

**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