

Meeting Agenda
State College Borough Redevelopment Authority
December 19, 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. November 2018 Expense Voucher Approvals
 - B. 2019 Redevelopment Authority Budget
 - C. Yorkshire Loan Proceeds
 - VII. Official Reports and Correspondence**
 - VIII. Upcoming Meetings**
 - IX. Adjournment**
- Documents:

[Complete Redevelopment Authority Agenda - December 19, 2018.pdf](#)

**Meeting Agenda
State College Borough Redevelopment Authority
December 19, 2018
Room 241 / Noon**

I. Call to Order

II. Roll Call

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

III. Approval of Minutes – October 24, 2018 & November 14, 2018

IV. Chair Report

V. Public Hour - Hearing of Citizens

VI. Financial Matters

A. November 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 November 2018 expenditures.

B. 2019 Redevelopment Authority Budget

Staff will present a revised draft 2019 budget for Board review including a summary of current Neighborhood Sustainability Program costs and current RDA account fund balance. The revised budget takes into account discussions at the November board meeting and recommends a pause in any new purchases for the NSP program in 2019.

Redevelopment Authority Action: The RDA should review and approve the proposed 2019 budget.

C. Yorkshire Loan Proceeds

In 2017, the RDA board approved a loan of \$125,000 from RDA funds to Yorkshire Housing, L.P. for refinancing to ensure long-term affordability at Yorkshire Village Apartments. Final documents are approved for closing; however, the RDA must determine how payments on the loan should be

utilized for housing programs. Staff will review a series of options with the RDA Board.

VII. Official Reports and Correspondence

A. Borough Council

B. Planning Commission

C. Staff Reports

VIII. Upcoming Meetings

Wednesday, January 23, 2019 at Noon

IX. Adjournment

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

**Meeting Minutes
State College Borough
Redevelopment Authority
October 24, 2018**

The State College Borough Redevelopment Authority (RDA) met on Wednesday, October 24, 2018 in the Municipal Building, 243 South Allen Street. Chairman Lenker called the meeting to order at 12:01 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; and Sandra Lieb, Administrative Assistant

Approval of Minutes

A motion was made by Mr. Huncik and seconded by Ms. Misangyi to approve the September 26, 2018 minutes as amended. The vote was unanimously in favor.

Chair Report

Chairman Lenker had nothing to report.

Public Hour

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

Financial Matters

September 2018 Expense Voucher Approvals

Ms. Misangyi asked if the difference in the electricity used at the Hamilton Avenue property was because some of the units were inhabited. Chairman Lenker stated the units had different meters, and Ms. Johannesen added that one of the units had more electric heaters.

Mr. Shincovich moved to accept the voucher report as presented and was seconded by Ms. Misangyi. The vote was unanimously in favor.

2019 Redevelopment Authority Budget

Mr. LeClear stated the draft of the 2019 RDA budget would be presented to Borough Council on November 31, 2018.

Mr. LeClear explained the RDA needed to give the new Council members a better understanding of the Neighborhood Sustainability Program (NSP) and a new line of credit would need to be paid back. He added they needed to decide whether to buy new houses or just focus on new student licenses. He said that Council could direct the RDA to stop buying houses.

Mr. LeClear asked whether they should pause on buying and selling properties or just focus on the inventory they had. Mr. Shincovich said once the decision was made the RDA could revisit the decision again.

Mr. LeClear reported the RDA finances as of September 30, and he added he would present the information to Council on November 20.

- The balance on the line of credit was \$2,245,347.00.
- The total cash on hand was \$576,728.00.
- The total assets were \$1,735,728.00.
- There would be a two percent commission on the 234 West Logan Avenue property sale.
- The 245 West Hamilton Avenue sales commission was six percent, which was paid from both sides

Mr. LeClear stated staff thought about getting a management company to help manage the properties instead of staff taking care of the properties.

2019 Meeting Calendar

Draft 2019 Meeting Calendar

The November 27, 2019 meeting was moved to November 20, 2019.

Ms. Misangyi moved to accept the amended 2019 meeting calendar and Mr. Shincovich seconded the motion. The vote was unanimously in favor.

Official Reports and Correspondence

Staff Reports

The first meeting of the Historical Architectural Review Board (HARB) was held on November 6, 2018. The Board would be reviewing a project that came in prior to the effective date.

Mr. Shincovich asked why Beta Sigma Beta, at 255 East Fairmount Avenue, was not zoned R2. Mr. LeClear answered that the fraternity was zoned R2.

