



**COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING AGENDA
Thursday, April 17, 2025 7:00 PM
Hybrid Meeting (In-Person or via Zoom)**

General Meeting Information

College Township offers both in-person and virtual meeting attendance for all public meetings. To attend in-person, meetings will be held at 1481 E. College Avenue, State College PA, 16801, 2nd floor meeting room. To attend virtually, please see the information below.

To Attend the LIVE Meeting Via Zoom on Computer or Smart Phone:

- [Click HERE to REGISTER for the meeting via Zoom](#). Once registered, you will receive a confirmation email containing information about joining the meeting. See the College Township website at www.collegetownship.org for detailed instructions on how to participate via zoom.

Written public comments, for specific agenda items, may be submitted until 12:00 noon the day of the meeting by emailing admin@collegetownship.org.

College Township is committed to making meetings accessible to everyone. If you require an accommodation or service to fully participate, please contact admin@collegetownship.org or 814-231-3021.

COUNCIL MEMBERS:

Eric Bernier, Chair

2025 COMMITTEE ASSIGNMENTS:

COG Executive Committee
CC Metropolitan Planning Organization Coordinating Committee (CCMPO)

Susan Trainor, Vice Chair

COG Public Safety
CT Local Traffic Advisory Committee (LTAC)
CT Industrial Development Authority (CTIDA)

Dustin Best

COG Land Use Community Infrastructure Committee (LUCI)
COG Climate Action & Sustainability Committee
CT Spring Creek Watershed Commission Delegate

Rich Francke

COG Finance Committee
COG Parks & Recreation Governance Committee
COG Parks Capital
COG Facilities

Tracey Mariner

Centre Area Cable Consortium
COG Human Resources Committee

COLLEGE TOWNSHIP COUNCIL MEETING

CALL TO ORDER/PLEDGE OF ALLEGIANCE

PUBLIC OPEN

DISCUSSION: For any item not on this agenda. Please limit comments to five minutes.

NEW

AGENDA ITEMS: Majority vote of Council required to add business item(s) to the agenda.

SPECIAL

PRESENTATION: SP-1 None



COUNCIL CONSENT AGENDA

April 17, 2025

CA-1 Minutes, Approval of

- a. April 3, 2025 – College Township Council Regular Meeting Minutes

CA-2 Correspondence, Receipt/Approval of

- a. Letter from Frank Mellott resigning from UAJA
- b. Email from Charles Gable requesting 4th Fest 2025 sponsorship
- c. Email from Dan Materna dated April 1, 2025, regarding Casino Impact Study
- d. Email from Susan Smith dated April 2, 2025, regarding Lemont street signs
Emails dated April 5, 2025, regarding Casino Impact Study from:
 - e. Pris Shea
 - f. Don Cistaro
 - g. Lynne Heritage
 - h. Nancy Cord-Baran
 - i. Ron Nargi
 - j. Loretta Jeffreys
 - k. Kathleen PostleEmails dated April 6, 2025, regarding Casino Impact Study from:
 - l. Avis Jones
 - m. Pam Zimmerman
 - n. Kelly Keefe
 - o. Merlin Ritz
 - p. Joan Bouchard
- q. Email from Derek Kalp dated April 8, 2025, regarding Mt. Nittany trail improvements
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- y. Email from State College Food Bank dated April 11, 2025, regarding Open House Invitation
- z. Email from Bridie Lawall dated April 14, 2025, regarding Movin' On Music Festival

CA-3 Action Item, Approval

- a. Resolution R-25-10 – Recognizing May as Bike Month
- b. Narehood Stairs Bid



**COLLEGE TOWNSHIP
MANAGER'S UPDATE**

April 17, 2025

**Status: (C) = Complete; (I) – Incomplete; (D) = Dropped;
(R) - Rewritten**

(I) 21-04 Dale Summit Small Area Plan (SAP)/Form Based Code

Abridged Comments: 10/19/21, 11/1/21, 11/11/21, 11/29/21, 12/13/21, 1/11/22, 1/31/22, 2/11/22, 2/24/22, 3/8/22, 3/29/22, 4/18/22, 5/12/22, 5/24/22, 6/2/22, 6/7/22, 6/13/22, 7/14/22, 8/1/22, 8/15/22, 8/29/22, 9/9/22, 10/3/22, 10/28/22, 11/14/22, 11/28/22, 12/6/22, 12/28/22, 1/11/23, 1/26/23, 2/6/23, 4/3/23, 4/17/23, 4/20/23, 5/12/23, 5/18/23, 6/01/23, 6/12/23, 6/26/23, 7/11/23, 7/28/23, 09/1/23, 9/11/23, 9/12-13/23, 10/16/23, 10/23/22, 12/4/23, 12/19/23, 1/29/24, 1/29/24, 2/6/24, 4/1/24, 4/12/24, 4/23/24, 6/3/24, 6/17/24, 7/17/24, 8/7/24, 8/29/24, 10/14/24, 1/17/25.

Comments: 3/13/25 PC reviewing streetscape design standards.

4/14/25 **Arranging Council/PC meeting either April 29 or 30.**

(I) 19-08 Solar Power Purchasing Agreement

Abridged Comments: 8/28/19, 9/29/19, 10/10/19, 12/13/19, 1/8/20, 1/10/20, 1/23/20, 2/28/20, 3/5/20, 5/7/20, 5/22/20, 2/11/22, 8/13/22, 8/29/21, 9/2/21, 11/19/21, 5/2/22, 5/5/22, 6/30/22, 8/18/22, 10/3/22, 10/20/22, 11/14/22, 11/28/22, 12/12/22, 01/17/23, 2/7/23, 2/23/23, 3/1/23, 3/2/23, 4/17/23, 5/12/23, 7/22/23, 8/23/23, 9/13/23, 9/13/23, 9/26/23, 9/27/23, 10/24/23, 12/4/23, 12/13/23, 1/22/24, 2/6/24, 3/4/24, 3/5/24, 4/1/24, 4/12/24, 6/3/24, 6/17/24, 7/29/24, 8/7/24, 8/29/24, 9/16/24, 9/25/24, 10/3/24, 10/9/24, 11/1/24, 11/13/24, 12/2/24, 12/23/24, 1/6/25.

Comments: 1/27/25 COG votes to participate in SPPA. All partners have now determined participation and final contracts are being prepared for execution.

(I) 21-05 Path to Campus (East College Avenue Shared Use Path)

Abridged Comments: 9/3/21, 9/13/21, 10/1/21, 11/1/21, 11/5/21, 4/22/22, 5/12/22, 6/9/22, 6/13/22, 7/8/22, 7/25/22, 8/18/22, 8/29/22, 9/1/22, 10/28/22, 10/31/22, 11/12/22, 11/28/22, 12/12/23, 01/12/23, 4/03/23, 4/17/23, 4/28/23, 5/12/23, 5/17/23, 7/14/23, 7/25/23, 12/4/23, 12/4/23, 3/26/24, 5/8/24, 6/3/24, 7/18/24, 8/7/24, 8/29/24, 9/16/24, 10/14/24, 11/4/24, 11/7/24.

Comments: 1/7/25 Keller to commence with survey work as soon as practicable.

(I) 21-06 Nittany Casino at Nittany Mall/Impact Study

Abridged Comments: 3/14/22, 5/5/22, 5/24/22, 5/25/22 6/13/22, 7/18/22, 7/25/22, 7/25/22, 8/29/22, 9/1/22, 9/7/22, 9/9/22, 9/15/22, 9/21/22, 9/22/22, 9/26/22, 10/3/22, 10/13/22, 10/19/22, 11/14/22,12/21/22, 1/25/23, 1/25/23, 2/22/23, 9/12/23, 4/1/24, 6/17/24, 7/17/24, 8/7/24, 9/13/24, 11/18/24, 12/2/24, 12/23/24.

Comments: 1/8/25 Contractors mobilized on-site at former Macy's.
1/24/25 Casino Impact Study RFQ responses due to Township.
2/7/25 RFQ review committee met to review responses.
3/12/25 Interviews scheduled with RFQ candidate firms.
3/14/25 Committee to recommend preferred consulting firm to CTC at 4/3/25 meeting.
4/14/25 **Committee reviewing revised scope of work from consultant – anticipated for 5/1/25 Council meeting.**

(I) 24-03 General Industrial Zoning District – Indoor Recreation Facilities

Abridged Comments: 7/18/24, 8/16/24, 8/29/24, 9/13/24, 9/27/24, 10/3/24, 11/6/24, 12/2/24.

Comments: 12/23/24 Council reviewed PC recommendations on 12/19/24, opted for Conditional Use. Set Public Hearing for 3/20/25.
2/6/25 Zoning change to be reviewed by CRPC.
3/3/25 CT Public Hearing set for 3/20/25.



COUNCIL CONSENT AGENDA

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CA-3 Action Item, Approval

- a. Resolution R-25-10 – Recognizing May as Bike Month
- b. Narehood Stairs Bid



**COLLEGE TOWNSHIP COUNCIL
REGULAR MEETING MINUTES
Thursday, April 3, 2025 7:00 PM
1481 E. College Avenue, State College, PA 16801
Hybrid Meeting (In-Person or via Zoom)**

**ATTENDED BY -
COUNCIL**

L. Eric Bernier, Chair
Susan Trainor, Vice Chair
Dustin Best
D. Richard Francke

STAFF:

Mike Bloom, Assistant Township Manager
Don Franson, P.E., P.L.S., Township Engineer
Lindsay Schoch, AICP, Principal Planner
Mark Gabrovsek, Zoning Officer
Amy Kerner, P.E., Public Works Director
Katy VanAmburg, Assistant Township Secretary

ABSENT:

Tracey Mariner, Council
Adam T. Brumbaugh, Township Manager/Secretary

CALL TO ORDER: Mr. Eric Bernier, Council Chair, called to order the April 3, 2025, regular meeting of the College Township (CT) Council at 7:00 PM and led in the Pledge of Allegiance.

PUBLIC OPEN DISCUSSION: Ms. Susan Smith, CT resident, requested Council consider re-installing the historic black street signs in the Village of Lemont.

Mr. Eric McGinnis, CT resident, spoke in support of Ms. Smith's request, and offered his Scout troop would use it as their Eagle project. The Scouts would like to restore and paint the signs, and help with installation.

Mr. Mike Bloom, Assistant Township Manager, offered the painted street signs would not meet the retro-reflectivity requirements set forth in the federal Manual on Uniform Traffic Control Devices (MUTCD), and PennDOT Publication 212. He noted several options exist for alternate colors of street signs that will meet MUTCD requirements; however, CT did not budget for this project in 2025.

Council requested Staff bring this item forward to a future agenda for further discussion.

NEW AGENDA ITEMS: No *New Agenda* items were added to the agenda.

PLANS:

P-1 Halfmoon Towing Sketch Plan

Ms. Lindsay Schoch, AICP, Principal Planner, offered Halfmoon Towing is proposing a four (4) bay tow truck storage garage at their Reese Road facility. This sketch plan went before the Planning Commission (PC) on April 1, 2025, and PC offered comments on proposed restroom facilities, capacity of the towed vehicle area, parking, ingress/egress, sewer and water services.

Mr. Mark Torretti, Project Manager with Penn Terra Engineering, and Mr. Mike Bahr, owner of Halfmoon Towing, were present to answer questions related to the Plan. Mr. Torretti offered public sewer service will be required, and water service is still to be determined. Mr. Bahr offered the Plan will include a staffed office space.

Council agreed with PC's comments and recommendations.

Ms. Schoch noted a minor Plan was submitted previously, and comments regarding public access, safety, and lighting will carry forward to the new Plan.

REPORTS:

a. Manager's Update

In Mr. Adam Brumbaugh's (Township Manager) absence, Mr. Bloom offered the Manager's Update report. No additions were made to the report. Mr. Bloom noted correspondence was received from Mount Nittany Medical Center regarding their address change to 155 Wellness Way, and a request from a Penn State student to use C-Net meeting footage as part of a film project that pertains to the Casino. Mr. Bloom reminded Council several joint meetings will be scheduled soon, and an Executive Session will be needed to conduct interviews for vacancies on Authorities, Boards, and Commissions (ABCs).

b. COG Regional, County, and Liaison Reports

COG Parks and Recreation Governance Committee: Mr. Francke reported the COG Parks and Recreation Governance Committee meeting scheduled for March 26, 2025, was canceled.

COG Facilities Committee: Mr. Francke reported the COG Facilities Committee met on April 1, 2025, and the committee heard updates on the 2026-2030 Capital Investments Phase I plan, participated in a tracer demonstration of assets and facility management software, and heard updates on capital projects at the Patton Township Fire Station and water softening at the COG building.

COG Human Resources Committee: Mr. Bernier reported the COG Human Resources Committee meeting scheduled for April 2, 2025, was canceled.

Land Use and Community Infrastructure Committee (LUCI): Mr. Best reported LUCI met jointly with the Centre Region Planning Commission (CRPC) on April 3, 2025, discussed the Comprehensive Plan, and reviewed the future Land Use map process.

c. Staff/P.C./Other Committee Reports

CT 150th Sesquicentennial Committee (CTSC): Ms. Schoch offered CTSC subcommittees met recently to discuss logistics for the May 17, 2025 Barn Dance at Millbrook Marsh, and to discuss the CT timeline.

CT Planning Commission (PC): Mr. Matthew Fenton, PC Vice Chair, offered that PC met on April 1, 2025, the committee reviewed the Halfmoon Towing sketch plan, and continued discussions on Form Based Code in preparation for an upcoming joint Council meeting.

d. Diversity, Equity, Inclusion & Belonging Reports (Public invited to report)

Mr. Bloom offered a DEIB report that included the following:

Month-Long Observations:

- Arab-American Heritage Month
- Scottish-American Heritage Month
- Celebrate Diversity Month

- Autism Awareness Month
- Child Abuse Prevention Month
- Genocide Awareness Month
- Paralyzed Veterans Awareness Month

Holidays/Recognition Days:

- Passover is April 12-20th
- Easter is April 20th
- Earth Day is April 22nd

CONSENT AGENDA:

CA-1 Minutes, Approval of

- a. March 20, 2025 – College Township Council Public Hearing Meeting Minutes
- b. March 20, 2025 – College Township Council Regular Meeting Minutes

CA-2 Correspondence, Receipt/Approval of

- a. Email with attachments from Mr. Dan Materna dated March 13, 2025, regarding PA Gaming Control Board
- b. Letter from Gannett Fleming dated March 18, 2025, regarding time extension for PSU Animal Diagnostic Lab Swing Space LDP to July 15, 2025
- c. Letter from Centre County dated March 18, 2025, regarding Mosquito Disease Control Program
- d. Letter from Stahl Sheaffer Engineering dated March 24, 2025, regarding time extension for Community Conservation Center LDP to July 15, 2025.

CA-3 Action Item, Approval – None

**Mr. Best made a motion to approve the Consent Agenda as presented.
 Ms. Trainor seconded the motion.
 Motion carried unanimously.**

OLD BUSINESS: OB-1 RFQ – Casino Impact Study

Mr. Bloom offered a memorandum dated March 28, 2025, outlining the Request for Qualifications (RFQ) Evaluation Committee's recommendation for the Casino Local Impact Report for CT. The report is expected to evaluate the potential social, demographic, economic, infrastructural and public safety impacts that the new Casino may have on CT and the surrounding area, including the student population at Penn State University.

Following the review process, the Committee unanimously recommended Convergence Strategy Group as the preferred consultant for this project. While the final scope of work and cost proposal remain subject to negotiations, their initial proposal contemplates the following:

- A scope of work consistent with the requirements in the RFQ, with an emphasis on potential social & economic impacts.
- A 14-week project schedule.
- A cost proposal within the Township's anticipated project budget range of \$70,000 - \$100,000.

The final contract will be brought back to Council at a future meeting for consideration of approval.

Ms. Trainor made a motion to authorize Staff to enter negotiations with Convergence Strategy Group on a contract that will include a final scope of work and project cost.
Mr. Best seconded the motion.

Mr. Andrew Shaffer, State College Borough resident, spoke in opposition to Convergence Strategy Group as an unbiased consultant for the Impact Report, and requested Council consider further vetting. Mr. Shaffer distributed paper copies of his remarks to Council.

Motion carried unanimously.

OB-2 Crew814 Planned Residential Development Tentative Plan

Ms. Schoch offered a memorandum dated March 26, 2025, outlining how the proposed CREW814 Planned Residential Development Plan (PRD) and its associated conditions serves the public interest.

1. Promotes Community Well-Being – the inclusion of large and small gathering areas fosters social interaction and strengthens community bonds. Additionally, pedestrian facilities and walking paths enhance accessibility, promoting a more active and connected neighborhood.

2. Preserves Open Space & Natural Features – the requirement to set aside 12.8 acres as parkland/open space ensures that residents have access to green spaces, contributing to mental and physical well-being. Furthermore, the conditions prioritize key view sheds and natural vistas, maintaining the scenic character of the Township.

3. Protects Water Quality & Karst Features – given the region’s sensitive Karst topography, the conditions require the developer to demonstrate experience in mitigating water quality concerns and coordinate with the College Township Water Authority (CTWA). Best management practices for stormwater, wellhead protection, and groundwater monitoring further safeguard critical water resources.

4. Enhances Safety & Infrastructure – the developer is required to provide grading plans for steep slopes, manage stormwater runoff along key roadways, and ensure proper site access. In addition to the required Traffic Impact Study, Traffic Impact Assessments at each development phase will help mitigate congestion and cut-through traffic, particularly near Independence Place and Jefferson Avenue.

5. Encourages Thoughtful Development – the integration of a future commercial area, with measures to maintain undeveloped portions in a suitable condition, supports a balanced mix of uses while avoiding blight. The PRD also requires visual buffers to enhance compatibility with existing neighborhoods, improving the overall aesthetic and quality of life surrounding residents.

6. Supports Future Regional Connectivity - the developer’s financial contribution toward efforts to facilitate a connection to Spring Creek Canyon aligns with the Dale Summit Area Plan and regional conservation and recreation goals, providing long-term benefits for residents and visitors alike.

7. Ensures Construction Oversight & Compliance - the requirement for construction management plans, blasting oversight, and coordination with Columbia Gas ensures responsible building practices that minimize disruption to the environment and surrounding properties.

8. Provides Affordable Housing – the requirements in the Township’s code to set aside 10% of the units for those who earn up to 79% of AMI (for rentals) and between 80 – 120% of AMI (for sale units) will ensure the

construction of approximately 62 workforce housing units. *Ms. Trainor and Mr. Best recommended amending this verbiage to read “Provides Workforce Housing”.*

Mr. Charles Suhr, attorney with Stevens & Lee, representing the applicant Burkentine Properties, Mr. Ron Borger, Project Manager with Penn Terra Engineering, and Mr. Matt Flickinger of Burkentine Properties, were present to answer additional questions related to the PRD and associated conditions.

