

Meeting Agenda
State College Borough Redevelopment Authority
November 14, 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. October 2018 Expense Voucher Approvals
 - B. Redevelopment Authority Action
 - C. 2019 Redevelopment Authority Budget
 - VII. Official Reports and Correspondence**
 - VIII. Upcoming Meetings**
 - IX. Adjournment**
- Documents:**

[Complete Redevelopment Authority Agenda - November 14, 2018.pdf](#)

**Meeting Agenda
State College Borough Redevelopment Authority
November 14, 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 – None

IV. Chair Report

V. Public Hour - Hearing of Citizens

VI. Financial Matters

A. October 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 October 2018 expenditures.

B. 2019 Redevelopment Authority Budget

Staff will present a draft 2019 budget for Board review including a summary of current Neighborhood Sustainability Program costs and current RDA account fund balance.

VII. Official Reports and Correspondence

A. Borough Council

B. Planning Commission

C. Staff Reports

VIII. Upcoming Meetings

December 19, 2018 at 12:00 p.m.

IX. Adjournment

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

SCB RDA Voucher Report

Check Date Range: 10/1/2018 to 10/31/2018

Page 1 of 2



VENDOR NAME	ACCOUNT DESCRIPTION	DESCRIPTION	ACCOUNT	CHECK NO	AMOUNT
AMAZON CAPITAL SERVICES, INC	OFFICE/MISC. SUPPLIES	COMPOSTABLE PLATES	B114-15-44-00-0000-000-65210	37736	15.00
Check Number 37736 Total:					15.00
YOUR BUILDING CENTERS INC	PROGRAM SUPPLIES/ACTIVITIES	SMALL PARTS	B114-14-42-00-0000-000-66238 - NSP09	37820	85.72
YOUR BUILDING CENTERS INC	PROGRAM SUPPLIES/ACTIVITIES	THERMA TRU STEEL DOOR	B114-14-42-00-0000-000-66238 - NSP09	37820	199.99
Check Number 37820 Total:					285.71
ROBERT AUMAN	REPAIRS & MAINT - BUILDINGS	SERVICE CALL	B114-14-42-00-0000-000-70372 - NSP08	37826	182.50
Check Number 37826 Total:					182.50
COLUMBIA GAS OF PENNSYLVANIA	NATURAL GAS	6 CCF - 245 E HAMILTON - 8/31 - 10/2	B114-14-42-00-0000-000-73362 - NSP08	37863	26.81
Check Number 37863 Total:					26.81
WEST PENN POWER COMPANY	ELECTRICITY	24 KWH - 230 LOGAN - 8/23 - 9/11	B114-14-42-00-0000-000-73360 - NSP07	37898	(56.63)
WEST PENN POWER COMPANY	ELECTRICITY	12 KWH - 230 LOGAN - 9/12 - 9/23	B114-14-42-00-0000-000-73360 - NSP07	37898	4.17
WEST PENN POWER COMPANY	ELECTRICITY	48 KWH - 245 E HAMILTON APT 2 - 8/24 - 9/24	B114-14-42-00-0000-000-73360 - NSP08	37898	12.35
WEST PENN POWER COMPANY	ELECTRICITY	420 KWH - 245 E HAMILTON, APT 1 - 8/24 - 9/23	B114-14-42-00-0000-000-73360 - NSP08	37898	51.94
WEST PENN POWER COMPANY	ELECTRICITY	235 KWH - 308 W PROSPECT - 9/12 - 9/24	B114-14-42-00-0000-000-73360 - NSP09	37898	27.59
Check Number 37898 Total:					39.42
CENTRE REGION CODE ADMIN	PERMITS AND FEES	RENTAL HOUSING PERMIT - 245 E HAMILTON #1	B114-14-42-00-0000-000-66255 - NSP08	37919	56.00
Check Number 37919 Total:					56.00
CENTRE REGION CODE ADMIN	PERMITS AND FEES	RENTAL HOUSING PERMIT - 245 E HAMILTON #2	B114-14-42-00-0000-000-66255 - NSP08	37920	56.00
Check Number 37920 Total:					56.00