Mr. LeClear added they were waiting for the court case decision to come back for both fraternities in question. He said both cases would be the same because all fraternities were pre-existing and non-conforming. He added the challenge was definitional.

Upcoming Meetings

The next scheduled meeting would be November 14, 2018, at Noon.

Adjournment

With no further business to discuss, a motion to adjourn the meeting at 12:40 p.m. was made by Mr. Shincovich and seconded by Ms. Misangyi. At that time, the Authority adjourned to an Executive Session to discuss real estate matters.

Respectfully submitted,

Sandra M. Lieb
Administrative Assistant

**Meeting Minutes
State College Borough Redevelopment Authority
November 14, 2018**

The State College Borough Redevelopment Authority (RDA) met on Wednesday, November 14, 2018 in the Municipal Building, 243 South Allen Street. Chairman Lenker called the meeting to order at 12:01 p.m.

Members Present

Sally Lenker, Chairman; Mark Huncik; Rebecca Misangyi; and James Shincovich

Members Absent

Colleen Ritter, Vice-Chairman

Others Present

Ed LeClear, Planning Director; Jenna Wargo, Planner; Andrew Garban and Scott Shamrock, local business owners; Terry Williams, Borough Solicitor; Denise L. Rhoads, Administrative Assistant; and other interested parties

Approval of Minutes

There were no minutes to approve.

Chair Report

Chairman Lenker had nothing to report.

Public Hour

Mr. Garban introduced himself and his cousin Mr. Shamrock stating they were local businessmen. He noted he attended this meeting to give his comments about trying to purchase back 245 East Hamilton Avenue. He stated he offered more than the asking price and the Borough did not accept it. And, even though the Borough lowered the price, they did not accept his offer. Mr. Garban stated he did not appreciate statements made about him and his father that were made by, from his outlook, this Authority. He noted Mr. Williams made a statement previously, that no one had to care. Mr. Garban asked for any comments and questions. The Authority did not have any.

Mr. LeClear stated these types of matters are not discussed in the public hearing, but in an executive session and he would give Mr. Garban feedback after this meeting.

Mr. Garban stated the process for the Neighborhood Sustainability Program (NSP) was “fascinating” to him. He stated he thought the program was for the Borough to purchase “problem” properties.

He asked why the Borough was spending so much of the public's money. He thought it was a waste. Mr. LeClear stated it had always been the understanding, at the beginning of this program, that it was a possibility the Borough would take a loss.

Mr. LeClear noted the Borough had significant feedback from the community when the first purchase and sale happened with one of Mr. Garban's properties, and the community stated the process was unseemly.

Mr. Williams stated the RDA had to respond to what the community wanted done. The RDA had the authority to decide who to sell a property to. He noted "it is what it is".

Mr. Garban stated all his partners felt the same way he did.

Mr. Garban also asked if a young, black girl offered a bid would that be considered discriminatory against him. Mr. Williams stated it would not be.

Financial Matters

October 2018 Expense Voucher Approvals

Mr. LeClear gave a brief overview of the October 2018 expense voucher which included the categories: 1) office, miscellaneous supplies; 2) program supplies/activities 3) repairs & maintenance-buildings; 4) natural gas; 5); electricity; 6) permits and fees; 7) advertising; and 8) CAP purchases-buildings

Mr. LeClear noted the only significant highlight was our tree crew took a tree down at 308 West Prospect Avenue.

RDA's comments included:

- Mr. Huncik asked if the tree was on the neighboring property. Mr. LeClear stated it was not.
- Mr. Huncik asked because there was earnest money for 600 North Allen Street was there an offer. Mr. LeClear stated there was.
- Mr. Shincovich asked what the West Penn Power (WPP) credit for Logan Avenue was for. Mr. LeClear stated WPP overcharged in a previous billing.

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

2019 Redevelopment Authority Budget

Mr. LeClear's presentation included:

- Mr. LeClear stated staff was not asking for a vote on the 2019 budget today because he wanted the Authority to be able to review it.

Next discussed: Revenue Sources:

- .25% real estate transfer tax, Kemmerer Road loan payment
- Dwight Miller, Borough Finance Manager, was projecting \$483,333 in Transfer Tax revenue in 2019 and the 2018 YTD was \$319,585

- Mr. LeClear stated the rent amounts for this year were not listed.