Mr. Francke moved to approve the Crew814 Planned Residential Development Tentative Plan, dated October 21, 2024, last revised December 9, 2024, and the Crew814 PRD narrative, dated October 21, 2024, last revised December 9, 2024 subject to the following conditions:

1. The Final Plan(s) shall comply with all of the requirements of the PRD Ordinance for the submission of the Final Plan(s), and the Final Plan(s) shall substantially conform to the Tentative Plan.

2. On March 20, 2025, Council approved the Conditional Use to permit multi-family residential in the Planned Research and Business Park District. The Conditional Use and the eighteen (18) Conditions associated with the Conditional Use shall be added to the Tentative PRD Plan notes to ensure compliance.

3. On April 3, 2025, Council confirmed the CREW814 Planned Residential Development Tentative Plan is in the public interest because of the Public Interest Justification set forth in the memo dated March 26, 2025.

**Mr. Best seconded the motion.
 Motion carried unanimously.**

OB-3 Remand Letters – PAM Health and PSU-ARL

Ms. Schoch offered a memorandum dated March 28, 2025, outlining a suggested remand to PC for the potential to change the zoning designation around Innovation Park from University Planned District 14 (UPD 14) to Planned Research and Business Park District (PRBD). The current zoning UPD 14 does not permit research activities; the adjacent zoning district that encompasses Innovation Park is PRBD, which does permit the types of uses proposed for the 62-acre PSU-ARL expansion.

PSU-ARL had previously expressed an immediate need to build a research building at Innovation Park, a 1-2 acre Parcel that falls outside the Regional Growth Boundary (RGB) and Sewer Service Area (SSA).

PSU is also working with PAM Health on a proposed 5-acre leased parcel for the construction of an Inpatient Rehabilitation Hospital.

All three (3) requests from Penn State University are relative to rezoning the area around Innovation Park and require a Development of Regional Impact (DRI), which is underway.

Ms. Schoch offered PC will consider the following in their recommendation:

1. **Review and Provide Recommendation on Zoning Change** – evaluate the proposed rezoning from UPD 14 to PRBD and make a formal recommendation to Council regarding its suitability for research and business park development.
2. **Assess Infrastructure and Utility Needs** – review the feasibility of extending public sewer and water services. Discuss potential regional impacts and make recommendations for coordination with utility providers
3. **Analyze Traffic Impacts** – consider potential traffic impacts on local roadways and intersections and identify mitigation measures and provide recommendations to Council.
4. **Evaluate Environmental Considerations** – determine if additional environmental reviews are needed to assess potential impacts on undeveloped land. Consider requesting further studies or mitigation.
5. **Facilitate Regional Coordination Discussion** – review the proposals implications for the RGB/SSA and discuss the process for obtaining General Forum Approval. Provide input on regional coordination efforts.

Ms. Schoch offered Staff will prepare a remand letter and Rezoning Analysis for PC to consider the 5-acre PAM Health rezoning request. The larger 62-acre rezoning request will be addressed at the April 17, 2025 CT Council meeting.

Mr. Best made a motion to formally remand to Planning Commission the Rezoning Request specific to PAM Health.

Ms. Trainor seconded the motion.

Motion carried unanimously.

NEW BUSINESS: NB-1 RFP – Space Planning/Needs Assessment

Ms. Amy Kerner, P.E., Public Works Director, offered a memorandum dated March 31, 2025, outlining a draft Request for Proposals (RFP) for a Space Planning and Conceptual Design Study for the CT Municipal Building.

The CT Municipal Building is approximately 30 years old and currently houses all or portions of several key departments, including Administration, Engineering, Planning & Zoning, Public Works, Finance & Tax, and the Water Authority. Over time, the operational and spatial needs of these departments have evolved to the point that a thorough assessment of the facility is in order, to ensure that it continues to meet the needs of the community and CT Staff effectively. This project has been contemplated over several recent iterations of CT's Capital Improvement Program.

As part of the 2025 CT Budget, a General Fund expenditure line item (409.600 Capital Construction) was included for Office Building Renovations. The narrative for this line item specifically notes the need to hire a design professional to evaluate possible office space reconfiguration and renovations.

In early 2025, Staff met with two design professionals to discuss facility needs and the possible process to advance the project. Both professionals advised that a two-step process, beginning with a Needs Assessment/Space Planning & Conceptual Design Study, would help ensure that CT was able to scope a renovation plan that would meet both short and long-term needs.

Council was provided with a draft RFP for their review and recommendations. Staff also recommends establishing an RFP Evaluation Committee, to include two (2) CT Council members, the Public Works director,

the Township Manager, and the Assistant Township Manager, to assist in selecting a design firm to perform the Design Study.

Mr. Francke noted future staffing needs of CT should be considered during this process. Mr. Bloom offered the RFP, as well as future staff planning, will be discussed as part of an upcoming joint meeting of Council and Staff to review the Capital Improvement Program and Strategic Planning.

Mr. Francke and Mr. Best volunteered to be part of the RFP Evaluation Committee.

Ms. Trainor made a motion to authorize Staff to advertise the RFP for the Needs Assessment/Space Planning & Conceptual Design Study and to appoint Mr. Francke and Mr. Best to serve on the RFP Evaluation Committee. Mr. Bernier seconded the motion. Motion carried unanimously.

NB-2 Solicitation Ordinance Update

Mr. Mark Gabrovsek, Zoning Officer, offered an update on the Solicitation Ordinance and a draft revision, modifying Chapter §171-4 Permit Required.

The revision includes CT residents having the ability to join an annual No Solicitation list maintained by CT Staff. Said list would be provided to a permit applicant at the time of application. If a solicitation violation occurs, the solicitor's permit would then be revoked. Additionally, any resident requesting to be on said list may revoke their inclusion at any time.

Mr. Gabrovsek offered Staff will need time to finalize the details and it will be similar to Patton Township's annual No Solicitation registry. Staff will provide Council with a final draft for formal adoption at a future meeting.

NB-3 Thompson Woods Preserve Mission Statement

Mr. Bloom offered a memorandum dated March 28, 2025, and provided a draft of the Thompson Woods Preserve Governance Committee's Mission Statement.

The draft Mission Statement reads:

“Our mission is to provide dedicated stewardship of the Thompson Woods Nature Preserve by protecting and restoring its ecological integrity, fostering biodiversity, and offering a peaceful space for passive recreation. We are committed to education, conservation, and collaboration with community stakeholders to ensure the Preserve remains a thriving natural resource that encourages visitations from current and future generations.”

Mr. Francke suggested amending the verbiage to include “protecting, restoring, and *maintaining* its ecological integrity...”

Council agreed with the proposed Mission Statement. Mr. Bloom offered he emailed the draft version to Mr. Tom Fountaine at State College Borough for additional review and recommendations.

STAFF

INFORMATIVES: No *Staff Informatives* on the Agenda.

COUNCIL/STAFF OTHER MATTERS: No *Other Matters* were brought forward for discussion.

ADJOURNMENT

Chair Bernier called for a motion to adjourn the meeting.

**Mr. Best moved to adjourn the April 3, 2025 Regular College
Township Council meeting.
Ms. Trainor seconded the motion.**

The April 3, 2025 Regular College Township meeting was adjourned at 9:13 PM.

Respectfully submitted,

Adam T. Brumbaugh
Township Secretary

30 March 2025

From: Franklin D. Mellott
To: College Township Council
Cc: Adam Brumbaugh, Township Manager College Township
David Lapinski, UAJA Board Member, College Township
Corey Miller, UAJA Executive Director

Subj: Resignation from University Area Joint Authority (UAJA) Board

1. I hereby tender my resignation from the UAJA Board effective 30 April 2025.
2. Pursuant to “Ethics Act,” 65 Pa C.S. § 1101, volunteers on the UAJA board must complete the SEC-1 form not later than 1 May 2025. In accordance with Chapter 19.4 of the same act, this filing would be a document “*available for public inspection and copying.*”
3. The SEC-1 requires me to make public personal information, to include full name, home address, personal phone numbers, and significant financial information. In aggregate, divulging this information on a public document imposes significant risk of identity theft, title theft, and other financial crimes against filers. As someone who was the victim of identity theft in 2000, who testified before the US House of Representatives on the impacts in 2003¹, and 25 years later still dealing with impacts – I will not accept this risk.
4. At a time when the FBI, Consumer Protection organizations and others are recommending people limit the amount of personal and financial information they make public, I find it troubling the Commonwealth is imposing risk on volunteers and other officials by demanding they make public such sensitive information.
5. Of note, the Federal government has identical transparency interests as the Commonwealth. Yet the analogous Federal form, the OGE-450², asks for less personal information³ and provides MORE protection under the Privacy Act and NOT releasable to the general public.

Regards,

**Franklin
Mellott**

Franklin D. Mellott
Digital signature

Digitally signed by
Franklin Mellott
Date: 2025.03.30
12:37:32 -05'00'

¹ https://commdocs.house.gov/committees/bank/hba92902.000/hba92902_0.HTM

² A copy of which is available at: https://www.oge.gov/web/oge/nsf/ethicsofficials_financial-disc

³ No home address, home phone, family business interests, etc.



Fw: 4thFest 2025 - Request for Sponsorship

From Adam Brumbaugh <abrumbaugh@collegetownship.org>

Date Mon 3/31/2025 9:19 AM

To Mike Bloom <mbloom@collegetownship.org>; Katy VanAmburg <Kvanamburg@collegetownship.org>

FYI...

Adam

Get [Outlook for iOS](#)

From: Charles R. Gable <gable@charlesgable.us>

Sent: Sunday, March 30, 2025 4:15:23 PM

To: Adam Brumbaugh <abrumbaugh@collegetownship.org>

Cc: Celesta Powell <centralpa4thfest@gmail.com>; Kurt Weibel <kk64224@gmail.com>; Molly Shoemaker <mollymshoemaker@gmail.com>

Subject: 4thFest 2025 - Request for Sponsorship

You don't often get email from gable@charlesgable.us. [Learn why this is important](#)

Hi Adam!

Hope you are doing well.

I'm writing in my capacity as Vice President of 4thFest. College Township's support of the 4thFest over the years has been crucial to the overall success of the event. The 4thFest has always appreciated and is thankful for the support from the municipalities that make up the greater Centre Region.

Plans this year include:

1. Use of the Spikes stadium for VIP Viewing and venue for concerts
2. 4K/4M race returns
3. Downtown State College Parade will return
4. Traditional festival events outside Spikes Stadium
 - a. food and beverage vendors
 - b. free USA birthday cake
 - c. free hot dogs
 - d. family entertainment (TBD)
5. AND THE 4THFEST WILL BOAST THE LARGEST FIREWORKS DISPLAY IN THE STATE (above both Philly and Pittsburgh)

Can the 4thFest count on College Township's support this year? And at the same level of sponsorship as last year? Please let me know and we will send you an invoice for your records.

Please feel free to reach out to me on my personal cell with any questions. (814) 571-7320.

All the very best,

Charles R. Gable, MPA

Borough Manager
Borough of Gettysburg - Adams County, PA

*"The democracy will cease to exist when
you take away from those who are willing
to work and give to those who would not."*

--Thomas Jefferson



FW: Casino Local Impact Study (Waukegan, Illinois)

From Mike Bloom <mbloom@collegetownship.org>
Date Wed 4/2/2025 10:39 AM
To Katy VanAmburg <Kvanamburg@collegetownship.org>

2 attachments (1 MB)

5_40pm - Finance & Purchasing Committee-02-22-2022.PDF; CSG Proposal.Waukegan Casino Model Review and Impact Analysis (1).pdf;

FYI – For consent agenda.

Mike Bloom

Assistant Township Manager
College Township
1481 East College Avenue
State College, PA 16801
Phone: 814-231-3021 x2298

Web: www.collegetownship.org



[College Township, Centre County, PA](#)



[@CollegeTwpPA](#)

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Please consider the environment before printing this email and any attachments

From: Daniel Materna <sailordan76@verizon.net>
Sent: Tuesday, April 1, 2025 6:55 PM
To: Susan Trainor <strainor@collegetownship.org>; L. Eric Bernier <eberner@collegetownship.org>; D. Richard Francke <rfrancke@collegetownship.org>; Dustin Best <dbest@collegetownship.org>; Lindsay Schoch <lschoch@collegetownship.org>
Cc: Adam Brumbaugh <abrumbaugh@collegetownship.org>; Mike Bloom <mbloom@collegetownship.org>
Subject: Casino Local Impact Study (Waukegan, Illinois)

Good evening,

Please don't overpay these folks.

The attachments describe what they focused on in Waukegan, Illinois.

Sincerely,
Dan Materna



January 26, 2022

Ms. Liz Butler
 Elrod Friedman LLP
 Via email: Liz.Butler@ElrodFriedman.com

RE: Waukegan Casino Model Review and Socioeconomic Analysis

Dear Ms. Butler:

Thank you for the opportunity to submit Convergence Strategy Group's ("CSG") proposal to review and analyze the gaming market and cash flow projections for Full House Resorts' proposed casino resort in Waukegan, and to assess the potential socioeconomic implications of the facility on the city.

CSG's Managing Partners (Scott Fisher and Suzanne Perilloux Leckert) have collectively been providing consulting services to the leisure and gaming industries for approximately 40 years on all sides, ranging from governments to operators, developers, investment banks, law firms and Native American tribes, though as an entity, CSG is four years old. **CSG was formed to bring a higher level of service to clients than the industry norm, to merge cutting edge analytical techniques with decades of proven expertise, and to offer a much-needed perspective from female leadership.**

In addition to experience in consulting for the gaming and leisure industries, CSG provides a solid **urban planning and economics** foundation, which uniquely positions us to assist the City with evaluation of the proposed development site from both a demand standpoint as well as a community socioeconomic standpoint.

We encourage the selection of Convergence Strategy Group because of our depth of experience, unique viewpoint, and the offering of matchless attributes:

- Proven track record in the casino gaming industry
 - Convergence Strategy Group's partners have been trusted by large-scale casino and resort developers, financing groups, **government entities**, and Native American Tribes since the 1990s. Our analyses and testimony have been relied upon to successfully plan for and secure financing for casino resort projects across the world, as well as to help our clients to program and right-size their developments.
 - Scott Fisher, Ph.D. is **one of the leading economic experts in integrated casino resort development across the world**. He has conducted over 300 economic impact and feasibility studies, and has assisted clients across the world in strategically planning their casino and leisure developments.
 - Suzanne P. Leckert, AICP has conducted over 100 **casino market studies across the United States and internationally**, including for projects in Alabama, Arizona, California, Connecticut, Delaware, Florida, **Illinois**, Iowa, Kansas, Louisiana,



Massachusetts, Mississippi, Nevada, New Jersey, New Mexico, New York, North Carolina, Oklahoma, Oregon, Pennsylvania and Virginia.

- Convergence Strategy Group is on the cutting edge of land-based casino gaming, internet gaming, and sports betting in the United States and around the world, as demonstrated by our publications in gaming industry journals, as well as in presentations to groups ranging from the National Council of Legislators from Gaming States (NCLGS), to the International Masters of Gaming Law (IMGL), Global Gaming Expo (G2E), ICE North America and Southern Gaming Summit.
- Suzanne P. Leckert, AICP and Dr. Fisher have been **accepted by various courts and public bodies across the world as experts in casino resort visitation revenue generation, economic impacts, and urban planning.**
- Highly skilled economists and planners
 - Scott Fisher holds a doctorate in Economics, as well as an MBA with Finance Concentration. He has founded, co-owned, or been a partner in a construction management/owners rep firm, an investment bank, two casinos, three consulting firms, a quick-serve restaurant, and a craft brewery.
 - Suzanne P. Leckert, AICP is a professional planner holding the American Planning Association's AICP credential. Ms. Leckert is proven in the field of strategic and economic development planning for large and small government entities, casino corporations, small businesses, and Native American tribes. She is the founder and managing partner of two consulting firms.
- Proven track record in service of the public good
 - Suzanne P. Leckert, AICP began her career in public service, and has continued to serve government agencies and non-profits in their missions.
 - Both Suzanne Leckert and Scott Fisher dedicate substantial portions of their time to charitable causes such as FirstLine Schools, Edible Schoolyard New Orleans, Arts Council of New Orleans, Preservation Resource Center, Louisiana Children's Museum, and their respective houses of worship.
- Advanced Techniques, Tools, and Modeling
 - We are the only casino gaming consultancy firm which fully utilizes the **most advanced platform for data aggregation and geospatial analysis**, ESRI's ArcGIS and Business Analyst. Our subscriptions to ESRI data provide a depth of market research and insights into not just the demographic and economic environment, but also the psychographics, behavior (including leisure activities), and spending patterns of populations worldwide (including data down to the Census Block Group level for the United States). These data sets enable our team to make more informed assessments and help to ensure accuracy of analysis.
 - We are one of only a few similar firms to utilize **drive-time gravity models** to assess local market segments. While straight line distance gravity models remain the development and gaming industry standard, our team takes the extra steps and constructs gravity models based upon real-world drive times from every ZIP Code in a market to every competitive location, resulting in **highly accurate** forecast models.
 - While our Team utilizes analytical methods that have been highly refined over decades, we also recognize that each and every project is unique. Where new technologies and methods can add value or provide additional insight, our team does not hesitate to incorporate them to the process. We assess all data points and research before us, and **tailor our models to individual clients and markets.**
- Disadvantaged Businesses



- o Convergence Strategy Group is **52% woman-owned, was co-founded by a woman**, and is the only casino gaming market consultancy in the world with such significant female ownership and leadership.

Our proposed scope of work, timeline, and pricing for services follows.



WORK PLAN

At the project outset, a kick-off call will be held with the client to outline data and information requests, as well as to schedule a site visit by a CSG principal.

TASK 1: KICK-OFF AND REVIEW

The first task is the initial project definition and orientation, which involves obtaining and reviewing all pertinent documents submitted by Full House to the State and the City regarding the building program, feasibility study/market assessment and operating pro forma, as well as for us to visually consider the site as it relates to accessibility and the compatibility of proximate land uses. The site visit will also serve for us to meet with city officials in various capacities, i.e., police and fire chiefs, department of finance officials, etc., in order to get a full understanding of potential budget and staffing needs. The site visit will also serve for us to collect local and regional tourism data, as well as to get an understanding of what neighborhoods, businesses and groups could be most impacted by (and/or have been most vocal about, positively or negatively) the casino resort development. Additionally, we will obtain and review any City financial reports and economic multipliers as may be necessary for our independent reviews of socio-economic benefit creation.