SCB RDA Voucher Report

Check Date Range: 10/1/2018 to 10/31/2018

VENDOR NAME	ACCOUNT DESCRIPTION	DESCRIPTION	ACCOUNT	CHECK NO	AMOUNT
NITTANY PRINTING & PUBLISHING CO	ADVERTISING	RDA MTG 10/12	B114-15-44-00-0000-000-72330	38003	50.95
Check Number 38003 Total:					50.95
COLUMBIA GAS OF PENNSYLVANIA	NATURAL GAS	5 CCF - 230 LOGAN AVE - 9/11 - 10/10	B114-14-42-00-0000-000-73362 - NSP07	38011	24.00
COLUMBIA GAS OF PENNSYLVANIA	NATURAL GAS	7 CCF - 308 W PROSPECT - 9/11 - 10/10	B114-14-42-00-0000-000-73362 - NSP09	38011	26.86
Check Number 38011 Total:					50.86
JABCO PEST CONTROL SRVCS LLC	REPAIRS & MAINT - BUILDINGS	CARPENTER ANT TREATMENT	B114-14-42-00-0000-000-70372 - NSP08	38033	150.00
Check Number 38033 Total:					150.00
RE/MAX CENTRE REALTY	CAP PURCHASES - BUILDINGS	EARNEST MONEY - 600 N ALLEN STREET	B114-14-42-00-0000-000-93730 - NSP11	38056	5,000.00
Check Number 38056 Total:					5,000.00
DINCHER & DINCHER TREE SURGEON	REPAIRS & MAINT - BUILDINGS	REMOVE WALNUT NEAR GARAGE	B114-14-42-00-0000-000-70372 - NSP09	38112	600.00
Check Number 38112 Total:					600.00
LOWE'S COMPANIES INC	PROGRAM SUPPLIES/ACTIVITIES	SMALL PARTS	B114-14-42-00-0000-000-66238 - NSP09	38130	36.00
Check Number 38130 Total:					36.00
					6,549.25
Fund B114 Total:					6,549.25
Grand Total					6,549.25

Borough of State College
 Balance Sheet - Accrual Basis
 B114 - Redevelopment Authority
 As of 10/31/2018 and 10/31/2017

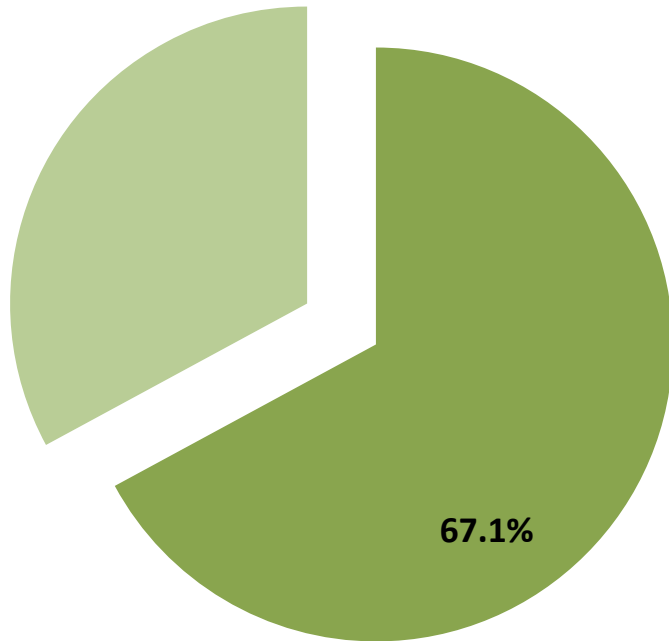
	FY 2018	FY 2017
Assets:		
Cash and Equivalents	\$ 570,773	\$ 369,055
Homes Held for Resale	1,395,467	1,995,495
Total Current Assets	<u>1,966,240</u>	<u>2,364,550</u>
Total Assets	<u>\$ 1,966,240</u>	<u>\$ 2,364,550</u>
Liabilities:		
Accounts Payable	\$ 40	\$ 110
Security Deposits	2,300	
HIP/NSP Line of Credit	2,120,347	2,365,775
Total Current Liabilities	<u>2,122,687</u>	<u>2,365,885</u>
Deferred Revenue	-	-
Long-Term Debt	-	-
Total Long-Term Liabilities	<u>-</u>	<u>-</u>
Total Liabilities	<u>2,122,687</u>	<u>2,365,885</u>
Fund Balance:		
Unassigned Fund Balance	(330,017)	(104,983)
Current Year Excess/(Deficit)	173,571	103,647
Assigned Fund Balance	-	-
Committed Fund Balance	-	-
Restricted Fund Balance	-	-
Total Fund Balance	<u>(156,446)</u>	<u>(1,336)</u>
Total Liabilities & Fund Balance	<u>\$ 1,966,241</u>	<u>\$ 2,364,549</u>

