

**Meeting Minutes
State College Borough
Redevelopment Authority
June 24, 2020**

The State College Borough Redevelopment Authority (RDA) met on Wednesday, June 24, 2020 for a virtual meeting through Zoom. Sally Lenker, Chair, called the meeting to order at 12:06 p.m.

RDA Members Present

Sally Lenker, Chair; Mark Huncik, Vice-Chair; Elizabeth Goreham; James Shincovich, Secretary/Treasurer; and Rebecca Misangyi

Others Present

Ed LeClear, Planning Director; Isabel Storey, Senior Planner; and Denise L. Rhoads, Administrative Assistant

Approval of Minutes

A motion was made by Ms. Misangyi and seconded by Mr. Shincovich to approve the RDA meetings minutes of May 27, 2020. The vote was unanimously in favor.

A motion was made by Mr. Shincovich and seconded by Ms. Misangyi to approve the RDA minutes of June 10, 2020. The vote was unanimously in favor.

Chair Report

Ms. Lenker had nothing to report.

Public Hour

There was no public in attendance.

Financial Matters

May 2020 Expense Voucher Approval

After reviewing the May 2020 expense voucher for approval, Ms. Misangyi made a motion to approve and Ms. Goreham seconded. The vote was unanimously in favor.

Economic Development

COVID Small Business Support Program Development

Mr. LeClear reviewed the draft Revolving Loan Fund (RLF) which he presented at the June 10, 2020 RDA meeting. The main topics were: 1) objectives; 2) assumptions for Summer/Fall 2020; 3) assets and constraints; 4) what should be accomplished; 5) how

best to help; stabilization; 6) how best to help: recovery; 7) stabilization loan terms; and 8) next steps.

RDA and staff discussion included:

- State College Borough was offering individual microloans of up to \$5,000 with 0 percent interest to businesses located within the municipal boundaries.
- The loans would be made with a three-year term with principal payments beginning September 2021.
- Loans would be limited to businesses within the Borough with 15 full-time equivalent employees or fewer.
- There would be a requirement of having a credit score of 650 or above.
- Documentation needed: 1) monthly revenue from June 2018 – June 2019; 2) monthly revenue from June 2019 – February 2020; and 3) average weekly revenue from March 1, 2020 – Present.
- Priority would be given to businesses that could demonstrate the highest revenue loss (60% of above).

RDA comments

- Mr. Shincovich stated he would like to see the revenue and income on a monthly basis and to know if their monthly expenses were impacted by COVID.
- Ms. Lenker stated the 60 percent or above loss criteria concerned her. Mr. LeClear stated staff could change that to “highest revenue loss”.
- Mr. Shincovich asked if it would be helpful to know what type of business they were. Mr. LeClear stated staff could add something to the application.
- Mr. Huncik suggested that franchises be Borough resident owned. Mr. LeClear stated not many of the business owners lived in the Borough. He noted it should state Centre Region business owners. Ms. Storey noted the funds should be clear that they would be for the business only. Mr. LeClear stated the Borough could require that applicants list all addresses of the businesses they own.
- Mr. Huncik stated a progress report should be required. Ms. Misangyi was concerned if time would be taken to actually read the progress reports.
- Mr. Huncik suggested a clause stating if the business closed, the funds would then become due.
- Ms. Misangyi noted nothing was mentioned regarding complying with “good faith” in spending and reporting.
- Ms. Goreham asked if a “date certain” could be added to the guidelines. Mr. LeClear stated he would work with Douglas Shontz on this.

Mr. LeClear stated staff would make the revisions from the Authority’s comments and would add the COVID 19 language for following the CDC requirements.

A motion was made to approve this proposal by Mr. Shincovich and seconded by Ms. Misangyi. The vote was unanimously in favor.

Mr. LeClear stated staff requested \$200,000 for PPE grants to distribute throughout the RDA.

Official Reports and Correspondence

Borough Council (BC): Mr. LeClear reported staff would be preparing the permitting and engineering components for widening sidewalks, removing parking and lane shifts on Beaver and College Avenues.

Upcoming Meetings

July 22, 2020 at Noon

Adjournment

There being no further business, Ms. Lenker, Chair, adjourned the meeting at 12:53 p.m.

Respectfully submitted,

Denise L. Rhoads
Administrative Assistant