ATTENDED BY -  
AUTHORITY MEMBERS: Lamartine Hood, Chair
Ray Forzia, Vice Chair
Anthony Fragola, Treasurer
John Peterson, Assistant Treasurer
John Young, Assistant Secretary
Benson Lichtig
Jack Igoe
Richard Button

ADDITIONAL ATTENDEES: Keri Miller, Executive Director
Jeff Stover, Solicitor
Susan Trainor, Council Liaison
Jennifer Snyder, Assistant Township Secretary

ABSENT: Ray Liddick, Secretary

CALL TO ORDER

Mr. Lamartine Hood, Chair, called March 20, 2024, Regular Meeting of the College Township Industrial Development Authority (CTIDA) to order at 9:30 AM.

SPECIAL PRESENTATION: SP-1  Ben Franklin Technology

Mr. Todd Erdley, Ben Franklin Technology Partners, Central Regional Director, introduced himself and offered a brief overview of his role and responsibility with Ben Franklin. Ben Franklin Technology Partners of Central and Northern PA is part of the economic development family at Penn State University supported by the Commonwealth. Ben Franklin is the largest seed investor in the region and has been providing services for nearly 40 years.

Mr. Erdley offered the mission of Ben Franklin Partners is to develop and grow early-stage technology companies; help established manufacturers implement new technology to produce better, faster and at a lower cost; promote an innovative community-wide infrastructure that supports PA’s business technology economy; and create highly-paid, sustainable jobs in the Commonwealth. They provide investment, knowledge and network to small businesses. No matter where a company is in their development process, Ben Franklin offers services and support to help small businesses thrive.

Mr. Erdley provided an overview of the resources Ben Franklin can provide for manufacturers, which includes R&D Investments, Pre-seed Investments, and Innovation Adoption Grants. He provided a few examples of the clients they currently serve. Ben Franklin also offers complimentary portfolio company consulting.

Mr. Erdley offered his appreciation to work with other Economic Development Partners like the College Township Industrial Development Authority and looks forward to collaborating in the future.
CONSENT AGENDA: No items on the Consent Agenda.

ITEMS OF RECORD: No *Items of Record* on the Agenda

EXECUTIVE DIRECTOR REPORT

As part of the Executive Director’s report, Ms. Lindsay Schoch, AICP, College Township Principal Planner, offered an overview of the Dale Summit Area revitalization project and the Workforce Housing ordinance review being undertaken by the CT Planning Commission.

Ms. Schoch offered an explanation of Workforce Housing and the criteria that must be met for a person/family to qualify. Individuals and families who fall between 65% and 120% of the Average Medium Income as determined by the Department of Housing and Urban Development (HUD) qualify for the program. Currently, College Township has 29 units in the Aspen Heights complex that are Workforce Housing units.

The PC is conducting a review of the interpretation and application of the current workforce housing ordinance. Ms. Schoch offered the PC may take one more meeting to finalize their review before sending the ordinance back to Council.

Ms. Schoch invited the CTIDA members to attend the kick-off meeting to launch the revitalization of the Dale Summit Area and Form-Based Code. The meeting is on Tuesday, March 26, 2024, at 6:00 PM. Ms. Schoch offered that Form-Based Code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form rather than separation of uses as the organizing principle for the code. With form based code, uses are important but the form of the buildings are of higher importance.

Ms. Schoch outlined the study area in the Dale Summit and the redevelopment plan. It all began with hiring a consulting firm, holding a 4-day Charrette and launching the take-aways at the upcoming joint public meeting. She encouraged the public to attend these meetings and provide input.

Ms. Miller, Executive Director, offered that she attended a Focus Central PA Industrial Development Forum in Bloomsburg, PA, along with Mr. Ray Forziat. The Authority has been invited to tour of Tasty K and to Xact Metal.

COUNCIL LIAISON’S REPORT

Ms. Trainor, CT Council Liaison to the CTIDA, offered Council heard a presentation from the Centre County Adult Services. Council learned about the Point In Time study of homelessness or perceived homelessness. Council also received a report from the CT Finance Director, Mr. Robert Long. He offered that CT has an outstanding collection rate of Real Estate Tax, which reflects on the residents in CT.

Council remanded a review of the Workforce Housing ordinance to the Planning Commission. They are currently reviewing this ordinance.

SECRETARY’S REPORT

SR-1 February 1, 2024, Meeting Minutes
Mr. Young made a motion to approve the February 1, 2024, Regular meeting minutes.  
Mr. Forziat seconded the motion.  
Motion carried unanimously. 