Redevelopment Authority Revenue

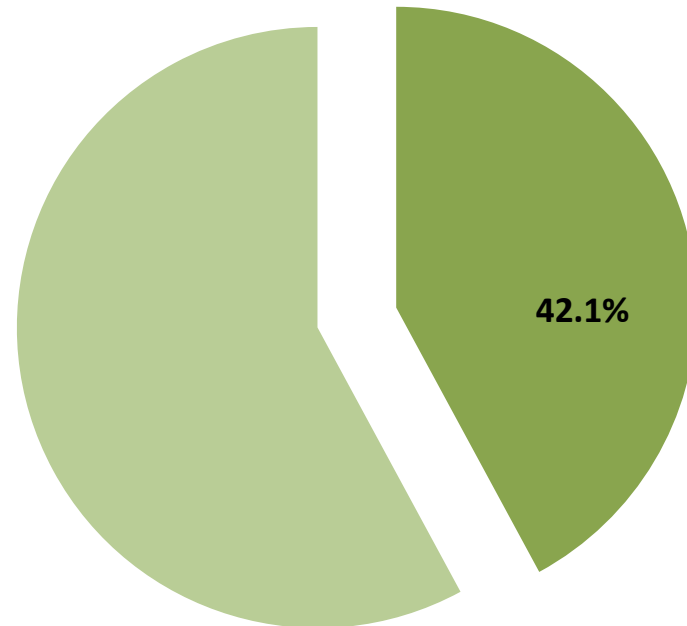
% of Total Budget Received

Y-T-D October 2017 & 2018

■ Y-T-D 2017



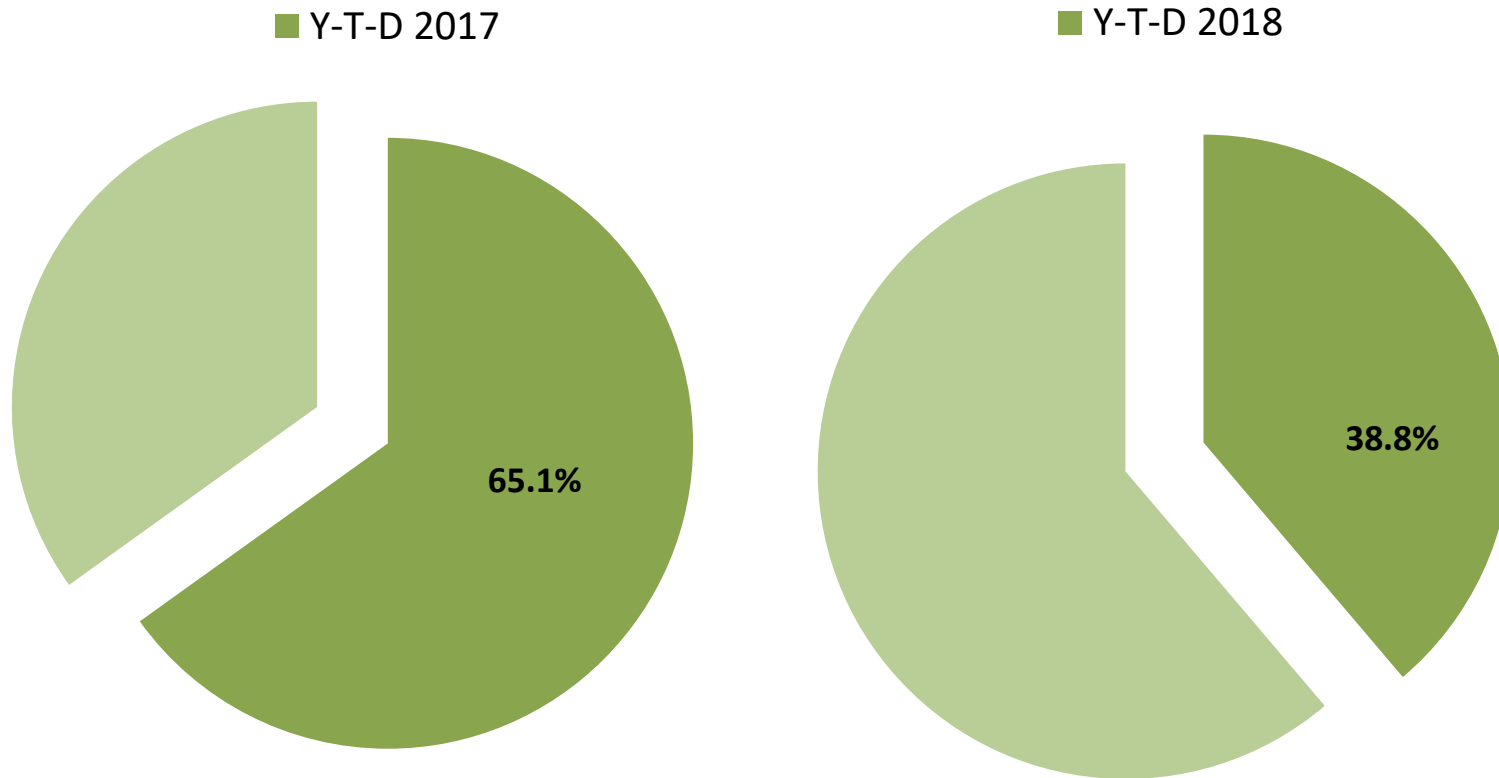
■ Y-T-D 2018



Redevelopment Authority Expenditures

% of Total Budget Expended

Y-T-D October 2017 & 2018



YTD Budget Report

Y-T-D through 10/2018

Account	Account Description	2016	2017	2018	LY Variance	Annual Budget	%Used
B114 SCB REDEVELOPMENT AUTHOR							
REVENUE:							
	TAXES TOTAL	-	-	-	-	-	0.0%
	INTEREST AND RENTS TOTAL	461	18,164	55,278	37,114	201,000	27.5%
	SPECIAL ASSESSMENTS TOTAL	676,795	324,000	864,900	540,900	1,528,000	56.6%
	DEBT PROCEEDS TOTAL	-	2,161,571	830,993	(1,330,578)	3,042,800	27.3%
	TOTAL REVENUE	677,256	2,503,735	1,751,171	(752,564)	4,771,800	36.7%
EXPENDITURES:							
PERSONNEL							
	SALARIES AND WAGES TOTAL	-	-	-	-	-	0.0%
	EMPLOYEE BENEFITS TOTAL	-	-	-	-	-	0.0%
	EMPLOYEE SUPPLY/EXPN TOTAL	557	2,038	3,553	1,515	5,000	71.1%
	PERSONNEL TOTAL	557	2,038	3,553	1,515	5,000	71.1%
OPERATING							
	FUEL & LUBRICANTS TOTAL	-	-	-	-	-	0.0%
	OFFICE SUPPLIES TOTAL	86	538	85	(453)	700	12.1%
	PROGRAM EXPENSES TOTAL	547	446	4,286	3,840	500	857.2%
	PROFESSIONAL SERVICE TOTAL	97,919	108,583	179,924	71,341	343,785	52.3%
	HARDWARE/SOFTWARE TOTAL	-	-	-	-	-	0.0%
	LAND/BLDG/FACILITIES TOTAL	3,580	11,822	28,282	16,460	175,000	16.2%
	COMMUNICATIONS TOTAL	1,503	132	1,246	1,114	1,500	83.1%
	UTILITIES TOTAL	1,539	1,618	4,496	2,878	-	0.0%
	INSURANCE/RISK MGMT TOTAL	1,368	1,379	2,173	794	1,365	159.2%
	CONTRIBUTIONS/GRANTS TOTAL	34,595	25,000	-	(25,000)	-	0.0%
	HOME OWNERSHIP TOTAL	-	-	-	-	6,000	0.0%

YTD Budget Report

Y-T-D through 10/2018

Account	Account Description	2016	2017	2018	LY Variance	Annual Budget	%Used
OPERATING TOTAL		141,137	149,518	220,492	70,974	528,850	41.7%
CAPITAL							