TASK 2: INDEPENDENT MODELING OF GAMING MARKET POTENTIAL AND OPERATING PRO FORMA

In order to thoroughly evaluate the operating pro forma provided by Full House Resorts, it will be necessary to first assess the validity of the revenue assumptions on which it is based. CSG has been active in the greater Chicago market area during the past several years, and can quickly and accurately adjust and implement our proprietary models to generate an independent visitation and revenue projection for the proposed casino facility. At the outset of this task, it will be necessary for CSG and the client to mutually agree on the most reasonable competitive market supply assumptions, including the location, scope, and timing of new casino developments in the region. The following outlines how CSG proposes to complete this market analysis task.

TASK 2.A. ECONOMIC AND DEMOGRAPHIC ANALYSIS

CSG will collect demographic and socioeconomic data for the Waukegan market area in order to determine the scale and breadth of potential market demand for a gaming entertainment complex. The market area will be defined based on what may be considered as a reasonable drive-time from Waukegan for gaming purposes, taking into consideration the existing and proposed competitive landscape in the region as well as the proposed scale and scope of the Full House Waukegan gaming facility. Standard characteristics, such as total population, gaming age population, and average and median income levels will be mapped using our in-house geographic information system, ESRI's ArcGIS. Additionally, CSG will review our in-house databases of proprietary data to reveal factors that could influence the success of a gaming-entertainment complex, such as spending patterns, housing, surrounding business types, educational levels, employment, consumer behaviors (including casino participation), health, crime, and Tapestry Segmentation. These relevant demographic, socioeconomic, and behavioral factors will be mapped, as well as detailed in tabular and written form.

To the extent that a regional tourist population may act as a feeder market for the casino, we will obtain data from state and/or local tourism agencies to quantify its market potential, as well as hotel supply/demand metrics, if it seems to have relevance for this site. Where data is publicly available, visitor behaviors and spending patterns will also be identified.

TASK 2.B. DEMAND FORECAST

From a potential patronage standpoint, the market will be comprised of regional residents and tourists, as will be quantified in Task 2.A. The demand that may come from a local market is a function of three factors. The first factor is the region's population size, which includes an understanding of its structure and its economic characteristics. The geographic area for regional demand will be defined to include those persons living within a reasonable travel distance from the Subject gaming facility, as well as reflecting the impact of other gaming facilities that would provide attractive alternatives for potential patrons (existing and anticipated in Wisconsin and Illinois, and to a lesser extent northwest Indiana). **Market areas will be defined by taking into consideration river crossing points, interstate highway systems, toll roads and other distance factors that may affect drive times from different points in the region.**

Gaming participation rates will then be estimated for adults in the region. Participation is defined as a function of the propensity to participate in gaming (percentage of adults that may participate in gaming in a market during the course of a given year) and the average annual frequency of casino visitation for those with a propensity to do so. The product of a region's adult population base, its propensity to game and its average frequency to visit regional casinos yields its annual gaming patronage for a given year. As noted, **our recent experience with projects in the greater Chicago gaming market has enabled us to develop a robust model that we believe mirrors the actual volume and distribution of gamer visits and gaming win in the region as a baseline, and from this can develop forecast models to reflect the expected supply changes.**

A gravity model is the most appropriate methodology to forecast the distribution of gaming

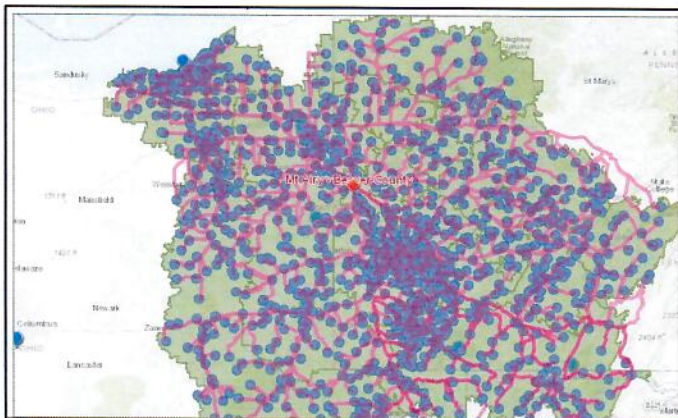


Figure 1: SAMPLE MAP - Drive time calculations from a site to every ZIP Code within a regional market

to forecast the distribution of gaming demand for the market between the proposed casino and all other competing properties. This would essentially be based on a drive time concentric ring model, with gravity model calculations considered in order to distribute gaming visitation between the different existing and proposed venues in the region. The share of the market that could be captured by the subject facility will be calculated based on a calibration of its gravitational pull, as a function of the distance (drive-time), size, property scope (non-gaming amenities) and game options available. With the exception of the "size" metric (measured by number of gaming positions anticipated), the model is essentially calibrated by a subjective, "quality-driven" attractiveness measure.

In this analysis, historical per capita revenues at gaming establishments in Illinois will be utilized to estimate win per patron for the market. In addition to the projected demand from the local population, consideration will be given to demand from area hotels and other tourism sources. An intercept analysis for the relevant non-local demand segments will be performed in order to estimate the total incremental gaming demand that this market segment could generate for the Subject property.



The analysis will yield five-year, top line annual revenue estimates for the subject gaming facility and will also include an estimate of potential patronage.

TASK 2.C. OPERATING PRO FORMA

Based on the results of the gaming market assessment, and in consideration of the proposed scale of the casino resort, CSG will generate an independent operating pro forma for the casino resort, down to the EBITDA level. Where necessary, some inputs may be needed from the City or from Full House to complete, i.e., costs related to property taxes or rents, payments already agreed upon to the City, etc.

While the market assessment and pro forma analyses will all be provided in report format, the **ultimate deliverable for this task will be a reasonableness test of the Full House submission in terms of its financial modeling**. A side-by-side comparison of our modeling and conclusions with that of Full House's submission will enable us to form this opinion and to demonstrate whether their model is reasonable for the City to rely on.

TASK 3: COMMUNITY IMPACT STUDY

The Community Impact Study will commence with a thorough review and analysis of the most recent and relevant academic studies and reports on the impacts of casino gaming on communities, with a particular emphasis on tax base, crime and public safety, schools, and businesses. This research will be supplemented with CSG's own research on the impacts of casinos on communities within the last 10 years, with a focus on communities which are comparable to Waukegan. Such research will include interviews with public safety and elected officials in casino communities across the United States, as well analyses of statistical data pre- and post-casino.

- Tax base
 - CSG will project the incremental tax revenues that will be directly and indirectly attributable to casino resort operations, which will be compared to the tax base for the City of Waukegan. The tax revenues assessed will include the mix of non-gaming taxes that will be attributable to facility operations, i.e., room taxes and sales taxes, as well as the gaming taxes and distributions that are part of the gaming legislation and/or the Host Community Agreement.
- Crime and Public Safety (Police, Fire and EMS Services)
 - **Police:** The potential impact on crime and future policing needs associated with the casino resort are serious concerns often voiced by members of communities where facilities are being planned. CSG will provide primary research regarding changes in crime rates in cities that have opened casinos during the past decade, as well as provide feedback from interviews of police departments in those jurisdictions, in order to demonstrate the degree to which crime rates can be expected to change, and what changes, if any, need to be made to provide public safety at and around the casino area. Secondary data will also be provided with respect to recent research and data covering the topic. To the extent that police department needs are expected to increase as a result of the casino-resort opening, we will project the funding needed to mitigate.
 - **Fire/EMS:** The addition of a casino-resort to Waukegan will result in calls to the fire department for various reasons, likely most commonly with respect to automobile-related issues, but also possibly to issues within the casino, hotel, F&B facilities, etc. Assuming the city's EMS services are also a function of the Fire Department, it could be expected that the casino-resort will generate a measurable volume of calls for



service (and if a separate entity, or a function of the police department, it will be evaluated as such). Based on the number of calls for service, and types of calls for service, in other gaming markets around the country, we can estimate the volume of calls that the Fire Department and EMS will need to respond to daily or per week. Based on this volume, and through communication with Police/EMS leaders in Waukegan, we will determine whether there will be incremental costs incurred or staffing levels in need of increase, and if so, will quantify what will be needed to mitigate.

- Schools

The opening of the casino-resort potentially could lead to population growth due to the new job opportunities, which in turn may result in additional students in the city's public schools. Based on the projected employment level for the casino-resort (assumed to be provided by Full House), CSG will provide an estimate of the number of new households in the city, and how/if this will translate to a change in classroom sizes and costs for the provision of education.
- Positive/Negative Impacts on Businesses

Where possible, research will focus on types of businesses most likely to be impacted by resort casino development, and could include statistical research as well as interviews with business owners and chambers of commerce in similar markets. Particular attention will be paid to small businesses and businesses by type and proximity to casino development.

TASK 4: REVIEW OF HOST COMMUNITY AGREEMENT

CSG can assist the City and Elrod Friedman via a review of the Host Community Agreement. While the scope of this task will be to review and comment on all aspects of the Host Community Agreement, the focus would be to ensure that it has language to account for risks related to changes in the regional gaming industry, uses appropriate and non-ambiguous gaming terminologies, and provides the City with reasonable performance assurances.

OPTIONAL TASK 5: ON-GOING SUPPORT

CSG recognizes that the City of Waukegan may require additional support and assistance with regard to issues such as ground lease negotiations, a development agreement, and operating agreement with Full House Resorts. Such services are outside the above scope of work and can be provided on an hourly fee basis.



TIMING, DELIVERABLE, AND BUDGET

Tasks 1-4 be completed within 6 weeks of notice to proceed and receipt of retainer, **for a professional fee of \$47,750**. Demographic and drive time data, travel expenses, and similar direct expenses will be billed separately at actual cost. If additional assistance or support is needed beyond the outlined scope of work, CSG can assist on an hourly fee basis (at a rate of \$300/hr).

If the above proposed scope of work, fee, and schedule meet with your approval, please sign and return the following approval sheet. Our receipt of the signed letter of agreement, along with a retainer equal to 30% of the lump sum project fee will serve as our notice-to-proceed.

We thank you for the opportunity to serve your needs, and if you have any questions, or wish to discuss the terms of the Engagement further, please do not hesitate to call Scott at 504.610.4793 or Suzanne at 504.931.9209.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Fisher', written over a horizontal line.

Scott Fisher, Ph.D.
Managing Partner

A handwritten signature in black ink, appearing to read 'Suzanne P. Leckert', written over a horizontal line.

Suzanne P. Leckert, AICP
Managing Partner



APPROVAL:

Proposal for Waukegan Casino Model Review and Socioeconomic Analysis

The undersigned Representative accepts and agrees to the terms and conditions as stated herein and acknowledges receipt of a copy of this Services Agreement. Such Representative represents and warrants that he/she is authorized to execute this Services Agreement, and that upon such execution, this Services Agreement shall be binding and enforceable in accordance with its terms.

Approved by:

Signature

Date

Print Name and Title

CLIENT BILLING ADDRESS AND CONTACT:

Name & Title

Address

City, State & ZIP

Email

Phone



RESUMES OF MEMBERS THAT WILL BE PROVIDING THE CASINO CONSULTING SERVICES

TEAM LEADERSHIP

Convergence Strategy Group's founding principals, Scott Fisher and Suzanne Leckert, lead and are involved in every aspect of every project - from start to finish.

SCOTT FISHER, PH.D.

MANAGING PARTNER, CONVERGENCE STRATEGY GROUP



Dr. Fisher, founding partner of both Convergence Strategy Group and Leisure Dynamics Research, has broad economic expertise which makes him incredibly adept with a wide range of analytical tools. He has performed feasibility studies, market analyses and economic impact assessments for casinos, hotels, theme parks, airports, arenas and convention facilities for clients in both the public and private sector throughout the world. He frequently prepares operational audits of existing casinos and hotels for the purpose of consulting on departmental inefficiencies. He also performs various asset valuations to assist potential property sales, purchases and litigation processes. To determine the ultimate viability of a new property, Dr. Fisher's analyses typically require the preparation of complex, detailed operating pro formas.

Dr. Fisher's reports played a role in securing financing for some of the world's largest gaming resorts, including the Wynn Resorts and Melco PBL developments in Macau. His global experience also includes gaming and resort feasibility projects in: Japan; Australia; Cambodia; Canada; C.N.M.I.; Cyprus; Germany; Hungary; Laos; Latvia; Myanmar; Philippines; Singapore; South Korea; Spain; Taiwan; U.K.; U.S.V.I.; and Vietnam. He has also been active in analyzing the feasibility of casino and resort developments in his regional home market on the Gulf Coast, including resort project feasibility analyses in the Lake Charles, suburban New Orleans, Biloxi and Bay St. Louis, Mississippi markets. These analyses projected gaming revenues, hotel demand and operating cash flow from operations, ultimately used for gaming license acquisition efforts and transactions such as project financing and M&A activities.

Dr. Fisher is a former co-owner of Riverwalk Casino in Vicksburg, Mississippi, former co-owner of Casino Monte Lago in Lake Las Vegas, Nevada, and was approved for an individual Nevada gaming license in 2009. Prior to forming Leisure Dynamics Research, LLC in 2009, Dr. Fisher was a partner of Innovation Capital, Innovation Project Development, and was Managing Director of the casino and leisure consulting firm The Innovation Group, a position he held from 1997 to 2009.

Dr. Fisher has a Ph.D. in Economics from Tulane University with a focus on International Trade, Industrial Organization and Public Finance and an MBA from the Freeman School of Business at Tulane University with a concentration in Finance, with Beta Gamma Sigma honors. Concurrent with the Ph.D. program, Dr. Fisher was an instructor of Public Finance, Law and Economics, Microeconomics and Macroeconomics.



SUMMARY OF QUALIFICATIONS

- **Over 20 years' experience in analyzing the global gaming market and financial performance of individual gaming and resort properties;**
- Experienced evaluator of market demand and risk for development in established and emerging markets, including large-scale resort feasibility projects in: *Australia; Cambodia; Canada; C.N.M.I.; Cyprus; Germany; Hungary; Japan; Kazakhstan; Laos; Latvia; Macau; Myanmar; Philippines; Singapore; S. Korea; Spain; Taiwan; U.K.; U.S.; Vietnam*
- Broad experience working with senior gaming industry executives, investment banking analysts, governmental officials and tribal leaders.

EXPERIENCE

- **MANAGING PARTNER | CONVERGENCE STRATEGY GROUP | MARCH 2018 – PRESENT**
 - Collaboration (as Leisure Dynamics Research, LLC) with Renaissance, LLC to deliver consulting services for multi-pronged analyses;
 - **Responsible for market analyses, feasibility studies, strategic planning, customer research, and all core company services**
 - Responsible for the ongoing financial concerns of the joint venture.
- **PRESIDENT | LEISURE DYNAMICS RESEARCH | 2009 – PRESENT**
 - Established independent consultancy in leisure development projects and operations;
 - Performed gaming and hotel market assessments, financial forecasts and valuations, and marketing strategies for resorts worldwide;
 - Responsible for all aspects of LLC setup and operations.
- **CO-OWNER AND MANAGING DIRECTOR | THE INNOVATION GROUP | 1997 – 2009**
 - Arrived as an analyst with a microeconomics background and helped develop complex models to forecast demand, costs and economic impacts for a broad array of casino and resort amenities of all sizes for our clients;
 - Promoted from junior analyst position to Managing Director of a 28-person consulting firm and manager of an office of nine employees, producing over 250 studies per year as a global group;
 - Spoke frequently on panels at U.S. and international gaming congresses;
 - Performed market analyses throughout the world, with specific emphasis on Macau and other Asian gaming markets, as well as established and emerging European markets;
 - Provided economic impact assessments and provided legislative testimony in support of gaming bills and referendums;
 - Provided calculations of IRR and ROI for development projects and cost estimation to determine project feasibility and development budgets;
 - Authored several articles published in *Global Gaming Business*;
 - Frequently interviewed for newspapers and magazines in the U.S. and Asia on gaming-related issues, as well as on National Public Radio.
- **RESEARCH ANALYST | OAKLAND ECONOMETRICS | 1993 – 1997**
 - Provided research assistance and wrote reports for small economics consultancy firm;
 - Provided economic impact analyses for the Louisiana Department of Tourism to justify annual advertising budget in excess of \$10 million per year;
 - Provided economic impact assessment for the City of New Orleans to justify allocations of State funds towards the metro area.



SPEECHES/PRESENTATIONS (partial list)

- 2020 ICE North America moderator/speaker, "How Non-Gaming Amenities Can Draw Customers Back to Your Property"
- 2013 Southern Gaming Summit speaker, "Non-Gaming Amenity Technology Changes, 2020";
- 2010 Global Gaming Expo (G2E) speaker, "Singapore: Integrated Resort Model or Stand Alone Success?";
- 2008 G2E Asia moderator "The Macau Market: How Much is Too Much?";
- 2008 Southern Gaming Summit panelist, "Fighting for Finance";
- 2007 G2E panelist in session "Emerging Gaming Markets Asia", with presentation "Asian Gaming Expansion Potential Opportunities";
- 2007 Goldman Sachs Investment Forum at G2E Asia "Betting the Bank: Profitability and Performance of the Asian Gaming Market";
- 2005 G2E panelist "Meeting in Macau: A Report on the First Year of Expanded Gaming";
- 2004 Asian Gaming Expo, Singapore, panelist on gaming market potential in emerging markets;
- 2004 G2E panelist "Macau: Explosive Growth, A Risky Experiment or Both?";
- 2003 Racino, session on racino expansion;
- 2002 G2E, panelist on racino legislation and emerging markets.

OTHER QUALIFICATIONS

- Former co-owner of Riverwalk Casino in Vicksburg, Mississippi (sold to Churchill Downs in 2012);
- Former co-owner of Casino Monte Lago in Lake Las Vegas, Nevada. Approved for an individual Nevada gaming license in 2009;
- Former Partner, Innovation Capital, an investment bank based in Los Angeles, focused on transactions related to the gaming industry;
- Former Partner, Innovation Project Development, a construction management/owners rep firm specializing in cost estimation and owners representation for the development and expansion of resorts.

EDUCATION

- Executive MBA with Finance Concentration, Beta Gamma Sigma honors, Freeman School of Business, Tulane University, New Orleans, LA (2009-2011)
- M.A. and Ph.D. in Economics, Tulane University, New Orleans, LA (1990-1997)
- BS in Mathematics/Economics, Union College, Schenectady, NY (1985-1989)



SUZANNE P. LECKERT, AICP

MANAGING PARTNER, CONVERGENCE STRATEGY GROUP

Founding partner of both Renaissance, L.L.C. and Convergence Strategy Group, Ms. Leckert has been providing planning and analytical services to clients globally **since 2003**. Holding the American Planning Association's AICP credential, Ms. Leckert is skilled in strategic planning and the use of analytical tools, including geographic information systems (GIS). She routinely conducts market research, feasibility studies, financial analyses, planning studies, and competitive assessments for casino resort, leisure, hotel, commercial, and public facilities development projects, giving her clients in the private, tribal and public sectors the data and insights they need to make critical decisions.



