosen would complete the project scope which included: 1) community vision process, 2) cover letter and Executive Summary, 3) development program, 4) financial feasibility, 5) and development schedule, development team roles and responsibilities.

RDA's comments

- Ms. Lenker asked if the RDA could tour the building. Mr. LeClear stated staff could make that happen.

- Mr. Huncik asked if the parcel was in the Local Economic Revitalization Tax Assistance area and Mr. LeClear stated it was.
- Mr. Shincovich asked if the RDA would be able to recommend what to do with the building. Mr. LeClear they could.
- Mr. Huncik asked if the building was tax exempt and Mr. LeClear stated it was.

Economic Development

State College Town Centre Project

Mr. LeClear's overview included:

- Staff provided the approved Development Agreement, Repurchase Agreement, Restrictive Covenant and the Deed Transfer documents to the RDA for review.
- Mr. LeClear noted Council approval was needed.
- Some of the development schedule was discussed: 1) within two years of the effective date of this agreement, the developer would then have two years to acquire legal title or an equitable interest; and 2) within 30 months of effective date the developer would submit a preliminary land development plan.
- Parking was discussed: 1) the developer would pay an \$832,000.00 fee-in-lieu to the Borough's in-lieu Parking fund to put 32 parking spaces back on line somewhere in the same vicinity. This fee would come out of the \$1,932,000.00 purchase price.
- The RDA approval process was discussed: noted, if the plans were to change within 30 months, the RDA would have another chance to approve.
- Council provided a unanimous vote.

RDA comments

- Mr. Shincovich asked, if after the RDA looked at the agreement and found something egregious, would the developer have to rework it. Mr. LeClear stated they would, and this section was added to the agreement by the Borough Solicitor as a precautionary measure.

Mr. LeClear noted questions and/or comments would go to Jenna Wargo at jwargo@statecollegepa.us by Wednesday, July 10, 2019. Staff would provide answers to any submitted questions during the July 24, 2019 RDA meeting. Final action on the agreement was scheduled for the July 24, 2019 meeting.

Mr. Sahakian thanked the RDA for all the input they provided and stated he viewed the RDA as stakeholders. He noted when/if a major change occurred, he would make sure the RDA would be informed.

Official Reports and Correspondence

Planning Commission (PC): Mr. LeClear reported staff would be starting a conversation with the PC on Phase One for a civic redevelopment area to be renamed the Fairmount Civic District. He also stated staff wanted to set up a joint meeting with the RDA sometime in August which would include community dialogue.

Staff Reports: Mr. LeClear reported staff wanted to set up a joint meeting with the Real Estate Advisory Committee and the RDA to review the Neighborhood Sustainability Program.

Upcoming Meetings

Wednesday, July 24, 2019 at Noon

Adjournment

With no further business to discuss, a motion to adjourn the meeting at 12:58 p.m. was made by Ms. Misangyi and seconded by Ms. Ritter, Vice-Chair. The vote was unanimously in favor.

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: 6/1/2019 to 6/30/2019

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VENDOR NAME	ACCOUNT DESCRIPTION	DESCRIPTION	ACCOUNT	CHECK NO	AMOUNT
FIRST NATIONAL BANK	DEBT SERVICE - INTEREST	LOAN #46199915	B114-14-42-00-0000-000-95901 -	40923	36,976.10
Check Number 40923 Total:					36,976.10
WEST PENN POWER COMPANY	ELECTRICITY	594 KWH - 308 W PROSPECT - 4/25 - 5/23	B114-14-42-00-0000-000-73360 - NSP09	40970	71.63
WEST PENN POWER COMPANY	ELECTRICITY	41 KWH - 600 N ALLEN - 5/15 - 5/24	B114-14-42-00-0000-000-73360 - NSP11	40970	6.48
Check Number 40970 Total:					78.11
JLD PUBLISHING	ADVERTISING	TOWN & GOWN MAGAZINE - JUN 2019	B114-15-44-00-0000-000-72330	40983	1,195.00
Check Number 40983 Total:					1,195.00
WEST PENN POWER COMPANY	ELECTRICITY	232 KWH - 308 W PROSPECT - 5/24-6/9	B114-14-42-00-0000-000-73360 - NSP09	41066	29.53
Check Number 41066 Total:					29.53
					38,278.74
Fund B114 Total:					38,278.74
Grand Total					38,278.74