CAPITAL CONSTRUCTION TOTAL		307,418	2,086,496	817,946	(1,268,550)	2,700,000	30.3%
DEPRECIATION TOTAL		-	-	-	-	-	0.0%
CAPITAL TOTAL		307,418	2,086,496	817,946	(1,268,550)	2,700,000	30.3%
DEBT							
DEBT TOTAL		283,108	333,298	849,831	516,533	1,648,485	51.6%
DEBT TOTAL		283,108	333,298	849,831	516,533	1,648,485	51.6%
TOTAL EXPENDITURES		732,220	2,571,350	1,891,822	(679,528)	4,882,335	38.7%
EXCESS (DEFICIT) OF REV OVER EXP		(54,964)	(67,615)	(140,651)	(73,036)	(110,535)	127.2%
OTHER SOURCES (USES)							
OTHER SOURCES TOTAL		262,011	174,484	319,585	145,101	147,400	216.8%
OTHER USES TOTAL		(2,670)	(3,222)	(5,363)	(2,141)	(7,150)	75.0%
NET OTHER SOURCES (USES)		259,341	171,262	314,222	142,960	140,250	224.0%
SCB REDEVELOPMENT AUTHOR TOTAL		204,377	103,647	173,571	69,924	29,715	584.1%

YTD Budget Report

Y-T-D through 10/2018

Account	Account Description	2016	2017	2018	LY Variance	Annual Budget	%Used
OTHER USES TOTAL		(2,670)	(3,222)	(5,363)	(2,141)	(7,150)	75.0%
NET OTHER SOURCES (USES)		(2,670)	(3,222)	(5,363)	(2,141)	(7,150)	75.0%
COMMUNITY DEVELOPMENT TOTAL:		17,146	(20,238)	(67,371)	(47,133)	650	-10364.8%

YTD Budget Report

Y-T-D through 10/2018

Account	Account Description	2016	2017	2018	LY Variance	Annual Budget	%Used
DEBT							
	DEBT TOTAL	17,433	18,154	18,047	(107)	35,595	50.7%
	DEBT TOTAL	17,433	18,154	18,047	(107)	35,595	50.7%
	TOTAL EXPENDITURES	75,241	127,252	100,845	(26,407)	154,335	65.3%
	EXCESS (DEFICIT) OF REV OVER EXP	(74,780)	(50,599)	(78,643)	(28,044)	(118,335)	66.5%
OTHER SOURCES (USES)							
	OTHER SOURCES TOTAL	262,011	174,484	319,585	145,101	147,400	216.8%
	NET OTHER SOURCES (USES)	262,011	174,484	319,585	145,101	147,400	216.8%
	ECONOMIC DEVELOPMENT TOTAL:	187,231	123,885	240,942	117,057	29,065	829.0%
	SCB REDEVELOPMENT AUTHOR TOTAL	204,377	103,647	173,571	69,924	29,715	584.1%