Ms. Leckert has been widely recognized as a leader in the gaming industry and in strategic planning, having been nominated as one of the **Great Women of Gaming** in the category of "Game Changer" in 2018, awarded the **LA-APA's "Excellence Award"** for the Shreveport Common Market Assessment in 2015, and named by *Global Gaming Business* as an **"Emerging Leader"** in the casino gaming industry, 2013/2014. During her successful career, she has evaluated the practicality and feasibility of large and small-scale developments across the United States, Canada, the Caribbean, Central America, Europe, and Africa. Her clients have included: gaming operators such as Wynn Resorts, Rush Street Gaming, Peninsula Pacific, Wilmore, Caesars Entertainment, and Isle of Capri; governments and agencies such as the City of Danville, Virginia, State of New York, Village of Tinley Park, Illinois, New Mexico Racing Commission, General Assembly of the State of Delaware, Ontario Lottery and Gaming Corporation, Government of Bermuda, Louis Armstrong New Orleans International Airport, Regional Planning Commission of New Orleans, Plaquemines Port Harbor and Terminal District, Lafourche Parish, and the City of Gretna, Louisiana; and Native American tribal entities such as Mohegan Tribal Gaming Authority, Kickapoo Traditional Tribe of Texas, Confederated Tribes of Grand Ronde (OR), Cabazon Band of Mission Indians (CA), and the Tunica-Biloxi Tribe of Louisiana.

Ms. Leckert previously worked for TMG Consulting as Director of Gaming, Feasibility and Land Use Analysis, and was the Director of Development Analysis at The Innovation Group. Serving the City of New Orleans, Ms. Leckert was a City Planner and Special Assistant to the Planning Director. Her nearly two decades of work experience includes a staff position with U.S. Senator John Breaux and one with the Tax and Estates practice of the law firm Jones Walker.

Ms. Leckert has a Master of Urban and Regional Planning from the University of New Orleans, and a Master's Certificate in Historic Preservation. In her graduate studies, Ms. Leckert studied the economic impacts of historic district designation, and made recommendations for the revitalization and redevelopment of historic neighborhoods and commercial corridors.

Ms. Leckert is a devoted family-woman, raising three young children with her husband. She also dedicates time to her church and great causes such as Edible Schoolyard New Orleans, the Louisiana Children's Museum, and the Preservation Resource Center.

AFFILIATIONS

- Global Gaming Women
- American Planning Association
- American Planning Association, Louisiana Chapter
- American Planning Association, Metro New Orleans Chapter



- Ports Association of Louisiana
- FirstLine Schools
- Edible Schoolyard New Orleans
- Louisiana Children's Museum
- Krewe of Muses

AWARDS AND CERTIFICATIONS

- Great Women of Gaming, "Game Changer", Global Gaming Women, Nominee (2018)
- Louisiana Chapter of the American Planning Association's "Excellence Award for a Process" for the Shreveport Common Market Assessment (2015)
- Global Gaming Business Emerging Leader (2013/2014)
- American Institute of Certified Planners (AICP) Certification

SPEECHES & PUBLICATIONS

- Global Gaming Women Luncheon, Southern Gaming Summit 2021, Moderator.
- "Women in Gaming," SBC North America 2020, Sponsor & Speaker.
- "Understanding Your Customers: Demographic & Psychographic Analytics in Marketing," Lead Speaker and Panelist, Global Gaming Expo 2019.
- "UIGEA, the Wire Act, the Indian Gaming Regulatory Act and State-Regulated Sports Wagering in the US," Panelist, National Council of Legislators from Gaming States, Summer 2019.
- "Online Elephant in the Room: Native American Tribes, Sports Betting, and Online Gaming," iGaming Business North America, May 2019.
- "How a Diverse Workforce Reinvigorates Your Team," Panelist, Southern Gaming Summit 2019.
- "UIGEA, the Wire Act, the Indian Gaming Regulatory Act and State-Regulated Sports Wagering in the US," Panelist, International Masters of Gaming Law Conference Spring 2019.
- "Sports Betting and Tribes: A Long and Winding Road," iGaming Business North America, October 2018.
- "Change on the Table: Implications of Sports Betting for Native American Tribes," iGaming Business North America, November 2017.
- "Shreveport Common: Using Hard Numbers to Validate and Implement the Vision," American Planning Association, Louisiana Chapter 2015 State Conference, Moderator.
- "First and Fast . . . or Later and Last, Project Planning to Getting the License," Global Gaming Business, 2012.
- "Tools for Assessment of Markets," University of New Orleans, Department of Planning & Urban Studies, Analytical Methods (graduate course), 2009.
- "A Change in the Caribbean Rhythm," Casino Enterprise Management, 2008.

EXPERIENCE

- **MANAGING PARTNER | CONVERGENCE STRATEGY GROUP | MARCH 2018 – PRESENT**
 - Collaboration (as Renaissance, LLC) with Leisure Dynamics Research to deliver consulting services for multi-pronged analyses;
 - Responsible for market analyses, feasibility studies, strategic planning, customer research, and all core company services
 - Responsible for company marketing and outreach
 - Responsible for Geographic Information Systems analyses and data mining
- **PRESIDENT | RENAISSANCE, L.L.C. | NOVEMBER 2017 – PRESENT**

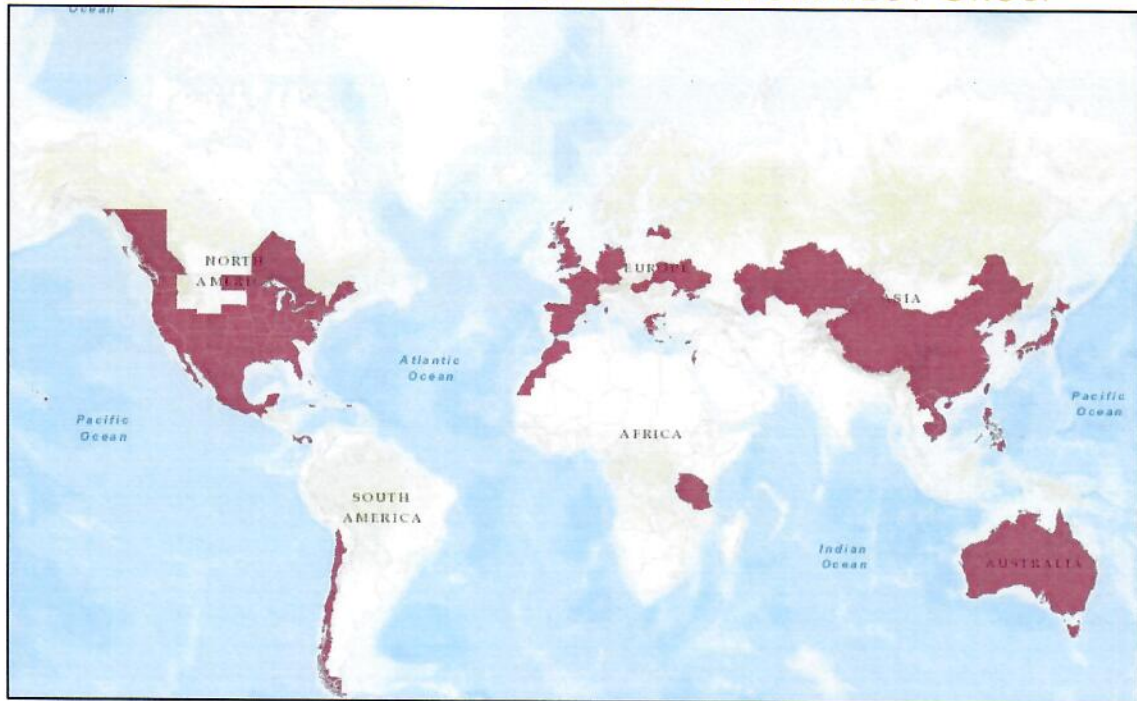


- Principal and sole proprietor; Market analyst for highly competitive casino gaming, and leisure activity markets; Geographic Information Systems; Urban Planning; Customer research.
- DIRECTOR OF GAMING, FEASIBILITY & LAND USE | TMG CONSULTING | APRIL 2009 – OCTOBER 2017
 - Lead analyst and consultant for developments - from multi-billion dollar destination resorts, to residential housing, commercial, arts and cultural districts, and a prison facility. Performance of feasibility studies, financial analyses, economic impact assessments, highest and best use studies, housing needs assessments, zoning and planning assistance, and research for the public sector, private businesses, and non-profit organizations.
- PRINCIPAL | LECKERT CONSULTING | FEBRUARY 2009 – APRIL 2009
 - Competitive assessments, market analyses for the destination resort industry.
- DIRECTOR OF DEVELOPMENT ANALYSIS | THE INNOVATION GROUP | NOVEMBER 2003 – FEBRUARY 2009
 - Market analyst performing feasibility studies, highest and best use studies, economic and demographic assessments, competitive analyses, and in-depth research for gaming and hospitality developments worldwide.
- PLANNER AND SPECIAL ASSISTANT TO THE DIRECTOR | CITY PLANNING COMMISSION, CITY OF NEW ORLEANS | MAY 2002 – NOVEMBER 2003
 - Special assistant to the Director, staff planner, recommendations for action on zoning and subdivision applications.
- PARALEGAL | JONES WALKER | FEBRUARY 2000 – MAY 2002
- CONSTITUENT SERVICE REPRESENTATIVE | U.S. SENATOR JOHN BREAUX | JUNE 1999 – FEBRUARY 2000

EDUCATION

- Master of Urban and Regional Planning, University of New Orleans, New Orleans, Louisiana, 2004
- Master's Certificate in Historic Preservation, University of New Orleans, New Orleans, Louisiana 2004
- Bachelor of Arts in History, Louisiana State University, Baton Rouge, Louisiana, 1999

GLOBAL EXPERIENCE OF CONVERGENCE STRATEGY GROUP



North America

- United States
- * Alabama
- * Arizona
- * Arkansas
- * California
- * Colorado
- * Connecticut
- * Delaware
- * Florida
- * Georgia
- * Illinois
- * Indiana
- * Iowa
- * Kansas
- * Kentucky
- * Louisiana
- * Maine
- * Massachusetts
- * Michigan
- * Minnesota
- * Mississippi
- * Missouri
- Canada
- * British Columbia
- * New Brunswick
- * Ontario
- Antigua
- St. Lucia
- Mexico
- Bahamas
- Barbados
- Jamaica
- Panama
- Turks & Caicos
- * Nebraska
- * Nevada
- * New Jersey
- * New Mexico
- * New York
- * North Carolina
- * North Dakota
- * Ohio
- * Oklahoma
- * Oregon
- * Pennsylvania
- * Puerto Rico
- * Rhode Island
- * Tennessee
- * Texas
- * USVI (St. Croix)
- * Virginia
- * Washington
- * West Virginia
- * Wisconsin

Asia

- Cambodia
- China
- Israel
- Japan
- Kazakhstan
- Laos
- Macau
- Myanmar
- Philippines
- Singapore
- South Korea

South America

- Chile

Europe

- Cyprus
- France
- Germany
- Greece
- Hungary
- Latvia
- Spain
- Ukraine
- United Kingdom

Africa

- Morocco
- Tanzania



OTHER GOVERNMENT ENTITIES OR SIMILAR ENTITIES TO WHICH CSG HAS PROVIDED SIMILAR SERVICES

Convergence Strategy Group ("CSG") was formed in early 2018 by Dr. Scott Fisher of Leisure Dynamics Research, LLC and Suzanne P. Leckert, AICP of Renaissance, LLC to offer a broad array of analytical and strategic planning services to gaming, hospitality, racing, leisure, commercial, tribal and public development partners. While CSG as an entity is just less than 4 years old, Dr. Fisher and Ms. Leckert combine to offer **over 40 years of professional experience** providing these services, and have performed **over 400 market analyses and strategic planning exercises** across the globe, including **39 states, and more than 26 countries**. Additionally, we work with non-profits and government agencies in evaluating and planning projects for the public good, such as arts and cultural districts, workforce housing and airports.

The following list is a representative **sample of clients during the past five years** comprised of not only CSG's direct clients, but also those served by its principals.

GOVERNMENT

- City of Richmond, Virginia
- City of Danville, Virginia
- Village of Tinley Park, Illinois
- New Mexico Racing Commission
- Government of Bermuda
- Ontario Lottery and Gaming Corporation
- New Orleans Regional Planning Commission
- St. Tammany Corporation



COMMERCIAL GAMING COMPANIES AND RESORT DEVELOPERS

- MGM Resorts
- Rush Street Gaming
- Saratoga
- Genting UK
- Wynn Resorts
- Hard Rock International
- Caesars Entertainment
- Clairvest
- Donaco International
- Melco International
- Tioga Downs
- Wilmorite



NATIVE AMERICAN TRIBES AND GAMING FACILITIES

- Confederated Tribes of Grand Ronde (Oregon)
- Eastern Band of Cherokee Indians (North Carolina)
- Fantasy Springs Casino (California)
- Lucky Eagle Casino & Resort (Texas)
- Mohegan Gaming & Entertainment



SELECT PROJECT EXPERIENCE

The following is a sampling of recent projects demonstrating our team's relevant experience.

CITY OF RICHMOND, VIRGINIA: COMPREHENSIVE CASINO CONSULTING SERVICES

In 2021, Convergence Strategy Group worked with the City of Richmond's Department of Economic Development to determine the market potential for a casino resort operation in the city, and ultimately to assist a city leader panel in evaluating RFP bid responses, and to help the City negotiate optimal partnership terms with the development group ultimately selected, One Entertainment.



The scope of our work included:

- Gaming market assessment for a casino resort at three alternative locations in the city, including the one ultimately selected for the project development.
 - **Projection of gaming revenues, patronage and non-gaming expenditures**
 - Consideration of the implication on demand (as well as the tax implications) of an expanded Rosie's HRT facility north of Richmond from a small venue into a large-scale resort, as has been proposed
 - Assumptions regarding the **necessary hotel room count to accommodate demand**, based on the gravity model source of patrons
 - Development of a **financial pro forma** to demonstrate potential payment levels to the local government, while still providing a reasonable level of return to the operator
 - Economic impact assessment, demonstrating potential impacts on employment and various local taxes
 - Municipal services impact assessment, including assessment of potential crime impacts
- Assisting the City with the evaluation of six casino developers'/operators' RFP responses
 - Involved three months of weekly (or greater frequency) meetings with the Evaluation Panel to create a scoring matrix to be used to rank and compare bids and highlight what the strengths, weaknesses and challenges were of each
 - Provided historical performance data for developers' projects elsewhere in the U.S. to demonstrate how they perform relative to their markets, and to determine what existing projects may provide best insight into the scale and quality of their proposed Richmond development
- Assisting Economic Development leaders in educating City Councilmembers in understanding what the project benefits will be, and to respond to related questions regarding impacts
- Assisting the City with contract negotiations with their selected casino operator
 - Collaborated with industry colleagues at the Jones Walker law firm and City officials to craft a development agreement between Richmond and One Entertainment



CITY OF DANVILLE, VIRGINIA: COMPREHENSIVE CASINO CONSULTING SERVICES

From 2019-2020 Convergence Strategy Group worked with City leadership from the initial consideration of bringing gaming to Danville, through the process of operator selection and final negotiations with its selected operator, Caesars Entertainment.



The stated goal of the state legislation was to assist economically distressed communities in Virginia, with Danville named as one of 5 potential casino locations. In the end, the City of Danville **attracted the development of a \$400 million casino resort, including the purchase of a City-owned former industrial site, the creation of 1,300 jobs, and nearly \$34 million in direct payments to the City annually.**

The broad scope of our work included:

- **Gaming market assessment** for a casino resort of various scales, at **four alternative locations** in the city. Initially, the tax rate that had been in proposed legislation was 10%. A copy of our summary presentation to the City Council can be accessed [here](#).
 - Projection of gaming revenues, patronage and non-gaming expenditures
 - Consideration of the implication on demand (as well as the tax implications) of casinos being legalized in the North Carolina market (Danville is on the VA/NC border)
 - Assumptions regarding the necessary hotel room count to accommodate demand, based on the gravity model source of patrons
 - Development of a financial pro forma to demonstrate potential payment levels to the local government, while still providing a reasonable level of return to the operator
 - Economic impact assessment, demonstrating potential impacts on employment and various local taxes
 - Municipal services impact assessment, including assessment of potential crime impacts
- Assisting the City with the crafting of an **RFP to potential casino developers/operators**
 - Involved a series of meetings with City leadership in order to gain an understanding of issues of greatest concern to everyone, as well as to ensure that bidders were proposing developments and financial structures that were most attractive to the City, while also appearing financially feasible (not risky in execution and/or long-term success)
 - Evaluation and analyses of RFP responses from seven casino operators vying to build a casino in Danville
 - Illustrating to City leadership how the RFP responses differed and assisting in the process of selecting the winning proposal
- Collaborating with the City's lobbyist in Richmond to **educate** legislators on issues related to optimal gaming industry taxation. During the legislative session, the Senate Finance Committee proposed a significantly higher tax rate than originally considered by the legislature, and multiple members of the legislative bodies began promoting this rate. Convergence Strategy Group's principals met with legislators and **demonstrated the likely impacts of varying tax rates on the potential investments by casino operators as well as the resulting effects on job creation** (the proposed tax rates would not have made large-scale resorts feasible). The ultimate rate structure arrived at was in line with the



Convergence Strategy Group recommendation – a tiered tax structure, with effective rates likely in the 18-20% range for most properties.

- Assisting the City with **contract negotiations** with their selected casino operator
 - Collaborated with industry colleagues at the Jones Walker law firm and City officials to craft a development agreement between Danville and Caesars Entertainment

TINLEY PARK, ILLINOIS: DESTINATION RACETRACK & CASINO

For the Village of Tinley Park, a southern suburb of Chicago, Convergence Strategy Group served as the professional analytical and gaming advisory team in anticipation of the potential development of a multi-use destination racetrack casino facility. CSG assessed the current and future competitive landscape for gaming and constructed a large multi-state drive-time based gravity model to



project the potential gaming visitation and revenues for the Tinley Park facility as well as its **expected impacts** on competition throughout the region. Our team performed sensitivity analyses of the proposed facility sizing in terms of gaming positions, **seeking to optimize revenues (and taxes) while not overbuilding**. A pro forma financial and staffing model for gaming and non-gaming operations was built and utilized to prepare a **socioeconomic impact assessment that provided estimates of the net direct impacts to Cook County and statewide economies in terms of job creation (full-time equivalents), household earnings growth and total expenditures, initially during the construction phase and annually during the operations phase**.

