

Meeting Minutes
State College Borough Council
Work Session
Friday, November 19, 2010
Noon

The State College Borough Council met in a work session on Friday, November 19, 2010, in the State College Municipal Building, 243 South Allen Street, State College, PA. The meeting was called to order at noon.

Present: Ronald Filippelli, Council President
Tom Daubert
Donald Hahn
Theresa Lafer
Silvi Lawrence
Peter Morris
James Rosenberger

Also present: Thomas J. Fountaine, II, Borough Manager; Thomas R. King, Chief of Police; Carl R. Hess, Planning Director; Amy J. Story, Borough Engineer; Mark A. Whitfield, Director of Public Works; Norma J. Crater, Accounting Supervisor; Alan Sam, Arborist/Environmental Coordinator; Eric Brooks, Operations Manager; Roger A. Dunlap, Assistant Borough Manager; Michael S. Groff, Finance Director; Beth A. Johnston, Human Resources Director; Charles DeBow, Parking Manager; Edward C. Holmes, Public Services Manager; Sheila Carl, Recording Secretary.

Public Hour – No one spoke during the public hour.

Fraser Centre. Jack Kay, President and CEO of Susquehanna Realty, and Tim Fulton, Vice President, attended the meeting to provide Council with a status report on the Fraser Centre project.

Mr. Fulton reported the new proposed plan includes additional office space, the expansion of the cinema center, a reduction in the number of condos and therefore parking area, the addition of hotel space and a possible bridge from the Beaver Avenue Parking Garage to the Fraser Centre. Mr. Kay explained the project needs a commitment for an additional 23,000 square feet to reach the required threshold to procure construction financing and equity. If a firm commitment were received for the hotel, that component would provide the needed 23,000 square feet commitment.

Mr. Kay also requested an extension of one year on the Land Transfer and Repurchase Agreement between the Borough and Susquehanna Realty. In exchange for the extension, the Borough would receive a higher interest rate and pre-pay the interest in advance. Incentives would be put in place to encourage payment before the one year would expire.

Mary Marion, 720 South Sparks Street, stated she felt it was time for all parties involved to cut their losses and move on. The Fraser Centre would create competition for existing businesses.

2011 Operating Budget. Council continued to discuss the 2011 Operating Budget. Discussions were focused on the following sections:

- Public Works Department presented by Mark Whitfield.
- Capital Improvements presented by Roger Dunlap.
- Parking presented by Charles DeBow.

Items of Information. Council re-visited the naming opportunities for Bill Welch.

Council requested Staff prepare a Resolution to name the Municipal Building Plaza in memory of the former Mayor, Bill Welch. Council also requested staff to contact Bill Welch's family to determine how his family would like the plaza to officially be named.

There being no further business, the meeting adjourned at 1:53 p.m.

Respectfully submitted,

Sharon K. Ergler, Assistant Borough Secretary