Redevelopment Authority (RDA)

Overview

The Commonwealth of Pennsylvania created the Urban Redevelopment Law to enable replanning and redevelopment of certain areas to promote the general public health, safety, convenience and welfare of citizens and the community as a whole.

Mission

Promote the elimination of blighted areas through economically and socially sound redevelopment for residential, recreational, commercial, industrial or other purposes, including the provision of healthful homes, a high-quality living environment and opportunities for employment.

Goals

- Form partnerships, as needed, with private entities to advance economic development projects
- Conduct at least one community-oriented education workshop on an economic development topic
- Work with Council and staff to develop a strategy to capitalize the RDA and build revolving loan funds to assist redevelopment
- Work with Council and staff to prepare and implement the Authority's community and economic development goals
- Assist Council in implementing its strategic plan goals and community plans
- Foster partnerships with other economic development entities to capitalize on economic development opportunities in State College and throughout Centre County
- Capitalize on new federal Opportunity Zone designation to incentivize business recruitment and retention for downtown State College

Strategic Objectives

Develop and Implement a Comprehensive Redevelopment Strategy/ Seek PA DCED Keystone Community Designation

Build off the Redevelopment Authority's Community Economic Development Goals, and the four adopted plans (Downtown, Neighborhood, West End and Centre Region Comprehensive) to develop a comprehensive five-year redevelopment strategy. Commit to funding a new staff position for five-years dedicated to implementing the five-year strategy. Development of the strategy and commitment of the additional staff capacity are requirements for entry into the Pennsylvania Department of Community and Economic Development's (DCED) Keystone Community Program. Designation as a Keystone Community provides access to DCED funding sources for redevelopment projects, including up to \$500,000 requests for development grants, façade programs and housing projects.

Neighborhood Sustainability Program

Operate the Neighborhood Sustainability Program (NSP), including the disposition of residential properties in the NSP district for family homeownership and non-student rental opportunities. Continue the Student Home License Purchase Program to implement the goals of the NSP while possibly reducing program costs. Build a network between landlords willing to sell their student home licenses and local businesses looking to place employees in local rental properties.



continuing to support the many human service agencies located within the district.

Improve the Entrepreneurship Ecosystem & Expanding Entrepreneurship Opportunities

Work with organizations such as the CBICC Connect, Co.Space, Happy Valley LaunchBox, New Leaf Initiative, The Make Space and the Invent Penn State initiative in expanding opportunities for entrepreneurship in the State College area. Capitalize on the new federal Opportunity Zone designation to partner with Opportunity Funds to support businesses that locate and stay within Downtown State College.

Economic Development Partnerships

Develop partnerships with the Centre County Economic Development Partnership, Penn State University and other economic development organizations to improve opportunities for business retention, expansion and recruitment in the State College area. Also, consider opportunities for peer-to-peer studies with other similar communities to explore best practices for economic development.



State College Town Center Redevelopment Project

Work with the selected private developer for the State College Town Centre project on South Allen Street on site assembly and land development. Staff will also work to seek funding and partnership opportunities for the project.

West End Redevelopment

Focus on zoning ordinance revisions for the "Urban Village" zone to facilitate redevelopment in the district, specifically with a focus on the creation of an "Innovation Zone" that supports small business development. Identify opportunities for a demonstration mixed-use land development project in the West End either on State College-owned land or possibly in partnership with other landowners, including Penn State University.

Fairmount School Redevelopment & Allen Street Civic District Phase II

Work with the State College Area School District (SCASD) to explore adaptive reuse options for the former Fairmount Elementary Building. Develop Phase II of the Allen Street Civic District to develop a certified redevelopment area that includes the school and explore ways to enable and encourage reuse of the historic structure while improving the area and