For the racetrack component, CSG conducted an independent assessment of the feasibility of racetrack operations at the proposed location. Our team evaluated the current marketplace for horse racing in the region, including the racing schedules and size of fields to determine the potential demand for additional horse racing from an attendance.

The **net fiscal benefits** of the project, measured in terms of **gaming tax, State and local sales tax and State income tax** were projected as were the impacts resulting from spending of patrons at the racino, and off-site at area retail, F&B, lodging and other businesses. Considered were the **sources of these patrons (in-state/out-of-state, as well as from within the county vs. from outside the county)** in order to take into consideration whether the spending will be new to the area or state, or whether it will simply be diverted.

Based on impacts in comparable towns across the United States, as well as through interviews with local officials, and based on the size, scale, demand and employment forecasts for of the racetrack and casino facilities, CSG assessed the impact that the project may have on the Village of Tinley Park's public service needs and staffing.

To be located at state-owned former mental health complex in need of remediation, this development completed the first licensing process, being awarded a racing license by the Illinois Racing Board in September 2019, although the project's developer ultimately had to withdraw the application for gaming due to personal issues. Convergence Strategy Group has since provided additional support and updates of our analysis to the Village of Tinley Park.



ST. TAMMANY PARISH, LA: SOCIOECONOMIC IMPACT ANALYSIS FOR ST. TAMMANY CORPORATION

Convergence Strategy Group worked with St. Tammany Corporation, the Economic Development Organization for St. Tammany Parish, LA to conduct a Community Impact Study with regard to the potential development of the



Camellia Bay Resort Casino and Marina adjacent to Lake Pontchartrain in Slidell. Evaluated were the range of impacts that the large resort casino project could have on Slidell, the surrounding community and St. Tammany Parish in terms of businesses and employment, property values, income levels of residents, crime and public safety, tourism, tax revenues to local government, and social welfare of residents. CSG also assisted in discussions with the proposed casino resort operator to ensure that any negative impacts were adequately mitigated.

CSG independently researched and analyzed data regarding the impacts that casinos have had on other similar communities across the United States. Additionally, a thorough review and analysis was conducted of the most recent and relevant academic studies and reports on the impacts of casino gaming on communities nationwide, the validity of these studies and their conclusions were assessed, and applicability to St. Tammany Parish evaluated.

CSG reviewed the proposed plans and projections for the Slidell facility, including visitation and revenue forecasts, overall building program and terms of the Host Agreement as it related to the fiscal impacts and community benefits promises. Each were evaluated in terms of potential quantitative impacts with respect to Slidell and St. Tammany Parish.

NEW MEXICO RACING COMMISSION: FEASIBILITY STUDY OF A 6TH RACETRACK AND CASINO LICENSE,



Convergence Strategy Group was engaged by the New Mexico Racing Commission to evaluate the potential net revenues, racing industry impacts and economic impacts of adding a sixth racetrack **casino** to the state. In all, **CSG evaluated the merits of bids from six different operators**, each of which proposed a different building program, amenity mix, and racing schedule, with the only commonality being the number of slot machines to be offered (the five bids reflected proposals for three different cities). As part of the comparative analysis, **CSG evaluated not only the revenue potential and patronage for each of the facilities that the bidders proposed, but also what the amenity mixes would drive in terms of relative gross gaming revenues** and racing handle. From an economic impact perspective, it was also necessary to do **staffing estimates** based on the scale of the racinos proposed, as several of the locations proposed for the racinos appeared to have population bases insufficient to supply labor for the operations. We also attended public meetings to gain an understanding of the degree of public support for a casino in the respective communities vying for a racetrack and casino, including the **concerns about potential impacts on crime, water supply, traffic and city services**. Follow-up interviews were done with city officials to gain an understanding of how and whether the cities were prepared to deal with these potential issues, should they be selected as the license winning location. The report also provided a **comparative socio-economic impact analysis** of recently-developed casino cities and towns across the U.S., and their experiences with respect to pathological gambling, crime and personal bankruptcies.



NORTHERN ILLINOIS CASINO GAMING MARKET

For multiple confidential clients, Convergence Strategy Group has performed gaming market assessments for multiple potential casino sites in the Northern Illinois market, including the Chicago region. The competitive casino environment was evaluated in terms of property performance and market share, as well as the impacts of video lottery terminals. The regional population was evaluated in terms of size, income levels, and gaming behavior. Analyses of supply and spending per capita were performed to gauge relative saturation in the regional market, and the potential contributions of Chicago region tourism to new and existing casino facilities were assessed. These exercises resulted in projections of the potential performance of new casinos to the marketplace, as well as the expected impacts on existing operations. CSG continues to assess the Chicago and Northern Illinois gaming market dynamics.

CHICAGO, ILLINOIS

RUSH STREET

For Rush Street Gaming, Convergence Strategy Group has provided a series of market studies and analyses of the greater Chicago regional gaming market. In addition to developing models to forecast visitation and revenue generation at casinos in the region under multiple competitive scenarios, CSG has provided analyses of the sports betting market as well as comparative analyses of potential development sites for a Chicago casino.



REFERENCES

Ken Larking
City Manager
City of Danville, Virginia
427 Patton Street, Suite 403
P. O. Box 3300
Danville, VA 24543
klarking@danvilleva.gov
(434) 799-5100

Leonard L. Sledge
Director, Department of Economic Development
City of Richmond
1500 East Main Street
Suite 400
Richmond, Virginia 23219
leonard.sledge@richmondgov.com
Office: (804) 646-7576
Mobile: (804) 401-5432

Chris Masingill
Chief Executive Officer
St. Tammany Corporation
O: (985) 809-7874 | C: (985) 502-3866 | F: (985) 809-7596
cmasingill@sttammany.com
21489 Koop Drive, Suite 7, Mandeville, L-A 70471

Reference: Ismael "Izzy" Trejo
Executive Director
NM Racing Commission
Ismael.Trejo@state.nm.us
4900 Alameda Blvd NE
Suite A
Albuquerque, NM 87113
505-589-6384 (cell)

Preferred Date :	Feb 22, 2022
Absolute Date :	Feb 22, 2022
Dollar Amount :	\$47,500.00
Budget Source :	Developer Escrow
Recommended Action :	Motion to authorize the proper City Officials to enter into a consulting services agreement with Convergence Strategy Group for a Casino Revenue Review and Community Impact Study in the amount of \$47,500 plus expenses.

Public Content

In December of 2021, the Illinois Gaming Board designated Full House Resorts, Inc. as preliminarily suitable to receive a license from the state to operate a casino in Waukegan. Full House has committed to opening a temporary casino facility in the City this year and its planned permanent American Place Casino within three years. The operation of these facilities is expected to generate significant revenues for the City, but also will impose new demands on municipal services. City staff has recommended that the City retain an outside consulting firm to (1) review Full House's revenue projections and contrast them against projected market demand; and (2) to assess the cost of the increased demand on municipal services these facilities will create.

After reviewing proposals for professional financial consultants with direct experience in the gaming /casino industry, staff recommends entering into an agreement with Convergence Strategy Group, Inc. to provide these services. Convergence's proposal includes the following components:

- Review of Full House's revenue projections and planned casino facilities as well as current City service (Fire/EMS, Police, Public Works) facilities, resources and capabilities.
- Conduct independent modeling of Waukegan-area gaming market potential to compare to Full House's revenue projections
- Conduct community impact study to quantify impact of casino facilities on demand for city services, tax base, and residents
- Provide gaming industry insight in preparation of host community agreement for casino facilities

Convergence has extensive work in the gaming sector and is well acquainted with the Chicagoland gaming market. Convergence has provided financial analysis to both gaming operators and governments of host communities.

Costs for Convergence's services and expenses will be reimbursed to the City through a development escrow.

Corporation Counsel will be available to answer any questions that the City Council may have regarding this proposed agreement.

File Attachments

[CSG Proposal.Waukegan Casino Model Review and Impact Analysis.pdf \(1.110 KB\)](#)

Motion & Voting

Motion to authorize the proper City Officials to enter into a consulting services agreement with Convergence Strategy Group for a Casino Revenue Review and Community Impact Study in the amount of \$47,500 plus expenses.

Motion by Ald Florian, second by Ald Hayes.

Final Resolution: Motion Carries

Yea: Ald Newsome, Ald Moisiso, Ald Hayes, Ald Florian, Ald Rivera

Subject : H. Motion to authorize the proper City Officials to enter into a consulting services agreement with JLL for a Project Management and Oversight Services for the Temporary and Permanent Casino Projects.

Meeting : Feb 22, 2022 - 5:40pm - Finance & Purchasing Committee

Category : 2. New Business

Type : Action

Recommended Action : Motion to authorize the proper City Officials to enter into a consulting services agreement with JLL for Project Management, Peer Review, and Owner's Representative Services for the Temporary and Permanent Casino Projects.

Public Content

In December of 2021, the Illinois Gaming Board designated Full House Resorts, Inc. as preliminarily suitable to receive a license from the state to operate a casino in Waukegan. Full House has committed to opening a temporary casino facility in the City this year and its planned permanent American Place Casino within three years. The combined value of the proposed casino facilities will exceed \$500 million, the largest single development in the City's recent history. Due to the complexity of these projects, the number of stakeholders that will be involved, and the speed at which they must be completed, City staff recommends that the City retain the services of a professional project management team to assist and support City staff.

After contacting multiple consultants, City staff recommends retaining the services of JLL, a leading development and real estate management firm headquartered in Chicago. JLL has extensive experience in project management, having overseen large scale projects like the Old Post Office renovation in downtown Chicago, high-end hotel construction and renovation throughout the country, as well as multiple casino construction and expansion projects.

JLL is offering the City the following services:

- Pre-development support including peer review of plans, phasing, and project budgets and schedules.
- Project controls including financial monitoring, project tracking, and reporting
- Sustainability support including environmental assessments and diverse supplier support

JLL personnel's hourly rates range between \$195/hour to \$260/hour. JLL estimates that for the first two months of the project 1.5 full time employees will be tasked with the project, scaling up to 2 full time employees in subsequent months.

Costs for JLL's services will be reimbursed to the City through a development escrow.

Corporation Counsel will be available to answer any questions that the City Council may have regarding this proposed agreement.

File Attachments

[JLL Qualifications_City of Waukegan_2.2022.pdf \(3,206 KB\)](#)

Motion & Voting

Motion to authorize the proper City Officials to enter into a consulting services agreement with JLL for Project Management, Peer Review, and Owner's Representative Services for the Temporary and Permanent Casino Projects.

Motion by Ald Hayes, second by Ald Rivera.

Final Resolution: Motion Carries

Yea: Ald Newsome, Ald Moisiso, Ald Hayes, Ald Florian, Ald Rivera

Subject :	I. Motion to authorize the proper City Officials to enter into a consulting services agreement with Sam Schwartz Consulting, LLC to provide Parking and Traffic Engineering Peer Review Services in the amount of \$26,000 plus expenses.
Meeting :	Feb 22, 2022 - 5:40pm - Finance & Purchasing Committee
Category :	2. New Business
Type :	Action
Budget Source :	Development escrow
Recommended Action :	Motion to authorize the proper City Officials to enter into a consulting services agreement with Sam Schwartz Consulting, LLC to provide Parking and Traffic Engineering Peer Review Services in the amount of \$26,000 plus expenses.

Public Content

In December of 2021, the Illinois Gaming Board designated Full House Resorts, Inc. as preliminarily suitable to receive a license from the state to operate a casino in Waukegan. Full House has committed to opening a temporary casino facility in the City this year and its planned permanent American Place Casino within three years. The operation of these facilities are expected to generate significant traffic and parking demand in and around the Fountain Square area. City staff has recommended that the City retain a traffic engineering consultant to review Full House's plans and proposals to determine how best to mitigate any negative traffic impacts the casino facilities will have on the City and its residents.

City staff recommends retaining Sam Schwartz Consulting, LLC to provide traffic engineering peer review services. Sam Schwartz will provide the following services to the City:

- Participate in the City's site plan review process for both the temporary and permanent casino facilities. They will focus on external access placement to the layout of the internal roadway network, the transportation components of the site plan lay the foundation for safe, and efficient operation within the site and on adjacent roadways.
- Review Full House's traffic engineering deliverables to assess the methodology for completeness and technical elements for accuracy.
- Prepare staff for and participate in meetings, conference calls, charrettes, and public presentations related to the peer review role at the request of City staff.

Sam Schwartz has extensive experience performing traffic engineering studies for casinos in New York state and Maryland.

Costs for Sam Schwartz's services will be reimbursed to the City through a development escrow.

Corporation Counsel will be available to answer any questions that the City Council may have regarding this proposed agreement.

File Attachments

[American Place Casino Peer Review - Sam Schwartz Proposal 2022_0209 FINAL.pdf \(4.519 KB\)](#)

Motion & Voting

Motion to authorize the proper City Officials to enter into a consulting services agreement with Sam Schwartz Consulting, LLC to provide Parking and Traffic Engineering Peer Review Services in the amount of \$26,000 plus expenses.

Motion by Ald Rivera, second by Ald Florian.

Final Resolution: Motion Carries

Yea: Ald Newsome, Ald Moisiso, Ald Hayes, Ald Florian, Ald Rivera

3. Reports & Communication

Subject :	A. Water Consumption Summary
Meeting :	Feb 22, 2022 - 5:40pm - Finance & Purchasing Committee
Category :	3. Reports & Communication
Type :	Information, Reports

Public Content

Monthly summary report of Water Consumption prepared by the Finance Department. Information is provided on an unaudited basis and is subject to change without notice.

File Attachments

[JANUARY 2022-CAY_Consumption_Summary.pdf \(406 KB\)](#)

Subject :	B. Business and Rental License Applications
Meeting :	Feb 22, 2022 - 5:40pm - Finance & Purchasing Committee
Category :	3. Reports & Communication
Type :	Information, Reports

Public Content

Monthly listing of rental and business license applications in process provided by the Finance Department.

File Attachments

[Business Licenses - January 2022.pdf \(239 KB\)](#)

[Rental Licenses - January 2022.pdf \(225 KB\)](#)



Lemont Village Association, Inc., PO Box 546, Lemont PA 16851
www.lemontvillage.org

April 2, 2025

Adam Brumbaugh, Manager
College Township Council Members
1481 E. College Avenue
State College PA 16801

Dear Mr. Brumbaugh and Members of Council:

As you consider items for College Township actions in 2025 the LVA Board would like to request that you explore the re-installation of the black street signs in the Village of Lemont. The LVA originally asked for this project in 2018, and we are wondering about it because of the 150th anniversary celebration.

Some ideas include having it be an Eagle Scout project, Troop 367 of Lemont: finding the signs, cleaning the signs, re-painting just the letters with Rustoleum in white or silver, and helping the township crew remove the green ones and install the black ones,

Please consider this idea and let me know of suggestions you might have to make it possible, Thank you!

Sincerely,

Susan F. Smith, Board Chair, LVA

Contributions are tax deductible. A copy of the official registration and financial information may be obtained from the PA Dept. of State by calling, toll-free, 1-800-732-0999. Registration does not imply endorsement.

The LVA 501 (C)(3) number is 25-1370883.



casino

From pris shea <prishome@hotmail.com>

Date Sat 4/5/2025 12:04 PM

To CTCouncil <ctcouncil@collegetownship.org>

Some people who received this message don't often get email from prishome@hotmail.com. [Learn why this is important](#)

I understand that the casino progress has reached a point where there will be another survey. Many, many people still object to the casino in Center County regardless of the construction going on at the old mall.

Please hire a reputable firm which will honestly portray the results. Why pay for a survey if you won't pay for a fair and unbiased one? I cannot believe that this project has gotten to this point....NO CASINO!



Impact Study

From D Cistaro <d_c_444@hotmail.com>

Date Sat 4/5/2025 1:25 PM

To CTCouncil <ctcouncil@collegetownship.org>

[Some people who received this message don't often get email from d_c_444@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I understand that Convergence Strategy is under consideration for a Impact Study.

Please consider another consultant as this firm is too aligned with the Casino Industry and will not prepare an objective and unbiased study. Which I presume all stake holders in the Centre Region prefer.

Don Cistaro
Patton twp.



Casino study

From LYNNE HERITAGE <llheritage@comcast.net>

Date Sat 4/5/2025 1:54 PM

To CTCouncil <ctcouncil@collegetownship.org>

Some people who received this message don't often get email from llheritage@comcast.net. [Learn why this is important](#)

Hello

I have been part of the community for over 50 years and live in Spring Township. The fact that a casino is planned to be built so close to Penn State's campus is truly amazing to me.

It's imperative that the Council selects an unbiased consultant who is free from conflicts of interest to conduct the township's independent casino impact study.

Thank you for understanding the weight of your choice.

Lynne Heritage
449 Irish Hollow Road
Bellefonte, PA 16823



Casino

From Nancy Cord-Baran <ncb612@gmail.com>
Date Sat 4/5/2025 2:32 PM
To CTCouncil <ctcouncil@collegetownship.org>

Some people who received this message don't often get email from ncb612@gmail.com. [Learn why this is important](#)

Please select an unbiased group to study the potential impact of a casino.
I really don't think it is a good idea to build one here.

Nancy Cord-Baran



INDEPENDENT casino impact study

From Ron Nargi <ron@gcolony.com>

Date Sat 4/5/2025 2:57 PM

To CTCouncil <ctcouncil@collegetownship.org>

Some people who received this message don't often get email from ron@gcolony.com. [Learn why this is important](#)

As a concerned citizen and resident of College township, I strongly believe that the Convergence Strategy Group is NOT independent and without bias.

I urge you to select a consultant who is capable, diligent, and unbiased to conduct and a truly independent impact study of the proposed casino at the Mall.

You owe it to our community to do your due diligence in making a wise and prudent selection.

Sincerely,

—Ron Nargi
245 Norle St, State College, PA 16801



I'm using Secure, Encrypted cloud storage by [Tresorit](#)



independent study

From Laurie Jeffreys <lauriejeffreys59@gmail.com>

Date Sat 4/5/2025 5:13 PM

To CTCouncil <ctcouncil@collegetownship.org>

Some people who received this message don't often get email from lauriejeffreys59@gmail.com. [Learn why this is important](#)

Dear College Township Councilors.

I am a resident of Foxdale Village who hopes that you can find an independent consultant, not one already engaged with an outside gambling group to advise you on the proposed casino.. If there is anything you can do to eliminate some of the worst consequences of having a gambling casino in the Centre Region, I hope you will do it.

By now you have heard of the gambling epidemic in our country. When I was growing up gambling was confined to criminals except, and maybe including, in Nevada, and it was considered a sin because its goal is material gain from no effort, it was addicting and destroyed peoples' lives. Unfortunately that description still fits many people who start gambling today, which the proximity of a casino encourages.

Thank you,
Loretta Jeffreys

Trump Just Pardoned ... a Corporation?

