

Meeting Agenda
State College Borough Redevelopment Authority
October 24, 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. September 2018 Expense Voucher Approvals
 - B. 2019 Redevelopment Authority Budget
- VII. 2019 Meeting Calendar**
 - A. Draft 2019 Meeting Calendar
- VIII. Official Reports and Correspondence**
- IX. Upcoming Meetings**
- X. Adjournment**

Documents:

[Complete Redevelopment Authority Agenda - October 24, 2018.pdf](#)

**Meeting Agenda
State College Borough Redevelopment Authority
October 24, 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 – September 26, 2017

IV. Chair Report

V. Public Hour - Hearing of Citizens

VI. Financial Matters

A. September 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, 2017, the RDA started approving expenditures at their regularly scheduled meetings.

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

B. 2019 Redevelopment Authority Budget

Staff will present a draft 2019 budget for Board review and adoption.

VII. 2019 Meeting Calendar

A. Draft 2019 Meeting Calendar

Staff will present proposed RDA meeting dates for 2019 for board approval and advertising.

VIII. Official Reports and Correspondence

A. Borough Council

B. Planning Commission

C. Staff Reports

IX. Upcoming Meetings

November 28, 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
September 26, 2018**

The State College Borough Redevelopment Authority (RDA) met on Wednesday, September 26, 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; Mark Huncik, James Shincovich, and Rebecca Misangyi.

Others Present

Ed LeClear, Planning Director; Jenna Wargo, Planner; Rhonda Johannesen, Planner/Redevelopment Specialist; Alex Sahakian, Highland Holding Group; Chris Rand, Highland Holding Group; Ryan Saal; and Sandra Lieb, Administrative Assistant.

Approval of Minutes

A motion was made by Mr. Shincovich and seconded by Ms. Misangyi to approve the August 22, 2018 minutes as submitted. The vote was unanimously in favor.

Chair Report

Chairman Lenker reported Kissinger, Bigatel & Brower hosted a Lunch & Learn. Mr. LeClear and Mr. Wilson spoke about Student Home Licenses, Occupancy, other zoning issues and answered questions. She added that there was a good exchange of information.

Public Hour

No one was in the audience who wished to speak on items not on the agenda.

Economic Development

State College Town Centre Update

Mr. Sahakian, a representative from Highland Holding Group, gave an update on Scenario One of the State College Town Centre.

- The State College Town Centre included five properties that made up the Civic District. These properties included the State College Post Office, First National Bank (FNB), the Verizon building and two State College Borough properties.

- Scenario One was limited to the Allen Street site which included the two Borough properties and FNB.
- It was not feasible to build a five-story underground parking garage under Building A.
- Building A would include a boutique hotel, two-bedroom condos and studio apartments for a total of 12 units on the second floor and the potential for a rooftop restaurant. One of the 12 units would have to be inclusionary housing. An Allen Street outdoor café and subsurface parking garage with 75 spaces would also be included. This building would be 115,000 total square feet.
- Building B included a food hall and/or a restaurant incubator. This would have four kitchens. There would also be 15,000 square feet of flex space and 8,000 square feet of office space.

Mr. Shincovich asked if there would be any permanent restaurants because the restaurants they had seemed to have disappeared. Mr. Sahakian stated that he saw this all as an incubator.

Mr. Huncik asked if the buildings would have separate liquor licenses. Mr. Sahakian said that one license would come with the hotel and the other would be scoped out with the right parameters.

Financial Matters

August 2018 Expense Voucher Approvals

Mr. Huncik asked about the amount of electricity usage costs. Ms. Wargo stated this was the kilowatt usage and not the actual cost.

Mr. Shincovich made a motion and Ms. Misangyi seconded the motion to approve the August 2018 expense voucher. The vote was unanimously in favor.

Community Development

Neighborhood Sustainability Program (NSP): Student Home License Purchase Program

Mr. LeClear stated he would like a motion for \$10,000 per bed, so this would not be negotiated.

Chairman Lenker suggested starting the direct mailing with the 15-20% student home rentals, and Mr. LeClear added to include the initial mailing with \$10,000 per bed.

Ms. Misangyi made a motion to do the direct mailing with the 15-20% student home rentals at \$10,000 per bed. Mr. Huncik seconded the motion.

Official Reports and Correspondence

The Historic and Architectural Review Board (HARB) became official on October 1, 2018. The first meeting of the HARB was scheduled for November 6, 2018.

Upcoming Meetings

The next scheduled meeting would be October 24, 2018 at 12:00 p.m.

Adjournment

With no further business to discuss, a motion to adjourn the meeting at 1:44 p.m. was made by Chairman Lenker. At that time, the Authority adjourned to an Executive Session.

