

**Meeting Minutes
State College Borough
Redevelopment Authority
January 23, 2019**

The State College Borough Redevelopment Authority (RDA) met on Wednesday, January 23, 2019, in the Municipal Building, 243 South Allen Street. Ed LeClear, Planning Director, called the meeting to order at 12:03 p.m.

Members Present

Sally Lenker, Chair; Mark Huncik; Rebecca Misangyi; Colleen Ritter, and James Shincovich

Others Present

Ed LeClear, Planning Director; Jenna Wargo, Planner; Sandra Lieb, Administrative Assistant

Election of Officers

A motion was made by Ms. Misangyi and seconded by Mr. Huncik to nominate Ms. Lenker for Chair. The vote was unanimously in favor.

A motion was made by Mr. Huncik and seconded by Mr. Shincovich to nominate Ms. Ritter for Vice-Chair. The vote was unanimously in favor.

A motion was made by Ms. Misangyi and seconded by Ms. Ritter to nominate Mr. Shincovich for Secretary-Treasurer. The vote was unanimously in favor.

Approval of Minutes

A motion to approve the December 19, 2018 minutes as amended was made by Mr. Huncik and seconded by Mr. Shincovich. The vote was unanimously in favor.

Chair Report

The Chair had nothing to report.

Public Hour - Hearing of Citizens

No one was in the audience who wished to discuss items not on the agenda.

Financial Matters

December 2018 Expense Voucher Approvals

Mr. LeClear reported that the petty cash was used to buy gloves for Public Works.

Mr. Huncik asked why the electric bill was so much higher for unit #2 than for unit #1 at 245 West Hamilton Avenue. He added that the kilowatt usage seemed to be more typical of an occupied house. Mr. Shincovich said there was electric heat on the porch. Mr. LeClear stated there were two base-board electric heaters on the porch, and he would talk to maintenance about this.

A motion to approve the December 2018 Expense Voucher was made by Ms. Ritter and seconded by Ms. Misangyi. All were unanimously in favor.

Community Development

Update on NSP Student License Purchase Program & REAC Report

Mr. LeClear stated that REAC would like to have a meeting with the RDA in February to discuss the report. They would like to arrange that for the regular meeting in February.

Mr. LeClear said this was the third Council since the NSP and HIPP programs were created. He was putting together a presentation to show the history of these programs to update Council.

Mr. Shincovich reported that at the State College Community Land Trust annual meeting they had a panel discussion of the homeowners about the Land Trust Program. He added it was very informative. He suggested that the RDA have a work session with Council and have purchasers of the RDA houses and members of the neighborhoods discuss how they viewed the program working. Mr. LeClear said he would talk to the Borough Manager, about the idea. Mr. LeClear added that in the beginning it was understood they would lose significant funds with the program, but they should figure out a way to show the other side. Mr. LeClear stated that on the 200 and 300 block of West Prospect Avenue there were two houses that did not have student rentals when they were for sale, but those houses could have become student rentals.

Ms. Lenker said the Board had discussed taking before and after pictures of the houses they had bought and sold. Ms. Wargo added they could get the word out from the neighbors and use video clips to show the progress. Ms. Lenker stated the pictures from the home inspections would be available to use to show the difference in the homes and neighborhoods.

Mr. LeClear stated the line of credit (LOC) would expire in April of 2020. Mr. Huncik asked if the LOC could be used to buy student home licenses. Mr. LeClear replied that it could be used. Mr. LeClear added there would not be a physical asset but the right to rent to students would be removed, and the homeowner would be compensated for the license.

Ms. Lenker said this could be an issue for the homeowner because the properties are appraised at market value. Mr. Huncik asked if rentals are a part of the appraisal. Ms. Lenker stated that income does come into the appraisal. Mr. LeClear said there may be a potential for a reduction in the value without a Student Home License.

Mr. Huncik asked if any additional letters had been sent. Ms. Wargo replied the letters sent were specific to an area according to the tipping point.

Economic Development

Update on State College Town Centre Project

Mr. LeClear said a proposal from the Highlands would be on the February 4, 2019, Borough Council agenda and a vote would take place at the February 11, 2019 meeting.

Mr. LeClear stated the negotiations were ongoing. He added there would be an agreement between the Borough and the RDA. He said it would transfer to the RDA and then it would be between the developer and the RDA.

Mr. LeClear said there was a lot of interest in the Town Centre Project. He added that First National Bank (FNB) was concerned about not having the use of the drive-thru for two years because of the construction. He stated that Mr. Sahakian had a discussion with Penn State about a distribution center for the post office. He said there would be a place in the new Town Centre for foot traffic for the post office.

Official Reports and Correspondence

Staff Reports

Mr. LeClear reported the new Planner position had been advertised. He added that the Borough was not offering as much as was out there, but they had a few interested apply. Mr. LeClear said the position would stay open until it was filled.

Mr. Huncik said there were two other Planner positions opened in the surrounding townships and at Centre Region Council of Governments.

Conflict of Interest Memorandum

Mr. LeClear stated the memorandum was distributed annually and, was required by our federal programs and was for informational purposes only.

Upcoming Meeting

The next scheduled meeting was scheduled for February 27, 2019, at 12:00 p.m.

Adjournment

With no further business to discuss, a motion to adjourn the meeting was made by Mr. Huncik and seconded by Ms. Ritter. The meeting was adjourned at 1:10 p.m. by Chair Lenker. At that time, the Authority reconvened to an Executive Session to discuss real estate matters.

Respectfully submitted,

Sandra M. Lieb
Administrative Assistant