Matt Sledge


In what may be an American first, President Donald Trump pardoned a company sentenced to \$100 million in fines for breaking money laundering laws.

[READ MORE →](#)



Selection of unbiased agent for Casino Impact Report

From Postle, Kathleen <kup14@psu.edu>
Date Sat 4/5/2025 6:36 PM
To CTCouncil <ctcouncil@collegetownship.org>

 1 attachment (125 KB)
PastedGraphic-1.pdf;

Some people who received this message don't often get email from kup14@psu.edu. [Learn why this is important](#)

To the College Township Council,

First of all, let me express my appreciation for the work that you do. Watching the April 3 Council meeting, I gained a great appreciation for all of your efforts and how important your work is.

Admittedly, I have not been in favor of the Nittany Mall Casino. Since that is going to happen, it is very good to know that an impact study of the positive and negative aspects will be carried out. The overall enthusiasm of the Council for the selection of the Convergence Strategy Group to carry out the impact study was clear. The CSG are professional, they have done this many times, they were very responsive to the requests and questions of the staff, and I can see the basis for the enthusiasm.

However, let me strongly urge the Council and their staff to reconsider the selection of CSG for the impact study in light of the new evidence provided by Andrew Shaffer that the Convergence Strategy Group has major and compelling conflicts of interest. While majority ownership by Saratoga Casino Holdings is not yet finalized, it is likely to be. The CSG lists Saratoga Casino Holdings as one of its clients. This is a clear conflict of interest.

No matter how attractive it would be to hire CSG for the impact study, I urge the Council and their staff to take a very hard look at CSG and its conflicts, and to have the patience to identify other companies that could do the job without the conflicts. We want the independent impact study to be truly independent. We want any negative aspects of the Nittany Mall Casino to be fully brought to light so that they can be redeemed as best as possible and any positive aspects enhanced.

Thank you for your consideration of this request,
Sincerely,
Kathleen Postle

Kathleen Postle, Ph.D.
(she/her)
Professor Emerita
Department of Biochemistry and Molecular Biology



casino

From Al Jones <speedydixiedoc@gmail.com>

Date Sun 4/6/2025 7:32 AM

To CTCouncil <ctcouncil@collegetownship.org>

Some people who received this message don't often get email from speedydixiedoc@gmail.com. [Learn why this is important](#)

Please choose a consultant group that is unbiased concerning a study of impact of a casino in College Township. Frankly, a casino can only have a negative impact on our community and will severely change the ambiance of this beautiful area.

Avis Jones



Casino

From CALVIN ZIMMERMAN <calpam@comcast.net>

Date Sun 4/6/2025 1:17 PM

To CTCouncil <ctcouncil@collegetownship.org>

Some people who received this message don't often get email from calpam@comcast.net. [Learn why this is important](#)

Dear College Township Council members,
Please select a consultant who is unbiased and free from conflicts of interest to conduct the independent casino impact study.

Thank you.

Pam Zimmerman
College Twp Resident



Casino Impact Study

From Kelly Keefe <kellykeefeyoga@gmail.com>

Date Sun 4/6/2025 3:47 PM

To CTCouncil <ctcouncil@collegetownship.org>

Some people who received this message don't often get email from kellykeefeyoga@gmail.com. [Learn why this is important](#)

Dear Council Members,

I would like to request that College Township selects a consultant who is unbiased and free from conflicts of interest to conduct the township's independent impact study.

Thank you,
Kelly Keefe
211 Hickory Rd, State College, PA 16801



Casino Impact Study Group

From Merlin Ritz <fritzritz@att.net>

Date Sun 4/6/2025 8:06 PM

To CTCouncil <ctcouncil@collegetownship.org>

Some people who received this message don't often get email from fritzritz@att.net. [Learn why this is important](#)

To the College Township Council:

The Convergence Study Group lists Saratoga Casino Holdings as a client. Such a group could not be considered to be an unbiased researcher while investigating the impact of one of its own clients on our community. TALK ABOUT A FOX IN THE HEN-HOUSE!

I urge you to search for a truly independent group to conduct this important research.

Merlin Ritz

A concerned State College resident.



Re: Casino consultant selection.

From Joan Bouchard <bouchardjm@aol.com>
Date Mon 4/7/2025 9:38 AM
To Susan Trainor <strainor@collegetownship.org>
Cc CTCouncil <ctcouncil@collegetownship.org>

Some people who received this message don't often get email from bouchardjm@aol.com. [Learn why this is important](#)

Good morning, Susan - thanks for your reply!

Andrew Shaffer has some serious concerns that the consultant you're working with may be more interested in representing the interest of the casino owner rather than the citizens of College Township. I hope that the council will be investigating the background of the various consultants that you might work with, before choosing one to represent us.

I have a personal interest in this matter - my younger son is addicted to gambling, an addiction which began when he was 19 and he was illegally admitted to a casino and started gambling. I don't want this to happen to any mother's child who might reside in a State College, or be a student at PSU. I hope that you can read the contents of my email into the minutes at your meeting this week.

I hope we run into each other again sometime soon - it was such a pleasure meeting you and Jim on Saturday, and such a surprise to find out that we have interests in common! Was this a coincidence or a God-incidence, I wonder? Time will tell! :) Joan

[Sent from AOL on Android](#)

On Mon, Apr 7, 2025 at 8:57 AM, Susan Trainor <strainor@collegetownship.org> wrote:

Good morning Joan,

It was good to see you at the Democrats breakfast on Saturday and I was disappointed that the seating arrangements put me and Jim at another table after talking with you before being seated.

And thank you for letting me know your concerns about the local impact study and Convergence. We are working to get our local impact study done with a consultant who works for the township gathering the information we've identified that we need to serve the community.

We will keep you informed through what we report out during meetings and please do stay in touch like this too.

Sincerely,
Susan

Get [Outlook for iOS](#)

From: Joan Bouchard <bouchardjm@aol.com>
Sent: Sunday, April 6, 2025 10:38:13 PM
To: CTCouncil <ctcouncil@collegetownship.org>
Cc: Susan Trainor <strainor@collegetownship.org>
Subject: Casino consultant selection.

You don't often get email from bouchardjm@aol.com. [Learn why this is important](#)

Dear council members:

I am sending you this email to encourage you to select a consultant without any ties to any of the parties at interest in the casino to be built in College Township. Without unbiased information, we may not take the precautions necessary to keep the township and the students of Penn State from being harmed by any phase of the casino's operation.

Thank you in advance for your consideration of my views,

Joan Bouchard, The Village at Penn State.

[Sent from AOL on Android](#)



Mt. Nittany Trailhead & Parking Improvements

From Kalp, Derek Lindbergh <dlk153@psu.edu>

Date Tue 4/8/2025 2:35 PM

To CTCouncil <ctcouncil@collegetownship.org>

Cc Amy Kerner <akerner@collegetownship.org>; Adam Brumbaugh <abrumbaugh@collegetownship.org>; Mike Bloom <mbloom@collegetownship.org>; stephen.spoonamore <stephen.spoonamore@gmail.com>; Tom Shakely <tomshakely@gmail.com>; Dustin Best <dbest@collegetownship.org>

Dear Council,

I'm a local landscape architect, formerly on the Township's Parks and Rec Committee and now a member of the Mt. Nittany Conservancy Board. The Board recently received a report from another landscape architect, Sarah Walter of Penn Trails and originally from Lemont, who specializes in trail design. The report shows options on how the main trail to the overlook might be realigned and redesigned to connect to the "new" parking area that was once used as overflow and also formerly a Township material storage area.

In addition to trail improvements, the Board would like to explore improvements to the trailhead and parking lot and we are wondering how best to proceed. The main idea is to formalize the layout of the parking lot and paving (to maximize efficiency), greening up the perimeter, and providing a new trailhead experience with amenities like a "National Park style" monument sign, small muster area with a mini-amphitheater or informal seating, trail map kiosk, and possibly a small pre-fab restroom (no utility connections) like you find at state parks. Even if it's not required, we should look at potential opportunities for stormwater management to retroactively mitigate the impacts of the existing gravel lot.

As we know, this is a landmark attraction in this region and also Township property. I'm sure the Conservancy would be looking to partner with the Township on the design, application for grant funding, etc. How might we move forward with this?

Derek

Derek Kalp, RLA
Senior Landscape Architect
Eco Action Club Advisor

Penn State University
Office of Physical Plant
135J Physical Plant Building
University Park, PA 16802
(814) 571-0152 (mobile)



RECEIVED

APR 03 2025

College Township
ENGINEERING DEPARTMENT

Central Region Office:
3075 Enterprise Drive
State College, PA 16801
814-231-8285
www.pennterra.com

April 3, 2025

College Township Council
1481 East College Avenue
State College, PA 16801

RE: Time Extension Request for Home2Suites at Shiloh

Dear Council Members:

On behalf of my Client, HAMCO, I am requesting a 90-day time extension to meet the conditions of approval for the Home2Suites at Shiloh Preliminary/Final Land Development Plan. The current recording deadline is April 28, 2025. With this extension, the new recording deadline will be July 27, 2025.

If you have any questions or need additional information, please contact me at the phone above, extension 310.

Sincerely,

A handwritten signature in black ink that reads "Mark Torretti".

Mark Torretti
Project Manager

cc: 22303.HOTE



casino

From Alice Rodkey <alicerodkey@email.com>

Date Tue 4/8/2025 9:07 PM

To CTCouncil <ctcouncil@collegetownship.org>

Some people who received this message don't often get email from alicerodkey@email.com. [Learn why this is important](#)

Council Members:

I would like to ask you to please select a consultant who is unbiased and free from conflicts of interest to conduct the township's independent casino impact study. Thank you for considering this request.

Alice Rodkey



The Crossroads Group, LLC

WWW.THECROSSROADSGROUP.LLC.COM

3626 Washington Pike
Bridgeville, PA 15017
PHONE: (412) 600-9650
FAX: (484) 660-3742

769 STATE STREET
HAMBURG, PA 19526
PHONE: (484) 660-3055
FAX: (484) 660-3742

454 West Valley Ave.
Elysburg, PA 17824
PHONE: (570) 672-2317
FAX: (484) 660-3742

April 9, 2025

College Township
1481 East College Ave
State College, PA 16801

Attn: College Township Council

Subject: Time Extension
TCG#3728 State College VA
College Township, Centre County, PA

RECEIVED

APR 09 2025

College Township
ENGINEERING DEPARTMENT

Dear College Township Council,

I am writing on behalf of Marr Development, the applicant for the State College VA. We would like to request the Council grant a 90-day time extension for the final approval of the above-mentioned project that is set to expire on April 28, 2025. This request is being made as the applicant is still executing signatures and obtaining the required bond/agreements.

If you should have any questions concerning this request, do not hesitate to call.

Sincerely,
Colin Camp
The Crossroads Group, LLC





March 28, 2025

College Township
Adam Brumbaugh
1481 E College Ave
State College, PA 16801-6815

Dear Adam,

Your sponsorship support means so much to us—and our community!

The display of works of art carved from crystal-clear ice at First Night State College was wonderful and is always greatly appreciated by all who come out to ring in the New Year with us.

Your sponsorship of a First Night State College ice sculpture at this coming year's event will once again help attract locals and visitors alike and make this treasured community celebration of all that is possible in the New Year happen.

On behalf of the Board of Directors, staff, and volunteers who work year-round to produce First Night State College and the Central Pennsylvania Festival of the Arts, **thank you** for College Township's contribution of \$350 to sponsor a one-block ice sculpture for First Night 2026 on December 31, 2025.

If you and your team would like to get involved in the First Night efforts in some extra way next year, please let me know. We'd love to hear your ideas and welcome your team as volunteers if you are interested.

We really appreciate your sponsorship for First Night State College 2026.

We couldn't do it without you!

Sincerely,

Jennifer Shuey, Director of Development

*Many thanks!
Adam*

First Night State College
Central Pennsylvania Festival of the Arts

P.O. Box 1023 ▶ State College, PA 16804 ▶ (814) 237-3682 ▶ Fax (814) 237-0708
firstnightstatecollege.com ▶ arts-festival.com ▶ office@arts-festival.com



Fw: We appreciate you

From Adam Brumbaugh <abrumbaugh@collegetownship.org>

Date Wed 4/9/2025 6:00 PM

To Katy VanAmburg <Kvanamburg@collegetownship.org>

Please 🙏 include email below in CTC correspondence for next meeting.
A.

Get [Outlook for iOS](#)

From: Trish Shallenberger <trish+asoldiershand@neonemails.com>

Sent: Wednesday, April 9, 2025 4:34 PM

To: Adam Brumbaugh <abrumbaugh@collegetownship.org>

Subject: We appreciate you

You don't often get email from trish+asoldiershand@neonemails.com. [Learn why this is important](#)

If you're having trouble viewing this email, you may [see it online](#)

Dear Adam,

Thank you for your generous donation of \$500.00. Every dollar counts and we appreciate your contribution supporting our deployed heroes.

A Soldier's Hands mission is to acknowledge and honor full deployed units, ensuring noone goes without a mail call.

A Soldier's Hands is a U.S. tax-exempt 501 (c) (3) organization. Consistent with IRS guidelines, A Soldier's Hands affirms that goods or services of only insignificant value have been provided to you. Your contribution was received on 03/27/2025.

Thank You for Your Support!

With a grateful heart,

Trish Shallenberger

A Soldier's Hands



RECEIVED

APR 10 2025

College Township
ENGINEERING DEPARTMENT

Central Region Office:
3075 Enterprise Drive
State College, PA 16801
814-231-8285
www.pennterra.com

April 10, 2025

College Township Council
1481 East College Avenue
State College, PA 16801

RE: Time Extension Request for Centre Hills Country Club

Dear Council Members:

On behalf of my Client, Centre Hills Country Club, I am requesting a 90-day time extension to meet the conditions of approval for the Centre Hills Country Club Final Land Development Plan. The current recording deadline is April 27, 2025. With this extension, the new recording deadline will be July 26, 2025.

If you have any questions or need additional information, please contact me at the phone above, extension 310.

Sincerely,

A handwritten signature in black ink that reads "Mark Torretti".

Mark Torretti
Project Manager

cc: 23033



College Township searches for unbiased group for impact study

From Daniel Materna <sailordan76@verizon.net>

Date Fri 4/11/2025 9:00 AM

To CTCouncil <ctcouncil@collegetownship.org>

Cc Adam Brumbaugh <abrumbaugh@collegetownship.org>; Mike Bloom <mbloom@collegetownship.org>; Lindsay Schoch <lschoch@collegetownship.org>; mark@centrecountypa.gov <mark@centrecountypa.gov>; aconcepcion@centrecountypa.gov <aconcepcion@centrecountypa.gov>; sdershem@centrecountypa.gov <sdershem@centrecountypa.gov>

Good morning, members of the College Township Council,

Please include this article in the Consent Agenda for the next regularly scheduled College Township Council meeting.

<https://www.playpennsylvania.com/college-township-hunts-for-unbiased-group-to-conduct-nittany-casino-study/>

Thank you!

Sincerely,
Dan Materna

[Sent from AOL on Android](#)



College Township Hunts for Unbiased Group to Conduct Nittany Casino Study

News

Written By [Dan Holmes](#) on April 10, 2025



At a **College Township** meeting last month, officials voted to approve negotiations with a research firm on an **impact study** for a proposed casino at the site of the **Nittany Mall**. However, finding sufficiently impartial organization to conduct the study may be challenging.

The township agreed to negotiate with **Convergence Strategy Group** on an impact study for a Category 4 “mini casino” that would be able to offer up to **750 slots** and **40 table games**. The township has a **\$100,000** budget to conduct the study. Final agreement on a contract would need approval from the township council.

Multiple vendors taking into consideration

Officials identified Convergence because it has “multiple decades of experience working in the casino and gaming industry,” according to Assistant Township Manager **Mike Bloom** during a recent **township meeting**. Concerns had been raised at previous town halls and meetings that an study should be completed by an impartial body.

Council member **Eric Bernier** mentioned **Spectrum Gaming Group** as another potential vendor about which impartiality concerns had been raised during public commentary. That consultancy

Sign Up



to predicting the potential impact of casinos. The entities with the most expertise are often those that also have skin in the game one way or another.

Andrew Shaffer, a resident of the area, isn't convinced that Convergence can be unbiased. During a recent township meeting, he expressed:

"[Convergence is] very, very well-known advocates for the gambling industry. That is their experience. That is their bread and butter."

According to Shaffer, Convergence has a business relationship with **Saratoga Casino Holdings**, which hopes to have ownership stake in the Nittany Mall casino property, which is less than five miles from the campus of Pennsylvania State University. Despite being classified as a "mini casino" under Pennsylvania gaming regulations, a casino at Nittany Mall could still be quite expansive: 100,000 square feet and large enough to house as many as 750 slot machines under Class 4 casino status.

Nittany Mall Casino slowly becoming a reality?

The development of a casino at the Nittany Mall in College Township, in State College, near Penn State, and on a large former retail space occupied by a Macy's store, has been a contentious and winding affair.

As long ago as 2020, bids were submitted to build a casino in the mall. At the time, **Bally's Corporation** was attached to the development along with SC Gaming, but following years of wrangling over how the bid was won, **Bally's pulled out**. Some citizens have also shared opposition to a casino being built in the community. SC Gaming, which still **maintains the rights to a Class 4 casino license** for the location, plans to forge ahead with the project.



Photo by R Photography Background/Shutterstock



Related Articles



You're Invited: 1-Year Anniversary Open House at the State College Food Bank

From Allayn Beck <allayn@scfoodbank.org>

Date Fri 4/11/2025 9:36 AM

To Adam Brumbaugh <abrumbaugh@collegetownship.org>; Katy VanAmburg <Kvanamburg@collegetownship.org>; Mike Bloom <mbloom@collegetownship.org>; Michelle Spaide <mspaide@collegetownship.org>

Cc Susan Trainor <suetrainor7@icloud.com>

 1 attachment (2 MB)

SCFB Open House Invite 2025.pdf;


Some people who received this message don't often get email from allayn@scfoodbank.org. [Learn why this is important](#)

Dear College Township Staff, Council, and Committee Members,


We hope this message finds you well!

The State College Food Bank is honored to be part of the College Township community, and we are grateful for the ongoing support and collaboration we've experienced since moving into our new facility on Gerald Street last year.

To mark this milestone, we are excited to invite **all College Township employees, council members, committee representatives, and community members** to our **1-Year Anniversary Open House** celebration.

 **Date:** Thursday, April 24, 2025

 **Location:** 169 Gerald Street

 **Time:** 11:00 AM – 1:00 PM

We'll be offering light refreshments, cake, and guided tours of our facility—including the unveiling of our new Donor Wall, which recognizes those who helped make our expansion possible.

