

**Meeting Minutes  
State College Borough  
Redevelopment Authority  
May 22, 2019**

The State College Borough Redevelopment Authority (RDA) met on Wednesday, May 22, 2019 in the Municipal Building, 243 South Allen Street. Sally Lenker, Chair called the meeting to order at 12:00 p.m.

**Members Present**

Sally Lenker, Chair; Rebecca Misangyi; and Colleen Ritter, Vice-Chair

**Members Absent**

Mark Huncik; James Shincovich, Secretary/Treasurer

**Others Present**

Ed LeClear, Planning Director; Jenna Wargo, Planner; and Denise L. Rhoads, Administrative Assistant

**Approval of Minutes**

A motion was made by Ms. Ritter and seconded by Ms. Misangyi to approve the November 14, 2018 minutes as submitted. The vote was unanimously in favor.

A motion was made by Ms. Misangyi and seconded by Ms. Ritter to approve the April 23, 2019 minutes as amended. It was requested by a public commenter to remove any statement they made during the April 23, 2019 meeting. The vote was unanimously in favor.

**Chair Report**

Ms. Lenker, Chair had nothing to report.

**Public Hour**

No public was in the audience.

**Financial Matters**

April 2019 Expense Voucher Approvals

Mr. LeClear gave a brief overview of the April 2019 expense voucher which included the categories: 1) water and sewer, 2) electricity; 3) repairs & maintenance-buildings; 4) heating fuel; 5); program supplies/activities; and 6) other contracted services.

RDA's comments included:

- Ms. Lenker asked how Lowe's overcharged us for appliances for some Neighborhood Sustainability Program homes. Ms. Wargo stated some of the appliances did not fit and were returned.
- Ms. Lenker asked about the charges for home inspections and Mr. LeClear stated they were for the Marriott properties at South Allen Street/Prospect Avenue.

A motion to approve the April 2019 expense voucher was made by Ms. Misangyi and seconded by Ms. Ritter. The vote was unanimously in favor.

## **Economic Development**

### Local Economic Revitalization Tax Assistance (LERTA) Ordinance

Mr. LeClear's overview included:

- Borough Council voted to approve this ordinance.
- The ordinance had an official 30-day appeal period.
- State College Area School District (SCASD) had been very cautious with this proposal. It would be placed on the June 3, 2019 Council meeting for discussion. They are looking at other school districts that have this ordinance as well.
- It was suggested to increase the required contribution and cap the number of applications
- It could benefit the Glennland Building and maybe Hotel State College. The hope was five businesses would support it.

### Update on State College Town Centre (SCTC) Project

Mr. LeClear stated the agreement for the SCTC was not ready for review as of this meeting. He stated staff would be meeting with the Borough Solicitor tomorrow. He noted the agreement would be presented to Borough Council during the June 3, 2019 meeting, with action at the June 17, 2019 meeting.

### Keystone Communities (KC) Program

Mr. LeClear stated Ms. Wargo was promoted to Senior Redevelopment Planner. Part of her responsibilities would be geared toward the KC program.

Mr. LeClear's presentation included:

- The KC program was designed to encourage the creation of partnerships between the public and private sectors that jointly supported local initiatives such as the growth and stability of neighborhoods and communities; social and economic diversity; and a strong and secure quality of life. The program allowed communities to tailor the assistance to meet the needs of its specific revitalization effort.
- This was a flexible tool for use in community and economic development for a variety of uses including planning activities, façade grant programs, accessible housing programs, and development grants.
- It was noted staff would go after project money to use towards these types of projects.

- Ms. Wargo noted another piece of this proposal would be the action strategy.

### **Official Reports and Correspondence**

Borough Council (BC): Mr. LeClear reported BC approved the zoning text amendment four to three and Mayor Hahn signed it.

### **Upcoming Meeting**

June 26, 2019 at Noon

### **Adjournment**

With no further business to discuss, a motion to adjourn the meeting at 12:50 p.m. was made by Ms. Ritter, Vice-Chair. At this time, the Authority adjourned to an Executive Session to discuss real estate matters.

Respectfully submitted,

Denise L. Rhoads  
Administrative Assistant