Respectfully submitted

Sandra M. Lieb
Administrative Assistant

SCB RDA Voucher Report

Check Date Range: 9/1/2018 to 9/30/2018

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VENDOR NAME	ACCOUNT DESCRIPTION	DESCRIPTION	ACCOUNT	CHECK NO	AMOUNT
ROBERT AUMAN	PROGRAM SUPPLIES/ACTIVITIES	DUPLICATE KEY - 308 W PROSPECT	B114-14-42-00-0000-000-66238 - NSP09	37377	17.99
Check Number 37377 Total:					17.99
STATE COLLEGE BORO WATER AUTH	WATER AND SEWER	245 E HAMILTON - 4/26 - 7/25 - 2 MGAL	B114-14-42-00-0000-000-73366 - NSP08	37456	50.55
Check Number 37456 Total:					50.55
COLUMBIA GAS OF PENNSYLVANIA	NATURAL GAS	5 CCF - 245 E HAMILTON - 8/2 - 8/31	B114-14-42-00-0000-000-73362 - NSP08	37493	25.58
Check Number 37493 Total:					25.58
WEST PENN POWER COMPANY	ELECTRICITY	290 KWH - 230 LOGAN AVE - 7/26 - 8/22	B114-14-42-00-0000-000-73360 - NSP07	37551	40.11
WEST PENN POWER COMPANY	ELECTRICITY	35 KWH - 245 E HAMILTON - 7/23 - 8/23	B114-14-42-00-0000-000-73360 - NSP08	37551	95.33
WEST PENN POWER COMPANY	ELECTRICITY	423 KWH - 245 E HAMILTON - 7/23 - 8/23	B114-14-42-00-0000-000-73360 - NSP08	37551	217.63
WEST PENN POWER COMPANY	ELECTRICITY	408 KWH - 308 W PROSPECT - 8/2 - 8/23	B114-14-42-00-0000-000-73360 - NSP09	37551	251.96
Check Number 37551 Total:					605.03
S C BOROUGH GENERAL FUND	PROGRAM SUPPLIES/ACTIVITIES	RENTAL HOUSING APPLICATION	B114-14-42-00-0000-000-66238 - NSP09	37623	25.00
Check Number 37623 Total:					25.00
WIZZARDS JANITORIAL SYSTEMS INC	REPAIRS & MAINT - BUILDINGS	CLEANING - 245 E HAMILTON #1	B114-14-42-00-0000-000-70372 - NSP08	37654	425.00
WIZZARDS JANITORIAL SYSTEMS INC	REPAIRS & MAINT - BUILDINGS	CLEANING - 245 EAST HAMILTON #2	B114-14-42-00-0000-000-70372 - NSP08	37654	425.00
Check Number 37654 Total:					850.00
COLUMBIA GAS OF PENNSYLVANIA	NATURAL GAS	6 CCF - 230 2 LOGAN - 8/10 - 9/11	B114-14-42-00-0000-000-73362 - NSP07	37682	24.76
COLUMBIA GAS OF PENNSYLVANIA	NATURAL GAS	6 CCF - 308 S PROSPECT - 8/10 - 9/11	B114-14-42-00-0000-000-73362 - NSP09	37682	24.76
Check Number 37682 Total:					49.52

SCB RDA Voucher Report

Check Date Range: 9/1/2018 to 9/30/2018

VENDOR NAME	ACCOUNT DESCRIPTION	DESCRIPTION	ACCOUNT	CHECK NO	AMOUNT
DOUGLAS KIM THOMPSON	REPAIRS & MAINT - BUILDINGS	GUTTER CLEANING	B114-14-42-00-0000-000-70372 - NSP08	37684	85.00
Check Number 37684 Total:					85.00
WEST PENN POWER COMPANY	ELECTRICITY	435 KWH - 308 W PROSPECT - 8/24 - 9/11	B114-14-42-00-0000-000-73360 - NSP09	37726	103.70
Check Number 37726 Total:					103.70
WINDOW WORLD OFALTOONA PA INC	REPAIRS & MAINT - BUILDINGS	WINDOW REPLACEMENT	B114-14-42-00-0000-000-70372 - NSP07	37728	199.00
Check Number 37728 Total:					199.00
					2,011.37
Fund B114 Total:					2,011.37
Grand Total					2,011.37

2019 Redevelopment Authority-DRAFT

JANUARY						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

New Years/MLK Holiday

FEBRUARY						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28		

President's Day

MARCH						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

PSU Spring Break

APRIL						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

MAY						
S	M	T	W	T	F	S
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5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Memorial Day

JUNE						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

JULY						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Independence Day/ Arts Fest

AUGUST						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

SEPTEMBER						
S	M	T	W	T	F	S
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Labor Day

OCTOBER						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

NOVEMBER						
S	M	T	W	T	F	S
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10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Veteran's Day/Thanksgiving

DECEMBER						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Winter Holiday

 - Holiday  - Arts Fest

 PSU Spring Break

 Noon RDA