We would be thrilled to have you join us and see firsthand the impact we've been able to make in the community—thanks in part to having such a supportive home within College Township.

Thank you for the work you do every day to make this a great place to live and serve. We hope to see you on the 24th!

Warm regards,
Allayn

Allayn Beck, *Executive Director*

169 Gerald Street | State College, PA 16801

814.234.2310 | SCFoodBank.org | Pronouns: she/her



1ST ANNIVERSARY OPEN HOUSE

April 24, 2025 | 11am - 1pm

169 Gerald Street

The State College Food Bank is celebrating one year in our new facility, and we want you to be part of the celebration! Whether you're a long-time supporter, a new neighbor, or just curious about our work, we invite you to stop by, tour our space, and learn more about how we serve the community.

**This event is open to everyone—
we'd love to see you there!**



**STATE COLLEGE
FOOD BANK**

April 14, 2025

Dear Community Partner,

On May 2nd, 2025, Movin' On, the annual Penn State University student-sponsored spring music festival, will take place on the Blue Band IM Field (adjacent to the Blue Band Building). This year's event will feature a free outdoor music festival beginning at 3:30 pm and ending at 10:30 pm. Sound checks for the event will occur between 12:00 pm and 3:00 pm, Friday, May 2nd. Every effort will be made to strictly adhere to this schedule.

This event culminates a yearlong planning process for a large group of active students on the Penn State campus, and it is the only event of its kind. I hope you will support and understand the importance of holding events such as these for our students as they end the 2025 spring semester and celebrate their academic achievements as they head into finals.

We thank you for your continued support and welcome any thoughts you may have for making this experience a positive one for all involved. Please contact Bridie Lawall at exec.movinon@gmail.com or (215) 936-0261 should you have any questions.

Sincerely,

Bridie Lawall
Executive Director
Movin' On

cc:

College Township
State College Borough
Patton Township
Ferguson Township
Congregation Brit Shalom
The Village at Penn State
Mt. Nittany Medical Center
Bryce Jordan Center
Penn State Blue Band
Intercollegiate Athletics

**COLLEGE TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

RESOLUTION R-25-10

**A RESOLUTION OF THE TOWNSHIP OF COLLEGE, CENTRE COUNTY,
PENNSYLVANIA, DESIGNATING MAY 2025 AS “BIKE MONTH”, MAY 12 THROUGH MAY
18, 2025, AS “BIKE-TO-WORK WEEK”, AND MAY 16, 2025,
AS “BIKE-TO-WORK DAY” AND “CENTRE REGION SPRING BIKE ANYWHERE
FRIDAY”**

WHEREAS, College Township supports the efforts of CentreBike to promote bicycle commuting in the Centre Region; and

WHEREAS, College Township recognizes the benefits of bicycle and pedestrian commuting in providing exercise, decreasing air pollution, conserving fuel, decreasing traffic congestion, decreasing noise pollution, and improving the health of its citizens; and

WHEREAS, College Township maintains and continues to develop facilities to promote bicycling and walking as means of transportation; and

WHEREAS, the Centre Region is recognized as a Bicycle Friendly Community at the Silver level from the League of American Bicyclists for its efforts to engage the community in bicycle riding through collaboration with the Centre Region municipalities, Penn State, and CentreBike;

NOW THEREFORE, College Township Council hereby designates May 2025 as “Bike Month”, May 12 through May 18, 2025 as “Bike-To-Work Week”, and May 16, 2025 as “Bike-To-Work Day” and “Centre Region Spring Bike Anywhere Friday”.

THIS RESOLUTION DULY ADOPTED this 17th day of April 2025 by the College Township Council, Centre County, Pennsylvania.

COLLEGE TOWNSHIP COUNCIL

ATTEST:

L. Eric Bernier, Chair

Adam T. Brumbaugh, Township Manager/Secretary



COLLEGE TOWNSHIP

MEMORANDUM

To: College Township Council

From: Donald M. Franson, P.E., P.L.S., Township Engineer

Thru: Adam Brumbaugh, Township Manager

Re: Contract 25-11 Pike Street Stairs Replacement at 907 Pike Street

Date: Monday, April 14, 2025

One set of stairs was not completed as part of the Pike Street Traffic Calming project of 2023. The replacement of the stairs as originally designed was deleted due to timing issues. A reduced replacement was performed. The resident of 907 Pike Street has requested the work be completed per the original design in order to improve the walkability of the stairs. In response, I prepared a design for the stairs that meets ADA requirements.

The estimated cost of the replacement stairs was below the threshold for bidding so request for quotes were sent to five contractors.

Quotes for the 907 Pike Street Stairs Replacement project were due April 14, 2025 at 10:00 a.m. In response, the Township received two (2) quotes as follows:

QUOTER	QUOTE AMOUNT \$
Landserv, Inc.	\$8,125.00
Bowman Excavation Paving Concrete	\$16,450.00

I recommend the following motion:

I move to award the quote for Contract 25-11 Pike Street Stairs Replacement to Landserv, Inc. in the amount of Eight Thousand One Hundred Twenty-Five dollars (\$8,125.00).



COLLEGE TOWNSHIP

MEMORANDUM

To: College Township Council
From: Lindsay K. Schoch, AICP | Principal Planner
Re: Remand Review – Penn State University Rezoning Request – Innovation Park West
Date: April 10, 2025 (For discussion at the April 17 Council Meeting)

Introduction:

On April 3, 2025, College Township Council reviewed a draft Remand Letter prepared by staff to provide guidance to the Planning Commission regarding Penn State University's two proposed rezoning requests. At that meeting, Council voted to forward the PAM Health / Innovation Park East request to the Planning Commission for review, to be considered at the April 15, 2025 Planning Commission meeting. However, Council requested additional information before taking action on the second request, which proposes expanding the zoning district west of Innovation Park (62-acres) to support the future expansion of the Applied Research Lab (ARL).

In accordance with Council's direction, staff transmitted the Innovation park rezoning request to the PC. The information below outlines a proposed Remand concerning the Innovation Park West rezoning request, for Council's review and consideration.

New Information:

Since the April 3 Council meeting, staff reached out to Penn State University representatives to discuss the proposed expansion of ARL, including the possibility of a smaller, separated rezoning request rumored to support an immediate ARL project. Through these discussions, it was clarified that ARL is working with PSU to locate the new building within the existing boundaries of Innovation Park. This approach would eliminate the need for a separate rezoning and DRI "Lite" review, allowing the broader rezoning request to proceed as planned.

Proposed Revised Remand Language:

College Township Council (CTC) is writing to formally remand to the Planning Commission (PC) the potential to change the zoning designation west of Innovation Park from UPD 14 to PRBD. The purpose of this communication is to provide direction and clarity on the issues that Council believes should be carefully evaluated as the Planning Commission moves forward with this review and ultimately provide a recommendation.

Penn State University (PSU) has begun the process of preparing a Development of Regional Impact (DRI) application for a 62-acre expansion of Innovation Park, intended to accommodate a new Applied Research

Lab (ARL) campus. This proposal requires General Forum approval, as it is outside of the Regional Growth Boundary / Sewer Service Area (RGB/SSA). In knowing the DRI Study is underway, PSU has moved forward in requesting the 62-acre property be rezoned to accommodate the proposed uses on the site. The current zoning is University Planned District 14 (UPD 14), which does not permit research activities; the adjacent zoning district, which encompasses Innovation Park, is Planned Research and Business Park District, which does permit the type of uses proposed for the ARL expansion. Therefore, PSU is requesting the UPD 14 designation is change to PRBD to accommodate the request.

Key Considerations from Council Discussion:

Please keep in mind the DRI process is underway and some of the following considerations may need to be discussed after the report is submitted to the Township for review, regardless, the two processes can move forward concurrently.

1. **Review and Provide Recommendation on Zoning Change** – Evaluate the proposed rezoning from UPD 14 to PRBD and make a formal recommendation to Council regarding its suitability for research and business park development.
2. **Assess Infrastructure & Utility Needs** – Review the feasibility of extending public sewer and water services. Discuss potential regional impacts and make recommendations for coordination with utility providers
3. **Analyze Traffic Impacts** – Consider potential traffic impacts on existing local roadways and intersections and identify mitigation measures and provide recommendations to Council. The Township’s Official Map is applicable in this process, as a proposed road is shown in the vicinity of the request.
4. **Evaluate Environmental Considerations** – Determine if additional environmental reviews are needed to assess potential impacts on undeveloped land. Consider requesting further studies or mitigation.
5. **Facilitate Regional Coordination Discussion** – Review the proposal implications for the RGB/SSA and discuss the process for obtaining General Forum Approval. Provide input on regional coordination efforts.

Next Steps:

Staff will work to prepare a Rezoning Analysis for the requests and share the information with the Planning Commission. Council respectfully requests the PC undertake a thorough review of the requests and provide Council with any recommendations. Council is requesting the Planning Commission provide recommendations by the June 3, 2025 meeting, in advance of Council’s June 18 meeting.



COLLEGE TOWNSHIP

MEMORANDUM

To: College Township Council
From: Don Franson, PE, - Township Engineer
Thru: Mike Bloom, Assistant Township Manager
Re: NB-1: Lemont Street Name Signs
Date: April 11, 2025, for Council's April 17, 2025 meeting

Background:

Included in the Consent Agenda (CA-2.d.) is a request from the Lemont Village Association (LVA) pertaining to the re-installation of the black street name signs in the Village of Lemont. Susan Smith, Board Chair of the LVA, and Eric McGinnis, Ph.D. addressed Council at the April 3rd meeting about this request, noting that it could coincide with the 150th Anniversary of the Township and could be advanced as a possible scout project.

Street Name Sign Requirements:

Street sign requirements within Pennsylvania municipalities are set forth in the federal Manual on Uniform Traffic Control Devices (MUTCD), which is implemented at the state and local level through PennDOT Publication 212.

To summarize those requirements:

- The Street Name sign shall be retroreflective or illuminated in accordance with the provisions of MUTCD Section 2A.21.
- Signs with a green background and white lettering are preferred under the MUTCD. However, the following three (3) alternative colors schemes are allowable:
 - Blue background with white lettering,
 - Brown background with white lettering,
 - White background with black lettering.
- The MUTCD further notes that when an alternative background color is used for street signs, it should be applied to street signs on all roadways under the municipal jurisdiction.

Staff Recommendation on LVA Request:

Staff recommends denial of LVA's request. Re-installation of the black street name signs would not be compliant with the requirements set forth in the MUTCD and PennDOT Publication 212. This could jeopardize future liquid fuels allocations and open the Township to further liability.

Alternative Option:

While not recommended by staff, replacement of the existing green street name signs with new signs of an alternative color scheme is an option. In such case, the use of brown background with white lettering signage would be advisable.

A project, which is not budgeted in 2025, would likely include the installation of 28 new signposts, along with 56 new street name signs, by the College Township Public Works Department.

Cost Estimate: \$8,000

Estimated Completion: Fall 2025



COLLEGE TOWNSHIP

MEMORANDUM

To: College Township Council

From: Adam Brumbaugh, Township Manager

Thru: Katy VanAmburg, Assistant Township Secretary

Re: NB-2 - Review of PSATS Resolutions

Date: April 14, 2025

In advance of the PSATS Annual Business Meeting, PSATS has forwarded a listing of all resolutions that will be considered at that time.

Council is asked to review the attached list and note any resolutions that should be discussed further among College Township Council members in order to properly inform the Township's Voting Delegate, Ms. Susan Trainor, of the Township's position.

End of memo



Received

MAR 31 2025

College Township

Memorandum

DATE: March 26, 2025
TO: Township Secretaries
County Association Secretaries
FROM: David M. Sanko, Executive Director
SUBJECT: 2025 Proposed Resolutions and Nominations Report

Enclosed you will find the proposed resolutions and nominations report for consideration at the PSATS Annual Conference to be held on May 4-7, 2025, in Hershey, PA. The Business Session to consider these items will be held Tuesday morning, May 6, 2025, and the Rules of Conduct for this session are also enclosed, as well as the Resolutions Committee Checklist. There are no proposed changes to the PSATS Bylaws. While this information will be printed in your conference program material you will receive upon arrival, we are providing it to you at this time so members may have an option to review and share with your voting delegate(s).

The Nominations Committee unanimously recommended the Nominations Report, including the slate of Association Officers and Executive Board members at its November 19, 2024 meeting. In addition, the Nominations Committee met via Teams on March 10, 2025 to nominate a replacement candidate for a 3-year term when a November nominee resigned from township service and became ineligible to serve on the PSATS Executive Board.

The Association's Resolutions Committee reviewed the proposed resolutions at its meeting on March 6, 2025. The committee's actions are noted below each resolution. The committee will review any resolutions received after the committee's March meeting on May 5 and PSATS will provide these to the voting delegates at the May 6th Business Session. Voting delegates should anticipate voting on any additional time-sensitive resolutions.

Finally, make sure that your township appoints a voting delegate for the 2025 PSATS Annual Conference and registers that person as a voting delegate. Any supervisor, manager, secretary, or treasurer is eligible to be a voting delegate. County associations are also eligible to appoint voting delegates.

If you have any questions, please call the Association at (717) 763-0930. We hope to see you May 4-7 in Hershey!



2025 Proposed PSATS Resolutions

The following resolutions will be considered by the membership at the PSATS' Annual Educational Conference and Exhibit Show. The sponsor and the Resolutions Committee's action is noted below each resolution. During the voting session on May 6, resolutions with "Support" will be treated as if they have a motion and a second and will be up for discussion and a vote. Resolutions with "Oppose" will need a motion and a second from voting delegates from two different county associations (not including the sponsor) to be brought up for discussion and a vote. When voting, a "yes" vote is to adopt the resolution as written as official PSATS policy. A "no" vote will be to oppose the resolution as written. Resolutions approved by the voting delegates will become Association policy for five years or until accomplished, whichever is shorter.

25-01 RESOLVED, That PSATS oppose legislation that would create statewide zoning mandates, including efforts to amend the Pennsylvania Municipalities Planning Code to require multi-family housing as a permitted land use by right on any lot which is zoned for single-family housing or to require multiple-unit dwellings and mixed-use residential developments on lots located in commercial zoning districts.

BUCKS AND LEHIGH COUNTIES

SUPPORT

25-02 RESOLVED, That PSATS support legislation to provide grant funding to municipalities to conduct housing studies and to plan for the long-term housing needs of the municipality.

BUCKS COUNTY

SUPPORT

25-03 RESOLVED, That PSATS support legislation and policy focused on the reduction of blight, rehabilitation of existing housing, and managing construction costs related to stormwater and Uniform Construction Code regulations.

BUCKS COUNTY

OPPOSE

REASON FOR ACTION: *The committee felt that this proposed resolution was overly broad and encompassed multiple unrelated topics. The committee supported two alternative resolutions, which are printed below.*

The committee approved the following two resolutions below as alternatives to 25-03:

25-04 RESOLVED, That PSATS support legislation and policy that provides townships with voluntary tools to reduce blight.

RESOLUTIONS COMMITTEE

SUPPORT

25-05 RESOLVED, That PSATS support legislation and policy that provides townships with voluntary tools to rehabilitate existing housing.

RESOLUTIONS COMMITTEE

SUPPORT

25-06 RESOLVED, That PSATS seek legislation to amend Section 904 of the Second Class Township Code to change the due dates for completion and filing of the annual audit from April 1st to June 30th.
TOWNSHIPS WITH POPULATIONS GREATER THAN 2,000 BUT LESS THAN 5,000

COMMITTEE

SUPPORT

25-07 RESOLVED, That PSATS seek legislation to amend Section 606 of the Second Class Township Code to allow the board of supervisors to make cost-of-living adjustments to elected supervisor pay by resolution instead of by ordinance.

TOWNSHIPS UNDER 2,000 POPULATION COMMITTEE **OPPOSE**

REASON FOR ACTION: *The committee felt that township supervisors are not in it for the money, but are essentially volunteers and preferred that supervisor compensation changes continue to be made by ordinance.*

25-08 RESOLVED, That PSATS seek to amend Article III, Section 27 of the Pennsylvania Constitution to eliminate the prohibition on receiving increases in elected official compensation during the current term of office.

TOWNSHIPS UNDER 2,000 POPULATION COMMITTEE **OPPOSE**

REASON FOR ACTION: *The committee felt that asking for a Constitutional Amendment would expand the resolution beyond a township issue as it would address all elected offices.*

25-09 RESOLVED, That PSATS seek legislation to create a solar impact fee for municipalities that host commercial solar facilities.

TOWNSHIPS UNDER 2,000 POPULATION COMMITTEE **SUPPORT**

25-10 RESOLVED, That PSATS support legislation to amend the Taxpayer Relief Act (*Act 1 of 2006 Special Session*) to permit municipalities to voluntarily provide additional supplemental assistance to applicants under the Property Tax/Rent Rebate Program.

BUCKS COUNTY **SUPPORT**

25-11 RESOLVED, That PSATS support legislation to amend Section 3205(a)(1) of the Second Class Township Code to increase the cap for the dedicated general purpose millage real estate tax to 30 mills consistent with that currently authorized for townships of the first class and boroughs within the Commonwealth.

BUCKS COUNTY **SUPPORT**

25-12 RESOLVED, that PSATS urge the state Department of Conservation and Natural Resources to comply with Act 54 of 2024 and provide in-lieu-of-tax payments for all state parks.

RESOLUTIONS COMMITTEE **SUPPORT**

25-13 RESOLVED, That PSATS seek legislation to amend the Consolidated County Assessment Law to require every county to conduct a reassessment every 10 or 20 years.

SECRETARY-MANAGER COMMITTEE **OPPOSE**

REASON FOR ACTION: *The committee felt that this was not a township issue and did not want to place an unfunded mandate on another local government.*

25-14 RESOLVED, That PSATS seeks legislation to amend Section 212.402(a)(7) of Title 67 (*Vehicles*) of the Pennsylvania Code to remove the requirement for shadow vehicles during mowing operations along the side of township roadways.

TOWNSHIPS WITH POPULATIONS GREATER THAN 2,000 BUT LESS THAN 5,000 COMMITTEE **SUPPORT**

25-15 RESOLVED, That PSATS supports an increase to liquid fuels funds for municipalities through a 20% minimum dedicated share of any new state transportation funding source and additional new funding sources dedicated exclusively to fund local roads and bridges.

TOWNSHIPS UNDER 2,000 POPULATION COMMITTEE

SUPPORT

25-16 RESOLVED, That PSATS urge the state Department of Transportation to provide municipalities that have a County Conservation District-approved site with the first opportunity to acquire reclaimed asphalt millings from state highway projects.

COLUMBIA COUNTY

OPPOSE

REASON FOR ACTION: *The committee preferred existing PSATS Resolution 24-18 because it felt that the language is stronger and specific to townships.*

24-18 RESOLVED, That PSATS seek legislation to require the state Department of Transportation to provide townships near where road work is occurring with the first opportunity to accept or decline reclaimed asphalt millings from state highway projects at no cost to the township.

