

**Meeting Minutes
State College Borough
Redevelopment Authority
January 22, 2020**

The State College Borough Redevelopment Authority (RDA) met on Wednesday, January 22, 2020 in the Municipal Building, 243 South Allen Street. Ed LeClear called the meeting to order at 12:02 p.m.

RDA Members Present

Sally Lenker, Chair; Elizabeth Goreham; James Shincovich, Secretary/Treasurer; Rebecca Misangyi; and Mark Huncik, Vice-Chair

Others Present

Ed LeClear, Planning Director; Isabel Storey, Planner; Dwight Miller, Finance Director; and Denise Dobo, Administrative Assistant

Election of Officers

Election of Chairman, Vice-Chairman and Secretary/Treasurer

Mr. Shincovich made a motion to nominate Ms. Lenker for Chair and Mr. Huncik seconded the motion. The vote was unanimously in favor.

Ms. Lenker, Chair made a motion to nominate Mr. Huncik for Vice-Chair and Mr. Shincovich seconded the motion. The vote was unanimously in favor.

Ms. Lenker, Chair made a motion to nominate Mr. Shincovich for Secretary/Treasurer and Ms. Misangyi seconded the motion. The vote was unanimously in favor.

Approval of Minutes

A motion was made by Mr. Shincovich and seconded by Ms. Misangyi to approve the December 18, 2019 minutes as submitted. The vote was unanimously in favor.

Chair Report

No report was given.

Public Hour - Hearing of Citizens

There was no public in attendance.

Financial Matters

December 2019 Expense Voucher Approval

After reviewing the December voucher for approval, Mr. Huncik made a motion to approve and Ms. Misangyi seconded. The vote was unanimously in favor.

Neighborhood Sustainability Program (NSP) Line-of-Credit (LoC) Payoff

Mr. LeClear's overview included:

- The RDA, in a prior meeting, approved to pay the balance of the NSP line-of-credit of \$430,000 which would be due June 1, 2020. Finance Director Dwight Miller worked with State College Borough's bond attorney to explore the legality of securing an internal loan from the Borough to RDA which would secure the interest rate equal to the amount which the Borough receives from its money market.
- The other option involved going to the outside market for a loan. Mr. LeClear added there would be legal costs involved with this option as well as costs related to filing with the Department of Community and Economic Development.

RDA comments:

- Ms. Lenker, Chair, inquired if the Borough was solvent enough to provide a loan and Mr. Miller said the Borough was.
- Mr. Huncik asked if there was an example of a similar situation and Mr. Miller explained the Centre Region Council of Government (CRCOG) had done this in the past with other authorities within the CRCOG.
- Mr. Huncik asked if this interest rate would be negotiable and Mr. Miller noted Borough Council (BC) would be open for negotiations.
- Mr. Huncik also noted concern regarding the appearance of the loan from BC being "slight of hand". Mr. LeClear explained it would be made clear at the council meeting. He further noted Council had approved a surety and a guarantee of those funds and explained if seeking an additional loan this would need to be additional action by BC.
- Mr. Huncik asked when the request would be presented to BC and Mr. LeClear replied it would be March 2, 2020.
- Ms. Lenker, Chair, asked if the loan would be structured similar to a flat loan and Mr. Miller explained he would develop a straight amortization schedule based on an assumed interest rate with a fixed principal and a fluctuating interest rate. The payment scheduled would most likely be quarterly or semi-annual.

Ms. Misangyi made a motion to request an internal loan of \$430,000 from State College Borough with a rate based on the money market and a term not to exceed five years. Mr. Huncik seconded the motion and the vote was unanimously in favor.

Official Reports and Correspondence

Borough Council

Mr. LeClear announced BC had acquired a new mayor, Ron Filippelli, and two new members, Deanna Behring and Peter Marshall.

Planning Commission

Mr. LeClear noted Ms. Storey did a presentation on the certified redevelopment area on the Glennland Building and McAllister Alley focusing on pedestrian-oriented infrastructure including balancing street needs regarding accommodating pedestrians and vehicles. He also discussed furthering the zoning re-write as well as inclusionary housing and signage.

Staff Reports

Mr. LeClear announced the position for Senior Planner has been re-advertised.

Conflict of Interest Memorandum

Mr. LeClear stated this document was required to be distributed annually at the first meeting of the year. It was attached to this agenda packet.

Adjournment

There being no further business, Ms. Lenker, Chair, adjourned the meeting at 12:53 p.m.

Respectfully submitted,

Denise Dobo
Administrative Assistant