

Meeting Minutes
State College Borough Council
May 16, 2008

The State College Borough Council met in a work session on Friday, May 16, 2008, in the State College Municipal Building Council Chambers, 243 South Allen Street, State College, PA. Ms. Goreham called the meeting to order at 12:00 p.m.

Present: Elizabeth A. Goreham, President of Council
Ronald Filippelli
Theresa D. Lafer
Silvi Lawrence
Peter Morris
James L. Rosenberger

Absent: Donald M. Hahn

Also present: Thomas J. Fountaine, II, Borough Manager; Thomas S. Kurtz, Assistant Borough Manager; Roger A. Dunlap, Assistant Borough Manager; Carl R. Hess, Director of Planning; Mark A. Whitfield, Director of Public Works; Amy J. Story, Borough Engineer; Tim Grattan, IT Director; Terry Williams, Borough Solicitor; Sheila Carl, Recording Secretary; members of the media; and other interested observers.

Public Hour. There was no one from the public wishing to speak.

Report from the Redevelopment Authority. Vicky Fong attended the meeting to report on the activities of the Redevelopment Authority (RDA). Council was provided with a memorandum summarizing the responsibilities, powers, and duties, and processes related to the RDA. Ms. Fong reported the RDA has completed a procedure manual and an application form to help applicants for Tax Increment Financing.

Staff and Terry Williams explained the eminent domain code and how the code applies to the Borough and how it applies to the RDA. Eminent domain is just one of the tools that can be used for redevelopment and is only used in very specific situations.

Staff explained to Council the purpose of Tax Increment Financing (TIF). TIF can be used as a financing tool for the RDA to widen streets, replace waterlines, and other public improvements.

Genny Chuba, 901 Crabapple Drive, questioned what the procedure would be if not all property owners are willing to participate in a proposed redevelopment project. Mr. Williams stated the project must be approved by Council and the RDA must establish the property as a blighted property before proceeding with the taking of the property.

Land Clearing and Excavation Recycling Center Agreement. At the meeting of May 5, 2008, Council considered authorizing the Council President to execute a license agreement between the Borough and Glenn O. Hawbaker, Inc., to operate a Land Clearing and Excavation Recycling Center within the former Borough landfill. Action was delayed pending receipt of a financial analysis. Council was provided with a memo showing the value of this agreement to the Borough and how the amount was calculated.

Council questioned the procedure to allow for this agreement. Staff explained this agreement would be a license and therefore does not need to go out to bid.

Property Acquisition for Allen/Atherton Traffic Signal. Council is scheduled to consider approval of a resolution authorizing and directing the solicitor to prepare and file a Declaration of Taking for approximately 3,000 square feet of land at 1300 South Atherton Street for the purpose of realigning South Allen Street as part of the Allen/Atherton intersection improvements. Ron

Seybert of Trans Associates, the firm that completed the Engineering Traffic Study, attended the meeting to answer questions.

Council had a lengthy discussion and expressed their concerns with the realignment including the cost to the Borough and the need for the realignment at this intersection; whether the realignment would help or worsen the situation, and whether the property owner would agree to the taking.

There being no further business, the meeting adjourned at 2:05 p.m. to an executive session to discuss litigation.

Respectfully submitted,

Cynthia S. Hanscom
Assistant Borough Secretary