Account #	Account Description	2016 Actual	2017 Actual	2018 Budget	2018 YE Proj.	2019 Proposed	% Change
B114 SOB REDEVELOPMENT AUTHOR							
42 COMMUNITY DEVELOPMENT							
REVENUE							
INTEREST AND RENTS							
43160	RENT OF HOUSE/ APARTMENT	-	35,645	201,000	3,375	25,000	-87.6%
This line item includes rent projected for Neighborhood Sustainability Program properties held by the Redevelopment Authority at an average of \$1,500 per unit with the following new unit inventory by quarter: Quarter 1 2019: 0 units (\$0k) Quarter 2 2018: 2 units (\$9k) Quarter 3 2018: 4 units (\$18k) Quarter 4 2018: 0 units (\$0k)							
INTEREST AND RENTS TOTAL		-	\$35,645	\$201,000	\$3,375	\$25,000	-87.6%
SPECIAL ASSESSMENTS							
48140	SALE OF GENERAL FIXED ASSETS	676,795	603,000	1,528,000	1,614,900	1,510,000	-1.2%
This account reflects the estimated revenue of selling 4 units (12 beds) in 2019 at a 20% reduction from purchase price to account for the removal of the Student Home license (average purchase price 300k). All four units are projected to be sold near the expiration of the current lease, which is typically in the July-August timeframe.							
SPECIAL ASSESSMENTS TOTAL		\$676,795	\$603,000	\$1,528,000	\$1,614,900	\$1,510,000	-1.2%
DEBT PROCEEDS							
50310	DEBT PROCEEDS- GO - NON ELEC	-	2,108,379	3,006,800	-	1,750,000	-41.8%
This account reflects the estimated acquisition cost of 4 units, three beds per unit, at an average price of \$100,000 per bed, for the Neighborhood Sustainability Program.							
DEBT PROCEEDS TOTAL		-	\$2,108,379	\$3,006,800	-	\$1,750,000	-41.8%
TOTAL REVENUE		\$676,795	\$2,747,024	\$4,735,800	\$1,618,275	\$3,285,000	-30.6%
EXPENDITURES							
OPERATING							
PROGRAM EXPENSES							
66235	SPECIAL PROJECTS/ GRANTS	-	-	-	-	450,000	0.0%
This account is used to track the cost of purchasing student rental licenses from landlords in lieu of purchasing the home and attaching a non-student rental covenant.							
66238-NSP06	PROGRAM SUPPLIES/ ACTIVITIES	-	605	-	-	-	0.0%
66255-NSP06	PERMITS AND FEES	-	236	-	-	-	0.0%



Account #	Account Description	2016 Actual	2017 Actual	2018 Budget	2018 YE Proj.	2019 Proposed	% Change
B114 SOB REDEVELOPMENT AUTHOR							
42 COMMUNITY DEVELOPMENT							
PROGRAM EXPENSES TOTAL		-	\$841	-	-	\$450,000	0.0%
PROFESSIONAL SERVICE							
67314-HIP03	LEGAL SERVICES	210	115	-	-	-	0.0%
67323-HIP01	TAXES/ASSESSMENTS	9,886	10,121	-	-	-	0.0%
67325	CONTRACTED PUBLIC SVCS	38,336	17,422	106,945	116,180	104,575	-2.2%
This appropriation is for Planning Department staff services relative to the administration of the Neighborhood Sustainability Program.							
67326	OTHER CONTRACTED SERVICES	40,521	23,714	131,800	46,200	90,000	-31.7%
This line item includes funding for realtor fees and other carrying costs, such as taxes and utilities, of homes purchased and sold through the Neighborhood Sustainability Program.							
Projected inventory by quarter: Quarter 1 2019: 1 units Quarter 2 2019: 3 units Quarter 3 2019: 5 units Quarter 4 2019: 0 units							
PROFESSIONAL SERVICE TOTAL		\$88,953	\$51,371	\$238,745	\$162,380	\$194,575	-18.5%
LAND/ BLDG/ FACILITIES							
70372	REPAIRS & MAINT - BUILDINGS	6,647	13,459	175,000	25,000	100,000	-42.9%
This appropriation is for the rehabilitation costs for properties purchased through the Neighborhood Sustainability Program. This budget assumes a \$25,000 expenditure for rehabilitation before selling the property.							
LAND/ BLDG/ FACILITIES TOTAL		\$6,647	\$13,459	\$175,000	\$25,000	\$100,000	-42.9%
UTILITIES							
73360	ELECTRICITY	522	216	-	-	-	0.0%
73362	NATURAL GAS	279	1,843	-	-	-	0.0%
73365-HIP01	SOLID WASTE DISPOSAL	494	197	-	-	-	0.0%
73366-HIP01	WATER AND SEWER	422	649	-	-	-	0.0%
UTILITIES TOTAL		\$1,716	\$2,905	-	-	-	0.0%
INSURANCE/ RISK MGMT							
80351	PROPERTY INSURANCE	1,369	1,379	1,365	1,365	-	-100.0%