25-17 RESOLVED, That PSATS seek legislation to amend Section 3362 of Title 75 (*Vehicles*) of the Pennsylvania Consolidated Statutes to set the default speed limit on unposted roads at 45 mph instead of the current 55 mph.

TOWNSHIPS WITH POPULATIONS GREATER THAN 2,000 BUT LESS THAN 5,000 COMMITTEE

OPPOSE

REASON FOR ACTION: *The committee felt that the existing process to determine appropriate speeds via traffic studies and post limits is functioning as intended. Additionally, the committee felt this resolution was too broad and preferred current resolutions 21-55 and 23-05.*

- **21-55 RESOLVED**, That PSATS seek legislation to amend Section 3362 of Title 75 (*Vehicles*) of the Pennsylvania Consolidated Statutes to authorize municipalities to reduce the speed limit on unmarked roads from the default speed limit of 55 mph to 40 mph by posting these roads at 40 mph for public safety reasons without conducting a traffic and engineering study.
- **23-05 RESOLVED**, That PSATS seek legislation to amend Section 3362 of Title 75 (*Vehicles*) of the Pennsylvania Consolidated Statutes to set the default speed limit on unposted unpaved roads, including dirt and gravel, at 35 mph instead of the current 55 mph.

25-18 RESOLVED, That PSATS seek legislation to eliminate or reduce the percent charged by the Commonwealth to local governments for obtaining equipment and other property through the Federal Surplus Property Program.

WARREN COUNTY

OPPOSE

REASON FOR ACTION: *The committee was concerned about eliminating the percentage charged as the program requires some administrative funding. The committee approved an alternative version of this resolution, 25-19.*

The committee approved the following resolution as an alternative to Resolution 25-18:

25-19 RESOLVED, That PSATS seek legislation to cap the fee charged by the Commonwealth to local governments for obtaining equipment and other property through the Federal Surplus Property Program at 5%.

RESOLUTIONS COMMITTEE

SUPPORT

25-20 RESOLVED, That PSATS urge the state Department of Environmental Protection to streamline and expedite National Pollutant Discharge Elimination System (NPDES) permitting for small-flow treatment facilities and discharge systems.

TOWNSHIPS UNDER 2,000 POPULATION COMMITTEE **SUPPORT**

25-21 RESOLVED, That PSATS oppose efforts by the Commonwealth to meter rural wells in Pennsylvania or charge owners of rural wells for water use, including farms, residences, and municipalities.

BEDFORD COUNTY **SUPPORT**

25-22 RESOLVED, That PSATS seek legislation to require counties to accommodate online arraignments upon request of the municipal police department.

SECRETARY-MANAGER COMMITTEE **SUPPORT**

25-23 RESOLVED, That PSATS urge the state Department of Health to provide greater weight to the practical test for an emergency medical technician compared to the required written test.

TOWNSHIPS WITH POPULATIONS GREATER THAN 5,000 BUT LESS THAN 10,000 COMMITTEE **OPPOSE**

REASON FOR ACTION: The committee felt that this was not a township issue.

25-24 RESOLVED, That PSATS seek legislation to amend the Pennsylvania Prevailing Wage Law (*Act 442 of 1961*) to increase the threshold for compliance for all projects to \$60,000, and, thereafter, increase the threshold annually based on changes in the Consumer Price Index.

TOWNSHIPS WITH POPULATIONS GREATER THAN 5,000 BUT LESS THAN 10,000 COMMITTEE **SUPPORT**

25-25 RESOLVED, That PSATS support legislation to amend the Pennsylvania Human Relations Act to prohibit discrimination on sexual orientation, gender identity, or expression.

BUCKS COUNTY **OPPOSE**

REASON FOR ACTION: The committee felt that this was not a township issue and is already addressed in state law.

Please note that unlike prior years, there are no 2020 resolutions on the books and thus no 2020 resolutions for reconsideration by the delegates that would have otherwise gone off the books.. Due to the pandemic, PSATS cancelled the 2020 annual conference. There was no process in the PSATS Bylaws at the time to address this situation. As there was a need to conduct business, the PSATS Executive Board adopted certain resolutions supported by the Resolutions Committee that would have otherwise gone off the books after five years. In addition, the Board voted to approve all 2020 proposed resolutions that were supported by the Resolutions Committee and two resolutions of its own. At that time, the Executive Board clarified that these actions would only be in effect until the 2021 conference. When the 2021 conference was cancelled, all 2020 resolutions were renumbered as 2021 resolutions and presented to the membership for consideration at the 2021 PSATS Business Meeting held in October 2021. The 2021 resolutions are scheduled to go off the books in 2026.



APRIL 2025

SUBDIVISION/LAND DEVELOPMENT PLAN COUNCIL ACTION DEADLINES

Title	Submitted	Action Deadline
Crew 814 PRD	10/21/2024	12/19/2024 Public Hearing to begin Continued to 2/6/2025
Dreibelbis Med Office	11/18/2024	2/16/2025 extended to 5/17/2025
Walmart #2230	1/24/2025	4/24/2025 (3/24 requested review extension)

SUBDIVISION/LAND DEVELOPMENT PLAN ACTIVITY

Title	Recording Deadline	Comments
Summit Park Subdivision (Preliminary)	May 29, 2025	7/17/23 submitted, comment req. sent 7/18; comments due 7/28; revision due 8/7; comments due 8/11; to PC 8/14; to CTC 9/7; 9/8/23 conditional approval letter sent; JRA note is good; 11/4 emailed for extension request; drawings submitted for RR crossing, cost estimate coming; on going
Centre Hills Country Club	April 27, 2025	2/20 submitted; 2/20 comment request sent; 3/1 comments due; revision due 3/11; comments due 3/15; to PC 3/19; to CTC 4/4, tabled; to CTC 5/2; 5/3 sent conditional approval; 5/3 conditions accepted; 7/9 ext. requested, CTC approved 7/18; 10/11 ext. requested, CTC approved 10/17; emailed for ext req 12/30, fwd 1/7; ext req received 1/8, to CTC 1/16, app sent 1/21
Shiloh Comm. Park Prelim.	May 12, 2025	3/18/24 submitted; 3/19 completeness review comments request sent; 3/29 comments due; revision due 4/8; revision received 4/15; comments due 5/1; meeting with Torretti 5/6; to PC 5/7; to CTC 5/16; 5/17 sent conditional approve; 5/20 conditions accepted; 7/30 requested extension, 7/30 staff approved; CTWA to comment; 11/4 emailed for extension request, staff approved 11/8; 2/3 ext. request, staff approved 2/4; coordinating with CTWA, “exploratory drilling”; 3/24 Twp acknowledge of PennDOT HOP for Shiloh & E Trout sent

State College VA	April 28, 2025	5/8 submitted; 5/8 completeness review and comments request sent; 5/17 comments due (revised to 5/24); revision due 6/10; comments due 6/14; revision due 7/8; comments due 7/12; to PC 7/17; to CTC 8/1; 8/2 conditional approval sent; 8/7 conditions accepted; 10/9 ext. requested; 10/17 ext. approved; 10/22 ext. approval sent; emailed for ext req 12/30, fwd 1/7; 1/8 received ext req, to CTC 1/16, app sent 1/21
Shiloh Comm. Park Phase 1	June 15, 2025	5/20 submitted; 5/21 completeness review and comments request sent; 5/31 comments due; revision due 6/10; comments due 6/14; to CTC 6/20; conditional approval sent 6/21; 6/24 conditions accepted; 8/22 ext. req. received, to CTC 9/5; 9/6 ext. approval sent; 11/20 ext. req. received, to CTC 12/5; ext req approval sent 12/6; 2/18 ext. req. received, to CTC 3/6; ext req approval sent 3/7
Home2 Suites Hotel	April 28, 2025	6/17 submitted; 6/18 completeness review and comments request sent; 6/27 comments due; revision due 7/8; comments due 7/12; to PC 7/17; to CTC 8/1; 8/2 conditional approval sent, 8/2 accepted; 9/26 ext. req. received, to CTC 10/3, sent approval 10/4; ext req received 1/2, to CTC 1/16, app sent 1/21
Mount Nittany Manor	May 6, 2025	8/27 submitted; 8/27 completeness review and comments request sent; 9/6 comments due; to P&R 9/9; 9/23 revision due; 10/4 comments due; revision due 10/14; to PC 10/15; 11/7 CTC; 11/8 conditional approval sent, 11/14 accepted; letter to school district to be sent by 12/6; ext req received 1/6, to CTC 1/16, app sent 1/21
Crew 814 PRD	PH 12/19/2024 PH 2/6/2025	10/21 submitted; 10/22 completeness review and comments request sent; 10/30 staff comments review; 11/1 comments due; 11/7 CTC set public hearing; to CTP&R 11/18; to PC 11/19 (to begin review); 11/22 revision due; comments due 11/27; to PC 12/3 tabled to 12/17; revision due 12/9; public hearing to begin 12/19, continued to 2/6; discuss

		conditions at 3/6 CTC, to be finalized and approved 3/20; findings of fact to CTC in April
Clear Water Conservancy	April 16, 2025	11/13 submitted; 11/14 completeness review and comment request sent; 11/27 comments due; revision due 12/9; comments due 12/13; to PC 12/17; to CTC 1/16; cond. app sent 1/21, accepted 1/21; DRI to CRPC April, back to CTC for approval; ext req to CTC 4/3
Dreibelbis Medical Office	May 17, 2025	11/18 submitted; 11/19 completeness review and comment request sent; 12/2 comments due; revision due 12/9; comments due 12/13; to request a review ext. mid-April
PSU – ADL Swing Space	April 16, 2025	11/18 submitted; 11/19 completeness review and comment request sent; 12/2 comments due; revision due 12/18; comments due 1/3; to PC 1/7; to CTC 1/16; cond. app sent 1/21, accepted 1/23; ext req to CTC 4/3 ; 4/2 received planning module; *addressing before recording
7 Brew Coffee	June 18, 2025	12/16 submitted; 12/17 completeness review and comment request letter sent; 1/3/25 comments due; 1/13 revision due; 1/17 comments due; revision due 1/29; comments due 2/28; to PC 3/4; to CTC 3/20; 3/21 conditional approval letter emailed, accepted 3/26
Walmart #2230	April 24, 2025	1/24 submitted; 1/27 completeness review and comment request letter sent; 2/7 comments due; revision due 2/18; comments due 3/14; revision due 3/24; to PC 4/15 ; to CTC 5/1

MINOR PLANS

Harbison Lot Consolidation	Submitted 3/18/2025 Expires 5/17/2025	3/18 sent to Schnure, Kauffman & Wargo; Comments due 3/28 ; 3/28 requested owner signed plans for ZO signature
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OTHER

Dale Summit Area Plan	12/22/2023 Draft sent to CTC and PC; Joint meeting CTC/PC 1/24/2024; 1/29 FBC distributed; 3/26 CTC/PC joint meeting; to be remanded to PC 5/7; 5/7 PC had questions about remand; 6/6 CTC received questions, DPZ to answer; 8/6 PC to get into
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	FBC; staff to send 8/6 PC meeting recording to DPZ; 9/3 PC recommended tabling the discussion; joint meeting 11/20/24; sent DPZ link to 11/19 PC meeting and copy of PRD for comment; 1/21/2025 PC/CTC joint meeting to be scheduled soon; Feb & March PC commercial/neighborhood street discussions; ongoing
DCNR Grant Spring Creek Park	For basketball court and tennis court resurfacing; survey completed 10/2024, revised; to determine if courts need complete refurbish or spot sealing; quotes from 2 CoStars to be sent to DCNR; ongoing
College/Houserville/Pike Bridge	PennDOT traffic count to occur early October 2024; meeting 1/16/2025 to address areas of concern, work to be 100 days, traffic detours discussed; ongoing
Benner Pike System (4 signals) (TST & GLG)	Frank is working with help of District 2 PennDOT; Application due September 30; resolution to be passed; Application submitted; 12/14 approved for \$127,700; need RFP for traffic engineering services; 3/28 RFP submission deadline; 5/3 consultant chosen; PO for Adam to sign and return to Nick; meeting 8/9; Q4 status report done; to coincide with GLG; 3/22/2024 plans sent to PennDOT for review; bid package to come soon; Advertised 8/13 & 8/16; Bid Opening 10:00am 8/27; awarded to Dixon 9/5; 10/2 Nick picked up contracts; equipment ordered; work to wrap up mid-March; Dixon to return March/April to install fiber & switches; GLG portion is complete; ongoing
E College/Gerald/Struble Signal	Coordinate with Columbia Gas and PennDOT; to include traffic and railroad signal; potential start March/April 2025; contractor to layout signal poles, then call meeting with CT, PennDOT & Gibson-Thomas; meeting to be set
E Park System (7 signals)	2/23/24 submitted to PennDOT; awarded August 2024; 1/6/25 Trans provided Eng. Proposal, accepted; counts to begin Feb/March; meeting at CT Trans, CT & PennDOT
E College/322 (4 signals) ARLE	Awarded \$146,320; 9/9/24 Trans starting traffic counts, 9/16 counts completed; 1/6/25 Trans waiting for PennDOT comments; analysis & final design to be completed Jan/Feb 2025
University & Curtin GLG	Frank working on final application, due 2/28, submitted 2/27; ongoing

S Atherton & Scenery	Replace cabinet & radar; 2024 Patton Twp ARLE, waiting for update from Patton
E College & Decibel	Pedestrian crossing upgrades; Casino; ongoing
Nittany Casino	Recorded December 27, 2022; minor recorded 11/18/24

ENGINEERING BOND/LOC SURETY EXPIRING SOON

LDP's UNDER CONSTRUCTION

Canterbury Crossing	Winfield Heights
PSU IPASS	Arize FCU
Mount Nittany Medical Center	PSU Soccer Complex
Stocker Body Shop	Rearden Steel
Halfmoon Towing	Jersey Mike's
UAJA Biosolids Upgrade Project	Nittany Casino
Maxwell Storage	PSU Beaver Stadium
Mount Nittany Elementary School	335 Innovation Building



SI-2



**COLLEGE TOWNSHIP
 2025 ORDINANCE ENFORCEMENT REPORT
 FOR MARCH
 FRANK B. SCOTT, IV**

**STARTING MILEAGE: 49,447
 ENDING MILEAGE: 49,915
 TOTAL MILES: 468**

ORDINANCE VIOLATIONS

TOTAL NUMBER OF VIOLATIONS / COMPLAINTS: 6

TYPES OF VIOLATIONS:

SIGNS: 1

Violator	Location of Violation	Violation/complaint	Action Taken	Twp/Public
1.N/A	throughout the Twp.	numerous yard signs in R.O.W.	removed 40+ signs	Twp.

GRASS / WEEDS: 0

Violator	Location of Violation	Violation/Complaint	Action Taken	Twp/Public

CAT / DOG / ANIMAL: 0

Violator	Location of Violation	Violation/Complaint	Action Taken	Twp/Public

ZONING / BUILDING: 0

Violator	Location of Violation	Violation/Complaint	Action Taken	Twp/Public

RENTAL HOUSING: 0

Violator	Location of Violation	Violation/Complaint	Action Taken	Twp/Public

STREETS / ROADS: 1

Violator	Location of Violation	Violation/Complaint	Action Taken	Twp/Public
1.Joshua Figlin	673 Pike St.	vegetation blocking vision	sent letter/trimmed	Public

MUD TRACKING: 1

Violator	Location of Violation	Violation/Complaint	Action Taken	Twp/Public
1.GOH	Park Ave. @ stadium	mud tracking on Park Ave.	no violation/no mud	Public

TEMP BUSINESS / SOLICITING: 0

Violator	Location of Violation	Violation/Complaint	Action Taken	Twp/Public
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SOLID WASTE: 1

Violator	Location of Violation	Violation/Complaint	Action Taken	Twp/Public
1.Robert Fulton	119 Cedar Ln.	scrap metal piled in yard	site visit/cleaned up	Public

NOISE: 0

Violator	Location of Violation	Violation/Complaint	Action Taken	Twp/Public
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PARKING: 0

Violator	Location of Violation	Violation/Complaint	Action Taken	Twp/Public
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SIDEWALKS: 0

Violator	Location of Violation	Violation/Complaint	Action Taken	Twp/Public
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BLASTING: 0

Violator	Location of Violation	Violation/Complaint	Action Taken	Twp/Public
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OTHER: 2

Violator	Location of Violation	Violation/Complaint	Action Taken	Twp/Public
1.Walmart	373 Benner Pike	lg pothole in driveway	Mark called Walmart	Public
2.Keystone Realty	501 Benner Pike	lg pothole in driveway	Mark called Keystone	Public

STORMWATER: 0

Violator	Location of Violation	Violation/Complaint	Action Taken	Twp/Public
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TOTAL TICKETS: 0

TOTAL WARNINGS: 0

TOTAL COLLEGE TOWNSHIP CITATIONS: 0

TICKET NO.	LOCATION	MAKE & MODEL	LICENSE NO.	VIOLATION

CITATION NO.	TICKET NO.	DATE FILED	VIOLATION	TWP. / BORO

**TICKET REPORT 2025
FOR MARCH
COLLEGE TWP. O.E.O**

TOTAL TICKETS: 0

TICKETS - RESIDENTIAL: 0

TICKETS - COMMERCIAL: 0

TOTAL WARNINGS: 0

WARNINGS - RESIDENTIAL: 0

WARNINGS - COMMERCIAL: 0

TICKETS PAID: 0

TICKETS PENDING: 0

TICKETS DISMISSED: 0

TICKETS VOID: 0

TOWNSHIP CITATIONS: 0

VIOLATION BREAKDOWN

1.NO-PARKING FIRE LANE: 0

2.NO-PARKING HANDICAPPED: 0

3.NO-PARKING THIS SIDE: 0

4.NO-PARKING BETWEEN SIGNS: 0

5.NO-PARKING HERE TO CORNER: 0

6.NO-PARKING SNOW EMERGENCY: 0

7.NO-PARKING TRAVEL LANES: 0

8.NO-PARKING WITHIN 15` OF FIRE HYDRANT: 0

9.NO-PARKING LOADING ZONE: 0

10.NO-PARKING: 0

-A.WITHIN 20 FEET OF A CROSSWALK: 0

-B.WITHIN 30 FEET OF A STOP SIGN OR SIGNAL: 0

-C.IN FRONT OF DRIVEWAY: 0

-D.AGAINST TRAFFIC: 0

11.DROPPING OR DEPOSITING ON ROADS: 0

12.SOLID WASTE: 0

13.SOLICITATION: 0

14.GRASS & WEEDS: 0

15.BUILDING NUMBERS: 0