

**Meeting Minutes  
State College Borough Redevelopment Authority  
November 30, 2016**

The State College Borough Redevelopment Authority (RDA) met on Wednesday, November 30, 2016 in the State College Municipal Building, 243 South Allen Street in Room 241. Chairman Lenker called the meeting to order at 12:00 p.m.

**Members Present**

Sally Lenker, Chairman; Donald Hahn, Vice-Chairman; Silvi Lawrence, Colleen Ritter and James Shincovich

**Others Present**

Ed LeClear, Planning Director; Jenna Wargo, Planner; Denise Rhoads, Staff Assistant and other interested parties

**Approval of Minutes**

A motion was made by Mr. Shincovich to approve the minutes of October 13, 2016 as submitted and seconded by Ms. Lawrence. The vote was unanimously in favor.

**Chair Report**

Chairman Lenker shared that on January 25, 2017 in Altoona there will be a 2017 Candidate Training Academy open to public. She noted it will be \$15 per person. Chairman Lenker stated if anyone is interested to let her know.

Chairman Lenker also reported the Centre County Association of Realtors are working on hosting a Smart Growth Seminar sometime in October 2017.

**Public Hour**

No citizens were present to discuss items not on the agenda.

**Administration**

2017 Meeting Calendar

Mr. LeClear presented a draft 2017 meeting calendar with the recommendation that the meetings take place on the 4<sup>th</sup> Wednesday of each month at 12 p.m.

A motion was made by Vice-Chairman Hahn and seconded by Mr. Shincovich to approve the 2017 meeting calendar. The vote was unanimously in favor.

## **Work Program**

### Draft 2017 Work Program

Mr. LeClear noted Borough Council will receive the 2017 ABC Work Programs during their December 5, 2016 meeting and Chairman Lenker will be presenting the Authority's Work Program.

Mr. LeClear's brief overview of the Work Plan included:

- He stated staff is looking at adding a community awareness effort.
- He wants to evaluate some housing programs due to the new government administration.
- Staff wants to expand on their outreach.
- Mr. LeClear noted there will be extensive work on the community & economic development goals.
- There was a brief discussion regarding the State College Town Centre project on South Allen Street. Mr. LeClear noted, as part of the zoning update, they will discuss parking minimums. He noted the current ones need revamped.

Authority's comments included:

- Mr. Shincovich asked if there is going to be a financial analysis done for the State College Town Centre project. Mr. LeClear stated in the past there was some initial, rough analysis done and noted NDC, the group that is our consultant, will do their own analysis.

Mr. LeClear stated they have had a conversation with the current Verizon building owner's regarding the separation of the building. And, the result of that conversation will be put in the Request for Quotations (RFQ).

Mr. LeClear stated he presented the Homestead Investment Program (HIP) to Council on November 21. He noted Council did not have many questions. Mr. LeClear also stated he had \$450,000 budgeted out for next year. He noted Council needs to instruct the RDA on what they want to do with this program.

Mr. LeClear stated he has been asked by the Borough Manager to have a conversation for supportive PSU housing within the Borough. He noted there are many other universities that already have this in place.

Authority's comments included:

- Chairman Lenker shared that the community has Vicki Fong to thank for the starting of entrepreneurship in the Borough.
- Vice-Chairman Hahn stated the West End (WE) is a very sensible place for entrepreneurship.
- Vice-Chairman Hahn noted there is conflicting information concerning rental prices in the area.

Mr. LeClear stated revolving loan fund and microenterprise fund can be looked at in the future.

Mr. LeClear discussed how to encourage redevelopment and noted the wave of interest has begun to ramp up. He noted there are a lot of different visions on how the community wants the downtown to be.

A motion to approve the Work Program and recommend it to Council was made by Ms. Lawrence and seconded by Ms. Ritter. The vote was unanimously in favor.

### **Official Reports and Correspondence**

Staff Reports: Mr. LeClear reported possibly doing a focus group to discuss the line of credit or a loan for HIP.

### **Upcoming Meeting(s) included:**

December 21, 2016 at 12:00 p.m.

### **Adjournment**

With no further business to discuss, Chairman Lenker made a motion to adjourn the meeting at 1:06 p.m.

Respectfully submitted by,  
Denise L. Rhoads, Staff Assistant