Account #	Account Description	2016 Actual	2017 Actual	2018 Budget	2018 YE Proj.	2019 Proposed	% Change
B114 SCB REDEVELOPMENT AUTHOR							
42 COMMUNITY DEVELOPMENT							
	INSURANCE/ RISK MGMT TOTAL	\$1,369	\$1,379	\$1,365	\$1,365	-	-100.0%
	OPERATING TOTAL	\$98,686	\$69,956	\$415,110	\$188,745	\$744,575	79.4%
	CAPITAL						
	CAPITAL CONSTRUCTION						
93730	CAP PURCHASES- BUILDINGS	307,418	2,086,497	2,700,000	-	1,200,000	-55.6%
	This line item funds the purchase of 4 units (12 beds) at \$100,000 per bed. The budget assumes 2 units will be acquired in the second quarter of 2019 and 2 additional units will be acquired in the third quarter of 2019.						
	CAPITAL CONSTRUCTION TOTAL	\$307,418	\$2,086,497	\$2,700,000	-	\$1,200,000	-55.6%
	CAPITAL TOTAL	\$307,418	\$2,086,497	\$2,700,000	-	\$1,200,000	-55.6%
	DEBT						
	DEBT						
95900	DEBT SERVICE- PRINCIPAL	257,970	568,160	1,528,000	1,550,429	1,510,000	-1.2%
	This line item represents repayment of the Neighborhood Sustainability Program (NSP) line-of-credit. This budget assumes the loans associated with homes that were sold are repaid in-full to properly reflect the total cost of the program.						
95901	DEBT SERVICE- INTEREST	14,610	24,634	84,890	69,357	52,006	-38.7%
	Interest incurred on the Neighborhood Sustainability Program line-of-credit is posted to this line item.						
95910	DEBT ISSUANCE COSTS	-	21,966	-	-	-	0.0%
	DEBT TOTAL	\$272,580	\$614,759	\$1,612,890	\$1,619,786	\$1,562,006	-3.2%
	DEBT TOTAL	\$272,580	\$614,759	\$1,612,890	\$1,619,786	\$1,562,006	-3.2%
	TOTAL EXPENDITURES	\$678,684	\$2,771,212	\$4,728,000	\$1,808,531	\$3,506,581	-25.8%
	EXCESS(DEFICIT) OF REV OVER EXP	(\$1,889)	(\$24,188)	\$7,800	(\$190,256)	(\$221,581)	-2,940.8%
	OTHER SOURCES(USES)						
	OTHER USES						
96500	INDIRECT COSTS	(4,297)	(7,150)	(7,150)	(8,367)	(8,367)	17.0%
	This line item appropriation reimburses the General Fund for Central Services provided including Administration, Human Resources, Financial Services, Information Technology, and Facilities. Cost recovery amounts are determined annually through the Cost Allocation Plan.						
	OTHER USES TOTAL	(\$4,297)	(\$7,150)	(\$7,150)	(\$8,367)	(\$8,367)	17.0%



Account #	Account Description	2016 Actual	2017 Actual	2018 Budget	2018 YE Proj.	2019 Proposed	% Change
B114 SOB REDEVELOPMENT AUTHOR							
42 COMMUNITY DEVELOPMENT							
NET OTHER SOURCES (USES)		(\$4,297)	(\$7,150)	(\$7,150)	(\$8,367)	(\$8,367)	17.0%
COMMUNITY DEVELOPMENT TOTAL:		(\$6,186)	(\$31,338)	\$650	(\$198,623)	(\$229,948)	-35476.6%

Account #	Account Description	2016 Actual	2017 Actual	2018 Budget	2018 YE Proj.	2019 Proposed	% Change
B114 SCB REDEVELOPMENT AUTHOR							
44 ECONOMIC DEVELOPMENT							
REVENUE:							
INTEREST AND RENTS							
43100	INTEREST EARNINGS	789	1,918	-	-	-	0.0%
INTEREST AND RENTS TOTAL		\$789	\$1,918	-	-	-	0.0%
DEBT PROCEEDS							
50320	SMALL BORROWING - CAPITAL	-	92,516	36,000	36,000	36,000	0.0%
Revenue received from Housing Transitions, Inc. for payment on the Kemmerer Road loan is included in this account.							
DEBT PROCEEDS TOTAL		-	\$92,516	\$36,000	\$36,000	\$36,000	0.0%
TOTAL REVENUE		\$789	\$94,434	\$36,000	\$36,000	\$36,000	0.0%
EXPENDITURES:							
PERSONNEL							
EMPLOYEE SUPPLY/EXPN							
62121	PROFESSIONAL DEVELOPMENT	997	2,038	5,000	5,000	2,500	-50.0%
Included in this account is funding for staff professional development expenses including attendance at conferences, webinars, and trade shows.							
EMPLOYEE SUPPLY/EXPN TOTAL		\$997	\$2,038	\$5,000	\$5,000	\$2,500	-50.0%
PERSONNEL TOTAL		\$997	\$2,038	\$5,000	\$5,000	\$2,500	-50.0%
OPERATING							
OFFICE SUPPLIES							
65210	SUPPLIES	41	172	200	200	200	0.0%
Funds for supplies for RDA activities.							
65213	COMPUTER/COPIER SUPPLIES	45	434	250	150	150	-40.0%
Funds for computer and copier supplies.							
65215	POSTAGE	-	-	250	-	500	100.0%
Funds for postage.							
OFFICE SUPPLIES TOTAL		\$86	\$606	\$700	\$350	\$850	21.4%
PROGRAM EXPENSES							
66227	MEALS & MEETINGS	716	489	500	500	500	0.0%



