

**Meeting Minutes**  
**State College Borough Council**  
**July 14, 2006**

The State College Borough Council met in a special meeting on Friday, July 14, 2006, at 12:00 p.m., in the State College Municipal Building Council Room, 243 South Allen Street, State College, Pennsylvania. Mayor Welch called the meeting to order at 12:00 p.m.

Council Members Present:

Bill Welch, Mayor
Catherine G. Dauler, President
Thomas E. Daubert
Ronald Filippelli
Elizabeth A. Goreham
Donald M. Hahn
Craig R. Humphrey
Jeffrey R. Kern

Also present: Thomas J. Fountaine, II, Borough Manager; Terry J. Williams, Borough Solicitor; Carl R. Hess, Director of Planning/Community Development; Thomas S. Kurtz, Assistant Borough Manager; Timothy Grattan, IT Director; Sheila Lubold, Recording Secretary; members of the media; and other members of the public.

**Public Hour** – Dolores Taricani, 919 Greenbriar Avenue, commented on how exciting it is to have the Arts Festival occurring in downtown State College.

**Redevelopment Authority** – Mr. Fountaine stated Council previously held a work session to discuss establishing a Redevelopment Authority (RDA). Since that meeting, Borough staff has worked to provide information and answers to questions which were requested and asked for during the work session meeting. The enactment of an RDA has been considered for many years and it is recommended that Council vote in favor of an ordinance establishing an RDA.

Mr. Daubert stated he has read the law but some parts are unclear. In particular, Section 18 which deals with aid from government. He has interpreted it to say if the RDA wants to borrow money from the Borough, Council must loan the money. This concerns him. Mr. Williams stated the law does not mandate the Borough to lend money to the RDA but the language allows for the action to occur if Council agrees to do so.

Ms. Goreham questioned if Council wishes to establish an RDA must it be done within the next three months. Mr. Williams stated he knows of no such requirement. Mr. Fountaine added this may be confused with the eminent domain act which will be effective later this year.

Ms. Dauler moved to adopt Ordinance 1846. Mr. Humphrey seconded the motion. Before voting Council continued discussion and Ms. Goreham gave her thoughts on the RDA. She said if used in the proper way an RDA could be a helpful tool for the Borough and help to improve the tax base. She also stated the appointment of the RDA members should be done as an application process and should be open to all citizens.

Mr. Hahn added an advertisement should be done asking for interested people to apply and to make sure people are aware of the openings. The Mayor agreed.

Mr. Daubert expressed his concern with Council not having a strong voice in controlling the activities and direction of the RDA and the Planning Commission. He said he has reviewed the material and legislation provided to Council and is unable to find verbiage that makes him comfortable that Council will have the authority they would expect to have over the RDA. Mr. Williams stated the legislation was developed for class three cities and not for a Borough. The responsibilities for those cities are different. The Borough would still be able to control projects just not the planning process for the projects. Council has the right to tell the authorities what to look for and consider and is always able to voice its opinion but the RDA can choose to ignore Council's thoughts. In final analysis though, only RDA projects approved by Council can move forward.

Mr. Hahn suggested adopting a resolution to have something in writing that would give some guidance to the Planning Commission and the RDA. He would like staff to draft a resolution stating the importance of rehabilitation and protecting historic homes and neighborhoods. Council felt having a resolution was a good idea and is worth discussing.

Council questioned when they will have the ability to outline what they want and expect from projects. Having more details can resolve confusion and make Council feel more comfortable with projects they are hesitant about. Mr. Fountaine stated there will be dialogue with the RDA and Planning Commission throughout the planning process and if more information is needed by Council it can be requested as the planning occurs. Council will have the chance to discuss thoughts and concerns and voice an opinion but each project will be different and the time frame and process may vary for each project.

The Mayor called for a vote and Ordinance 1846 was adopted with a 7-0-0 vote.

Mr. Hahn then made a motion to have staff draft a resolution providing guidance for the Planning Commission and the RDA. Mr. Williams suggested it would be better to discuss the proposal of a resolution at a work session. Council agreed and the motion failed. Mr. Fontaine suggested having a joint meeting with Council and the Planning Commission and either the RDA or the RDA planning committee so everyone is able to voice an opinion. Mr. Hahn would like to have a work session to discuss the resolution and not wait until after the RDA appointments are made. Mr. Kurtz stated the meeting could be a good way to start a dialogue and develop a framework for expectations.

Mr. Fontaine also reminded Council to bring to Monday's Council meeting the Intermodal Transportation Center report that was distributed with their June 26 COG General Forum agenda.

There being no further business, the meeting adjourned at 12:30 p.m.

Respectfully submitted,

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Cynthia S. Hanscom  
Assistant Borough Secretary