Next discussed:

- Total cost to NSP properties sold - \$529,754
- Total cost to program inventory (if sold) - \$347,072
- Overall total cost - \$903,826
- Administration costs plus interest not paid by LOC to date - \$211,919
- Anticipated additional administration cost plus interest for 2018 - \$80,000
- Total administration cost plus interest - \$291,919

Total NSP program cost - \$1,195,745

Mr. LeClear stated anything the Borough could not pay back was backed by the surety fee, but a shortfall would have to be paid back by Borough Council.

Next discussed: Balance Sheet

- Cash on hand as of October 2018 - \$570,773 (rent and previous balances)
- Assets - \$1,395,467
- Line of Credit (LOC) liability - \$2,120,347
- Projected LOC deficit if NSP liquidated - \$409,193
- Community Development liability (1/2-year staff costs/LOC interest – \$80,000
- Economic Development liability (1/2-year staff costs/appraisal - \$35,000
- Projected 2019 fund balance:
 - Cash on hand plus anticipated fourth quarter revenue - \$734,521
 - Projected 2018 liabilities to be paid – (\$115,000)
 - Resulting end of year cash balance - \$619,521

2019 Community Development NSP Program Costs

- Four acquisitions projected at \$300,000
- Four sales projected at \$240,000 = \$960,000

Projected program costs

- Price write down multiplied by four - \$224,000
- Sales commissions and carrying costs - \$90,000
- Rehabilitation and carrying cost estimates - \$100,000
- Staff administration costs - \$104,575
- Debt service interest - \$52,006
- Indirect cost – \$8,367
- Projected student home license purchase program – \$450,000

Total costs not paid by the LOC - \$164,948

Economic Development

Revenue

- Budgeted transfer tax revenue - \$147,400
- Projected 2018 fund balance - \$619, 521

Costs

- Kemmerer Road Loan Payment - \$36,000 (covered by payments from Housing Transitions, Inc.
- Personnel/Operating/Program/Advertising - \$9,750

Professional services - \$143,057

- Fairmount due diligence costs – \$100,000
- Administration staff costs - \$28,057
- State College Town Centre legal costs - \$15,000

Total economic development costs (minus Kemmerer) - \$152,807

In conclusion:

- 2019 budgeted transfer tax revenue – \$147,400 (conservative number)
- Projected 2018 fund balance - \$619,521

Total cash anticipated for 2019 - \$766,921

- Overall 2019 budget costs (not paid for by NSP LOC) – (\$317,755)
- Carried forward LOC liability from 2018 – (\$979,966)
- Projected 2019 LOC liability – (\$880,000)

Total anticipated liability for 2019 – **(\$2,177,721)**

Remaining LOC balance assuming total RDA and NSP liquidation – **(\$1,410,800)**

Mr. LeClear asked if it was reasonable to purchase four more houses. He noted REAC voted to put this program on hold and concentrate on purchasing the student home licenses.

Authority's comments included:

- Mr. Huncik asked what would happen if the Borough did not buy anymore houses. Mr. LeClear stated the projected 2019 LOC liability would become approximately \$440,000. Mr. LeClear stated another scenario to think about would be to stop the program completely.
- Ms. Misangyi asked if there were other communities involved with this type of program. Mr. LeClear stated there were not.
- Ms. Misangyi asked if staff knew what the community was thinking regarding numbers when this program started. Mr. LeClear stated he was not with the Borough at that time. Mr. Shincovich stated it was very clear that it would cost money to be able to raise the quality of life, especially in the beginning. Mr. LeClear stated, in the beginning, there were no metrics for what the value would be on the properties purchased.
- Mr. Huncik stated a positive side of the project was the object to bring employees and their families into the Borough.
- Ms. Lenker stated the numbers would be very different if the Borough decided to stop the program.

Mr. LeClear asked the Authority to think about everything that was presented, and then discuss it at their next meeting.

Upcoming Meeting

December 19, 2018 at Noon

Adjournment

With no further business to discuss, a motion to adjourn the meeting at 12:56 p.m. was made by Chairman Lenker. At this time, the Authority adjourned to an Executive Session.

