

**Meeting Minutes  
State College Borough  
Redevelopment Authority  
June 26, 2019**

The State College Borough Redevelopment Authority (RDA) met on Wednesday, June 25, 2019 in the Municipal Building, 243 South Allen Street. Sally Lenker, Chair called the meeting to order at 12:02 p.m.

**Members Present**

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

**Others Present**

Ed LeClear, Planning Director; Jenna Wargo, Senior Planner-Redevelopment; Chris Rand and Alex Sahakian, Highland Holding Group; and Denise L. Rhoads, Administrative Assistant

**Approval of Minutes**

A motion was made by Ms. Misangyi and seconded by Ms. Ritter to approve the May 22, 2019 minutes as submitted. The vote was unanimously in favor.

**Chair Report**

Ms. Lenker, Chair, noticed, in passing, the doors were open at old Autoport Restaurant.

She also asked whether the Westerly Parkway shopping center would be torn down or not. Mr. LeClear stated the owners submitted a plan a few years ago for their green space behind the plaza, and he had not heard anything more.

Mr. Huncik asked about the parcel near Buckhout Street. Mr. LeClear stated Scott Yocum owned the parcel which was the last parcel in the Borough's CP2 district.

**Public Hour**

No one from the public wished to discuss items not on the agenda.

**Financial Matters**

May 2019 Expense Voucher Approval

Mr. LeClear gave a brief overview of the May 2019 expense voucher which included the categories: 1) security deposits; 2) natural gas; 3) debt services; 4) electricity; 5); advertising; and 6) repairs/maintenance; and 7) water and sewer.

A motion was made to approve the May 2019 expense voucher by Mr. Huncik and seconded by Mr. Shincovich. The vote was unanimously in favor.

## **Community Development**

### Pennsylvania Creative Communities Initiative

Ms. Wargo's overview included:

- The Borough Manager directed staff to pursue an application for the Pennsylvania Council on the Arts *Creative Communities Pilot Initiative*.
- The purpose of this program was to provide multi-year funding to community driven, arts-based projects that served as catalysts for livability, economic development, and community connectedness.
- Staff would be applying for this Initiative on behalf of the RDA. The due date for application was June 28, 2019.
- Noted there were private arts in the Borough, but the Borough did not actually participate. This grant would fulfill some of the Downtown Master Plan's recommendations for the arts.
- It would be a 4-year grant with a match requirement to go towards developing an arts and culture guideline.

### RDA's comments

- Mr. Shincovich asked if the RDA decided how the grant money was dispersed. Ms. Wargo stated they would.
- There were support letters from Woskob's, Art Alliance, State Theatre, Arts Festival, Webster's, The Makery and Tapestry Dance Company, to name a few.
- Mr. Huncik asked how long it would take to hear back and Mr. LeClear stated a month or so.

### Fairmount School Request-for-Qualifications (RFQ)

Mr. LeClear's overview included:

- Staff provided the draft RFQ for the Fairmount School Feasibility Study and Evaluation of Costs/Benefits Associated with Renovation/Replacement. He stated staff would like to be prepared for if and/or when the State College Area School District decided to sell the Fairmount School building.
- Planned on using the school for all of 2020.
- Noted there were a limited number of design teams interested in surveying the building.
- Asking for two scenarios: 1) renovating the structure, or 2) full or partial demolition and new construction to replace the building.
- Noted there was no parking on site and any redevelopment would be a challenge.
- Part 2 of the RFQ noted the entity who was chosen would complete the project scope which included: 1) community vision process, 2) cover letter and Executive Summary, 3) development program, 4) financial feasibility, 5) and development schedule, development team roles and responsibilities.

### RDA's comments

- Ms. Lenker asked if the RDA could tour the building. Mr. LeClear stated staff could make that happen.

- Mr. Huncik asked if the parcel was in the Local Economic Revitalization Tax Assistance area and Mr. LeClear stated it was.
- Mr. Shincovich asked if the RDA would be able to recommend what to do with the building. Mr. LeClear they could.
- Mr. Huncik asked if the building was tax exempt and Mr. LeClear stated it was.

## **Economic Development**

### State College Town Centre Project

Mr. LeClear's overview included:

- Staff provided the approved Development Agreement, Repurchase Agreement, Restrictive Covenant and the Deed Transfer documents to the RDA for review.
- Mr. LeClear noted Council approval was needed.
- Some of the development schedule was discussed: 1) within two years of the effective date of this agreement, the developer would then have two years to acquire legal title or an equitable interest; and 2) within 30 months of effective date the developer would submit a preliminary land development plan.
- Parking was discussed: 1) the developer would pay an \$832,000.00 fee-in-lieu to the Borough's in-lieu Parking fund to put 32 parking spaces back on line somewhere in the same vicinity. This fee would come out of the \$1,932,000.00 purchase price.
- The RDA approval process was discussed: noted, if the plans were to change within 30 months, the RDA would have another chance to approve.
- Council provided a unanimous vote.

### RDA comments

- Mr. Shincovich asked, if after the RDA looked at the agreement and found something egregious, would the developer have to rework it. Mr. LeClear stated they would, and this section was added to the agreement by the Borough Solicitor as a precautionary measure.

Mr. LeClear noted questions and/or comments would go to Jenna Wargo at [jwargo@statecollegepa.us](mailto:jwargo@statecollegepa.us) by Wednesday, July 10, 2019. Staff would provide answers to any submitted questions during the July 24, 2019 RDA meeting. Final action on the agreement was scheduled for the July 24, 2019 meeting.

Mr. Sahakian thanked the RDA for all the input they provided and stated he viewed the RDA as stakeholders. He noted when/if a major change occurred, he would make sure the RDA would be informed.

## **Official Reports and Correspondence**

Planning Commission (PC): Mr. LeClear reported staff would be starting a conversation with the PC on Phase One for a civic redevelopment area to be renamed the Fairmount Civic District. He also stated staff wanted to set up a joint meeting with the RDA sometime in August which would include community dialogue.

Staff Reports: Mr. LeClear reported staff wanted to set up a joint meeting with the Real Estate Advisory Committee and the RDA to review the Neighborhood Sustainability Program.

### **Upcoming Meetings**

Wednesday, July 24, 2019 at Noon

### **Adjournment**

With no further business to discuss, a motion to adjourn the meeting at 12:58 p.m. was made by Ms. Misangyi and seconded by Ms. Ritter, Vice-Chair. The vote was unanimously in favor.

At this time, the Authority adjourned to an Executive Session to discuss real estate matters.

Respectfully submitted,

Denise L. Rhoads  
Administrative Assistant