Account #	Account Description	2016 Actual	2017 Actual	2018 Budget	2018 YE Proj.	2019 Proposed	% Change
B114 SCB REDEVELOPMENT AUTHOR							
44 ECONOMIC DEVELOPMENT							
This line item covers lunch meetings for the Redevelopment Authority board.							
PROGRAM EXPENSES TOTAL		\$716	\$489	\$500	\$500	\$500	0.0%
PROFESSIONAL SERVICE							
67310	PROFESSIONAL SERVICES	42,620	87,217	40,000	54,000	100,000	150.0%
This account is for professional services related to real estate and/or economic activities of the Redevelopment Authority. Such services could include appraisals, pro forma development, assistance for request for proposal development, site survey and analysis, and engineering and other professional design costs. The 2019 appropriation funds the continuation of the Allen Street Civic District and State College Town Centre projects, and potential reuse of the Fairmount School.							
67311	ACCOUNTING & AUDITING	-	-	2,700	2,700	2,700	0.0%
Funds for annual audit services.							
67314	LEGAL SERVICES	-	-	15,000	-	15,000	0.0%
Funds for legal services for RDA. In 2019, funds are budgeted for legal review of Developer's Agreements for the State College Town Centre project.							
67322	DUES/MEMBERSHIPS/SUBSCRIPTIONS	400	440	840	840	1,200	42.9%
Dues for membership in various national and PA-focused economic development organizations.							
67325	CONTRACTED PUBLIC SVCS	-	10,174	46,500	25,560	28,057	-39.7%
This line item includes a reimbursement to the General Fund for the costs associated with administration and delivery of economic development programs and services.							
PROFESSIONAL SERVICE TOTAL		\$43,020	\$97,831	\$105,040	\$83,100	\$146,957	39.9%
COMMUNICATIONS							
72330	ADVERTISING	1,547	220	1,500	2,000	2,000	33.3%
Funds for advertising.							
COMMUNICATIONS TOTAL		\$1,547	\$220	\$1,500	\$2,000	\$2,000	33.3%
CONTRIBUTIONS/GRANTS							
81510	COMMUNITY GRANTS/GIFTS	34,595	25,000	-	-	-	0.0%
CONTRIBUTIONS/GRANTS TOTAL		\$34,595	\$25,000	-	-	-	0.0%
HOME OWNERSHIP							
83505	ECONOMIC DEVELOPMENT PARTNERSH	-	-	6,000	-	-	-100.0%
HOME OWNERSHIP TOTAL		-	-	\$6,000	-	-	-100.0%
OPERATING TOTAL		\$79,964	\$124,146	\$113,740	\$85,950	\$150,307	32.1%

Account #	Account Description	2016 Actual	2017 Actual	2018 Budget	2018 YE Proj.	2019 Proposed	% Change
B114 SCB REDEVELOPMENT AUTHOR							
44 ECONOMIC DEVELOPMENT							
DEBT							
DEBT							
95900	DEBT SERVICE - PRINCIPAL	8,200	9,200	9,200	9,200	6,600	-28.3%
This line item provides for payment on the Kemmerer Road loan.							
95901	DEBT SERVICE - INTEREST	26,778	26,397	26,395	26,395	27,089	2.6%
DEBT TOTAL		\$34,978	\$35,597	\$35,595	\$35,595	\$33,689	-5.4%
DEBT TOTAL		\$34,978	\$35,597	\$35,595	\$35,595	\$33,689	-5.4%
TOTAL EXPENDITURES		\$115,939	\$161,781	\$154,335	\$126,545	\$186,496	20.8%
EXCESS (DEFICIT) OF REV OVER EXP		(\$115,150)	(\$67,347)	(\$118,335)	(\$90,545)	(\$150,496)	27.2%
OTHER SOURCES (USES)							
OTHER SOURCES							
49160	INTERFUND OPERATING TRANSFERS	291,051	237,465	147,400	483,333	200,800	36.2%
The line item appropriation is an Interfund Transfer of Realty Transfer Tax revenue from the General Fund to the Redevelopment Authority to support the activities and operations of the component unit.							
OTHER SOURCES TOTAL		\$291,051	\$237,465	\$147,400	\$483,333	\$200,800	36.2%
NET OTHER SOURCES (USES)		\$291,051	\$237,465	\$147,400	\$483,333	\$200,800	36.2%
ECONOMIC DEVELOPMENT TOTAL:		\$175,901	\$170,118	\$29,065	\$392,788	\$50,304	73.1%



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