

**Meeting Minutes
State College Borough
Redevelopment Authority
May 23, 2018**

The State College Borough Redevelopment Authority (RDA) met on Wednesday, May 23, 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; Colleen Ritter, Vice-Chairman; Mark Huncik, Rebecca Misangyi, and James Shincovich

Others Present

Ed LeClear, Planning Director; Jenna Wargo, Planner; Maureen Safko, Senior Planner; and Denise L. Rhoads, Administrative Assistant

Approval of Minutes

Chairman Lenker asked the Authority if there were any corrections to the April 25, 2018 minutes. Seeing none, Chairman Lenker approved them.

Chair Report

Chairman Lenker stated the RDA purchased 720 West Foster Avenue which had housed the Penn State University women's volleyball team previously.

Public Hour

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

Financial Issues

April 2018 Expense Voucher Approvals

Mr. LeClear gave a brief overview of the April 2018 expense voucher which included the categories: 1) repairs and maintenance-buildings; 2) office, miscellaneous supplies; 3) solid waste disposal; 4) program supplies/activities; 5) natural gas; 6) professional services; 7) meals and meetings; 8) other contracted services; 9) CAP purchases-buildings; and 10) capital-infrastructure

Mr. LeClear stated most expenses were related to maintenance issues for Gill Street and Hamilton Avenue.

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

Community-Wide Planning

2019-2023 Draft Capital Improvement Program (CIP)

Mr. LeClear noted the RDA had been asked to review the CIP and provide comments to Council for a public hearing to be held on June 18, 2018, and Council anticipated adoption on July 2, 2018.

Mr. LeClear stated staff looked at each project by the following categories: 1) must do's (high priority); 2) should do's (medium priority); and 3) could do's (low priority). Every year, during the budget process, staff looked at how much of the general fund would be available to fund capital programs. He noted Council had the ability to move projects up the priority list. Once the funding ran out, the list of projects was no longer viable during that year.

Mr. LeClear discussed the proposed innovated downtown revolving loan program would be recommended for the year 2020.

RDA's comments included:

- Mr. Shincovich asked about the line item for \$400,000 noted as "other". Ms. Lenker stated that would be funding for 2020-2022. Mr. LeClear stated "other" reflected a "catch all" category.
- Mr. Huncik asked if the innovate downtown project was still valid. Mr. LeClear stated it was just another name for the revolving loan program still in effect.
- Mr. Huncik asked what the scoring was for 2018's CIP plan. Mr. LeClear stated it was still 14, the same as last year.
- Ms. Misangyi asked if staff was envisioning businesses coming to the Borough or staff going after businesses. Mr. LeClear stated it would be businesses coming to the Borough.

Mr. LeClear discussed a previously deferred topic of Redevelopment Projects. He stated staff was keeping this project in the CIP in case the RDA might want to propose something in the future and to also alert Council that the project would be an active project for the RDA and would require additional funding.

RDA's comments included:

- Mr. Huncik stated he learned about Penn State University's plan for parking in the west campus area, a new route into campus and a likely development of a house and asked if all were in the University Planned District (UPD). Mr. LeClear stated they were. He noted staff was putting together a joint meeting between Planning Commission and Borough Council to discuss these items.
- Mr. Huncik asked if the UPD blended into any residential areas. Mr. LeClear stated it did not.

Mr. LeClear next discussed a new project on social housing redevelopments. Staff had been working with both our CHDO's to look at another project like Kemmerer Road.

Ms. Safko prepared an outline for a proposed THF project. Her outlined showed a breakdown of estimated development expenses such as:

- \$800,000 acquisition
- \$320,000 rehabilitation
- \$100,000 Other (environmental review, legal and inspection expenses)
- Totaling \$1,220,000 in expenses

Her outline also showed estimated development funding such as:

- \$300,000 from FY19 HUD HOME Entitlement
- \$220,000 from FY18 CDBG HUD Entitlement
- \$100,000 from the Borough General Fund
- \$600,000 from FY19 DCED HOME Fund
- Totaling \$1,220,000 in funding

She noted staff would be trying to maintain the value of the funding throughout the years noted.

RDA's comments included:

- Ms. Lenker asked if the project would occur would a consultant be needed. Mr. LeClear stated no, staff would work with the CHDO's.
- Mr. Huncik stated the scoring for this project seemed low at 16. Mr. LeClear stated a former Council member had the same concern over the green build scoring, but noted the project was definitely worthy of funding despite the score.
- Mr. Huncik asked if inclusionary housing funds could be included. Mr. LeClear stated yes.
- Mr. Shincovich asked if the ordinance could be changed. Mr. LeClear stated it was possible.

A motion to recommend support of this project was made by Ms. Ritter and seconded by Mr. Shincovich. The vote was unanimously in favor.

Official Reports and Correspondence

Borough Council (BC): Mr. LeClear reported BC held a public meeting regarding the Historical and Architectural Review Board guidelines and was met with some strong comments. He noted BC decided to extend this topic to another meeting to continue the discussion.

Staff Reports: Mr. LeClear reported staff asked the National Development Council to prepare a report on the State College Town Centre for Council. Staff wanted to focus on the property the Borough owned. Staff stated the Highlands Holding Group needed to prepare a much more detail report first. Council would need to review that proposal first. It was in the Borough Solicitor's office for review.

Upcoming Meeting

The next scheduled meeting will be June 27, 2018 at 12:00 p.m.

Adjournment

With no further business to discuss, a motion to adjourn the meeting at 1:11 p.m. was made by Chairman Lenker. At that time, the Authority adjourned to an Executive Session.

Respectfully submitted

Denise L. Rhoads,
Administrative Assistant