

**Meeting Minutes**  
**State College Borough Council**  
**Work Session**  
**June 14, 2010**

The State College Borough Council met on Monday, June 14, 2010, in the State College Municipal Building, 243 South Allen Street, Room 304, State College, PA. Council President Filippelli called the meeting to order at 7:30 p.m.

Present: Elizabeth A. Goreham, Mayor  
Ronald L. Filippelli, President of Council  
Thomas E. Daubert  
Donald M. Hahn  
Theresa D. Lafer  
Silvi Lawrence  
Peter Morris  
James L. Rosenberger

Also present: Thomas J. Fountaine, II, Borough Manager; Roger A. Dunlap, Assistant Manager for Budget and Administration; Mark A. Whitfield, Director of Public Works; Carl R. Hess, Director of Planning; Amy R. Miller, Recording Secretary; Michael S. Groff, Finance Director; Norma J. Crater, Accounting Supervisor; Jinghao Lu, Administration Intern; members of the media; and other interested observers.

The meeting began with a moment of silence and the Pledge of Allegiance.

PUBLIC HOUR. There were no comments from citizens.

#### ABC REPORT

**Report from the Planning Commission.** Evan Myers, Chair of the Planning Commission, reported on the activities of the Planning Commission over the past three months and reviewed future planning issues.

#### GENERAL POLICY AND ADMINISTRATION

**2011-2015 Capital Improvement Plan.** Council continued their review of the 2011-2015 Capital Improvement Plan (CIP), specifically the sections of Regional and Other Projects and Enterprise Funds.

Council discussed the Holmes Foster Park access road project, the West End project and workforce housing, and the pros and cons of hiring consultants. Council also discussed the Borough's role in the housing business and advised staff to be cautious in regards to real estate.

John Simbeck, Owner of Gemini Enterprise at 601 West College Avenue, spoke to Council regarding the West End project. He said banners are not useful. He also noted that sidewalks should be maintained and the area could be improved with additional lighting. He added that trash cans would be beneficial, however, benches may not.

James Meashey, Manager of Café 210 West, said bicycles racks are a potential area of savings on the West End project. He feels the bike racks would promote vandalism and theft. He also asked Council to take into consideration what extra work trees will cause in the fall.

Council agreed the West End project should remain but the project should be revised at a later time to reduce costs. Council also agreed to include the CIP on Council's next agenda for approval, with the understanding that amendments could be made as each project comes forward.

**Kemmerer Road Borrowing.** In April, Council previously approved a Memorandum of Understanding (MOU) with the Temporary Housing Foundation (THF) to provide funds to acquire an affordable community housing project at 410–426 Kemmerer Road. However, several details resulted in amending the MOU with regard to repayment provisions.

The amended Memorandum of Understanding provides for the following:

- If THF ever decides to sell the project, THF shall be required to give the Borough the opportunity to acquire the project for \$662,660 less any amount due to lender
- THF shall repay to the Borough all CDBG funds advanced for the purchase and renovation of the project in the amount of \$283,000 following satisfaction of the first mortgage.
- The remaining tax exempt borrowing shall continue to be amortized by the CDBG program income that has been pledged for the project.
- The Borough may elect to repay any remaining balance on the tax exempt borrowing to retire the debt sooner.

Once the tax exempt borrowing is paid in full, the Borough may sell the project. (This would permit the Borough to recover the full outstanding amount on the tax exempt borrowing.) (Should be noted that this condition would be exercised only if the Borough had acquired the project. If THF continues to operate it as a CDBG-eligible project, the Borough would not buy the building.)

Council agreed to include the MOU for vote at the next regular Council meeting.

There being no further discussion, the meeting adjourned at 9:19 p.m.

Respectfully submitted,

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Sharon K. Ergler  
Assistant Borough Secretary