Respectfully submitted

Denise L. Rhoads,
Administrative Assistant

SCB RDA Voucher Report

Check Date Range: 11/1/2018 to 11/30/2018

VENDOR NAME	ACCOUNT DESCRIPTION	DESCRIPTION	ACCOUNT	CHECK NO	AMOUNT
LOWE'S COMPANIES INC	PROGRAM SUPPLIES/ACTIVITIES	MINOR TOOLS	B114-14-42-00-0000-000-66238 - NSP09	38192	39.78
Check Number 38192 Total:					39.78
STATE COLLEGE BORO WATER AUTH	WATER AND SEWER	234 LOGAN AVE - 8/3 - 9/25 - 0 MGAL	B114-14-42-00-0000-000-73366 - NSP07	38210	29.12
Check Number 38210 Total:					29.12
STATE COLLEGE BORO WATER AUTH	WATER AND SEWER	230 LOGAN AVE - 6/25 - 9/25 - 0 MGAL	B114-14-42-00-0000-000-73366 - NSP07	38212	50.55
Check Number 38212 Total:					50.55
STATE COLLEGE BORO WATER AUTH	WATER AND SEWER	308 W PROSPECT - 7/31 - 9/27 - 5 MGAL	B114-14-42-00-0000-000-73366 - NSP09	38215	77.76
Check Number 38215 Total:					77.76
URBAN LAND INSTITUTE	DUES/MEMBERSHIPS/SUBSCRIPTIONS	MEMBERSHIP - LECLEAR	B114-15-44-00-0000-000-67322	38233	440.00
Check Number 38233 Total:					440.00
WEST PENN POWER COMPANY	ELECTRICITY	46 KWH - 230 LOGAN AVE - 9/24 - 10/22	B114-14-42-00-0000-000-73360 - NSP07	38236	12.10
WEST PENN POWER COMPANY	ELECTRICITY	15 KWH - 245 E HAMILTON APT 2 - 9/25 - 10/23	B114-14-42-00-0000-000-73360 - NSP08	38236	8.62
WEST PENN POWER COMPANY	ELECTRICITY	535 KWH - 245 E HAMILTON, APT 1 - 9/24 - 10/23	B114-14-42-00-0000-000-73360 - NSP08	38236	62.46
WEST PENN POWER COMPANY	ELECTRICITY	563 KWH - 308 W PROSPECT - 9/25 - 10/23	B114-14-42-00-0000-000-73360 - NSP09	38236	65.89
Check Number 38236 Total:					149.07
COLUMBIA GAS OF PENNSYLVANIA	NATURAL GAS	64 CCF - 245 E HAMILTON - 10/2 - 10/31	B114-14-42-00-0000-000-73362 - NSP08	38263	74.13
Check Number 38263 Total:					74.13
LOWE'S COMPANIES INC	PROGRAM SUPPLIES/ACTIVITIES	REPAIR PARTS	B114-14-42-00-0000-000-66238 - NSP09	38278	32.68
Check Number 38278 Total:					32.68

SCB RDA Voucher Report

Check Date Range: 11/1/2018 to 11/30/2018

VENDOR NAME	ACCOUNT DESCRIPTION	DESCRIPTION	ACCOUNT	CHECK NO	AMOUNT
NITTANY PRINTING & PUBLISHING CO	ADVERTISING	AD-REDEVELOPMENT AUTH MTG	B114-15-44-00-0000-000-72330	38326	45.61
NITTANY PRINTING & PUBLISHING CO	ADVERTISING	AD-REDEVELOPMENT AUTH MTG	B114-15-44-00-0000-000-72330	38326	47.39
Check Number 38326 Total:					93.00
COLUMBIA GAS OF PENNSYLVANIA	NATURAL GAS	45 CCF - 230 W LOGAN AVE - 10/10-11/8	B114-14-42-00-0000-000-73362 - NSP07	38417	70.40
COLUMBIA GAS OF PENNSYLVANIA	NATURAL GAS	102 CCF - 308 W PROSPECT - 10/10-11/8	B114-14-42-00-0000-000-73362 - NSP09	38417	135.94
Check Number 38417 Total:					206.34
FULTON BANK	DEBT SERVICE - PRINCIPAL	COMMERCIAL LOAN #XXXX9001	B114-15-44-00-0000-000-95900	38420	5,200.00
FULTON BANK	DEBT SERVICE - INTEREST	COMMERCIAL LOAN #XXXX9001	B114-15-44-00-0000-000-95901	38420	12,942.34
Check Number 38420 Total:					18,142.34
CITIBANK, N.A.	PROGRAM SUPPLIES/ACTIVITIES	DUCT TAPE,EPOXY,KWIK SEAL,SCOUR PADS	B114-14-42-00-0000-000-66238 - NSP09	38423	9.56
Check Number 38423 Total:					9.56
WEST PENN POWER COMPANY	ELECTRICITY	61 KWH-230 LOGAN AVE-10/23-11/15	B114-14-42-00-0000-000-73360 - NSP07	38450	12.21
Check Number 38450 Total:					12.21
					19,356.54
Fund B114 Total:					19,356.54
Grand Total					19,356.54

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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