

**Meeting Minutes
State College Borough
Redevelopment Authority
March 27, 2019**

The State College Borough Redevelopment Authority (RDA) met on Wednesday, March 27, 2019, in the Municipal Building, 243 South Allen Street. Chair Lenker called the meeting to order at 12:04 p.m.

Members Present

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

Others Present

Jenna Wargo, Planner; Sandra Lieb, Administrative Assistant

Approval of Minutes

A motion to approve the January 23, 2019 minutes as submitted was made by Mr. Shincovich and seconded by Ms. Misangyi. The vote was unanimously in favor.

Chair Report

Chair Lenker read an excerpt from an article concerning co-working spaces. She said this practice had continued to rise.

Mr. Huncik asked if there was a distinction between new or refurbished spaces. Chair Lenker said the article had not made that distinction.

Chair Lenker read the names of the eight people who were running for Borough Council.

Public Hour - Hearing of Citizens

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

Financial Matters

January and February 2019 Expense Voucher Approvals

Chair Lenker asked if anyone had any questions about the vouchers.

Mr. Shincovich asked what property used the oil. Ms. Wargo said the property at 600 North Atherton Street. She added the whole house used the oil.

Mr. Huncik said he had questions about the electric usage at 245 West Hamilton Avenue. He asked whether the closing on the property had occurred. Ms. Wargo replied yes.

Chair Lenker asked if the appraisals were for the commercial properties, and why was another appraisal done. Ms. Wargo said the appraisals were for the commercial properties because Borough Council wanted updated appraisals. Mr. Shincovich asked whether they could see a copy of the appraisals.

Chair Lenker questioned if the refuse bill for the three properties was for three months. Mr. Huncik asked how it worked when the house was sold. Chair Lenker stated the bills were prorated.

Mr. Shincovich asked what happened to the refrigerator. Ms. Wargo said the refrigerator was broken and had to be replaced.

Mr. Huncik moved to approve the January and February 2019 Expense Vouchers. Mr. Shincovich seconded the motion. The vote was unanimously in favor.

Community Development

Update on NSP Student License Purchase Program

Ms. Wargo stated the Borough Manager had some concerns about buying the student licenses. She said they would only start with the homeowners who do not have mortgages. She added a list of conditions was sent to Terry Williams, the Borough Solicitor. These conditions were for the people interested in the program. Ms. Wargo explained this was to get the most updated information from the homeowners.

Ms. Wargo stated initially 46 letters were sent. Chair Lenker asked how many had mortgages. Ms. Wargo said of the six who responded, there were four who did not have mortgages.

Mr. Huncik asked how the parking came into it. Ms. Wargo said it was to just update the records for the property.

Chair Lenker asked if someone bought a home for a single family, could they rent out parking spaces. Ms. Wargo said renting parking spaces was illegal in the R2 zone.

Mr. Huncik asked if another mailing was planned. Ms. Wargo stated not at this time, but they would get information on the impact of the neighborhood.

Mr. Huncik said he thought the RDA and the Real Estate Advisory Committee (REAC) were going to have a joint meeting. Ms. Wargo explained the meeting with REAC would be sometime this summer. She said it would also be on the Council agenda sometime this summer.

Chair Lenker asked if they had an idea of what month it would be. Ms. Wargo said they did not have any idea yet.

Economic Development

Update on State College Town Centre Project

Ms. Wargo said on April 1, 2019 the State College Town Centre Project would go to Borough Council to convey the land to the RDA. An agreement for the land for the Town Centre would be between the RDA and the developer. She said the actual conveyance would be April 15, 2019.

Mr. Huncik asked if there would be a presentation for the Council meeting. Ms. Wargo replied she did not know.

Official Reports and Correspondence

Planning Commission

Ms. Wargo reported they would be looking at the plans for the James Building. The building would be demolished, and the new building would be taller with a smaller footprint. She said it would be going through the Historical Architectural Review Board since it is in the Historic District. She added they would like to start in August.

Mr. Huncik asked if a new water line would be installed behind The Standard. Chair Lenker replied that Deb Hoag, the Public Works Director, would be speaking with Kissinger Bigatel and Brower.

Staff Reports

Ms. Wargo stated that Anne Messner would be hired as a consultant through August 2019.

Ms. Wargo said the hiring for the opened Planning positions should be announced soon. Mr. Huncik asked how soon the positions would be filled once the announcement was made. Ms. Wargo replied it would be pretty quickly.

Upcoming Meeting

Mr. LeClear would be at a meeting in Harrisburg on April 24, 2019, so the next scheduled meeting was changed from Wednesday, April 24 to Tuesday, April 23, 2019, at 12:00 p.m.

Adjournment

With no further business to discuss, a motion to adjourn the meeting was made by Ms. Misangyi and seconded by Mr. Huncik. The meeting was adjourned at 12:43 p.m. by Chair Lenker. At that time, the Authority reconvened to an Executive Session to discuss real estate matters.

Respectfully submitted,

Sandra M. Lieb
Administrative Assistant