A reminder that Statements of Financial Interest forms are due to the CT Assistant Township Secretary by May 1, 2024. This is for all those that served on the Authority in 2023. 

TREASURER’S REPORT 

TR-1 February 2024 Financial Report

Mr. Fragola, CTIDA Treasurer, offered a brief Treasurer’s Report.

As of February 29, 2024:

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<th>Checking/Savings/Cash on Hand</th>
<th>$ 444,889.92</th>
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<tbody>
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<td>Monies held at brokerage Firms</td>
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<td>Monies invested in Clients:</td>
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<td>Dominight</td>
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<tr>
<td>X-Hab 3D</td>
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Mr. Fragola made a motion to approve the February 29, 2024, Treasurer’s Report.  
Mr. Forziat seconded the motion.  
Motion carried unanimously. 

OLD BUSINESS: No Old Business Items on the agenda

COMMITTEE REPORTS

Chair Hood recessed the regular meeting and convened into an Executive Session at 10:27 AM. The Regular meeting was called to order after the recess at 10:45 AM. 

GOVERNANCE COMMITTEE (Written Committee Notes Submitted to the Authority)

GC-1 Resolution R-24-02 Business in Our Sites Grant Application

The Governance Committee received a request asking the CTIDA to be the applicant for a DCED Business in Our Sites (BIOS) grant for a local redevelopment project at the Nittany Mall in College Township. Resolution R-24-02 requests a BIOS grant in the amount of $4,000,000.00 from the Commonwealth Financing Authority
through the Department of Community and Economic Development (DCED) to be used for the redevelopment of the Nittany Mall area into “The District at Dale Summit”. The Governance Committee recommends the Authority approve the resolution. Hearing no comments, the following action took place.

The Governance Committee recommends approval of Resolution R-24-02
supporting the Business in Our Sites grant application.
Motion carried unanimously.

**LOAN COMMITTEE** (Written Committee Notes Submitted to the Authority)

**LC-1  CTIDA acting as the applicant of the DCED Business in Our Sites Grant for the redevelopment of the Nittany Mall area.**

The Loan Committee received a request for the CTIDA to be the applicant and for financial support of a DCED Business in Our Sites (BIOS) grant application for the redevelopment of the Nittany Mall. The Loan Committee recommends the CTIDA act as the applicant for this BIOS grant and to commit $50,000 in support of the grant. Hearing no further comments, the following action took place.

The Loan Committee moves the CTIDA act as the applicant of the DCED BIOS grant for the redevelopment of the Nittany Mall Area.
Motion carried unanimously.

**LC-2  Commitment of $50,000 to the local redevelopment of the Nittany Mall area for the DCED Business in Our Sites grant.**

The Loan Committee moves the CTIDA commit $50,000 to the local redevelopment of the Nittany Mall for the DCED BIOS grant.
Motion carried unanimously.

**LC-3  CTIDA to act as Guarantor for a Line of Credit for Mitotyping from Jersey Shore State Bank – require Mitotyping to pay annual fee of Line of Credit**

The Loan Committee received a request to act as a guarantor for a Line of Credit from Jersey Shore State Bank for Mitotyping Technologies. Mitotyping Technologies uses scientific knowledge, training, and experience to help families and individuals resolve questions of identity and to support the criminal justice system in its search for the truth through the use of forensic DNA typing methods. The Loan Committee recommends the Authority act as a guarantor, with Mitotyping paying the annual administrative fee. Hearing no further comments, the following action took place.

The Loan Committee moves that the CTIDA act as a guarantor for a Line of Credit through Jersey Shore State Bank for Mitotyping and require Mitotyping to pay annual fee, upon review and recommendation of the CTIDA solicitor.
Motion carried unanimously.
LC-4 Dominight Loans

Ms. Keri Miller, Executive Director, asked the Authority to approve a pause in payments from Dominight as Dominight has had some minor setbacks related to faulty motors on the light towers they manufacture. After discussion, the following motion was made.

Mr. Fragola made a motion to allow the Chamber of Business and Industry of Centre County (CBICC) to pause payment to the CTIDA from Dominight for six-months from March 21, 2024.
Mr. Forziat seconded the motion.
Motion carried unanimously.

MARKETING COMMITTEE (Written Committee Notes Submitted to the Authority)

Ms. Miller offered that a tablecloth, retractable sign and other marketing materials have been ordered for use in outreach efforts.

FINANCE COMMITTEE (Written Committee Notes Submitted to the Authority)

FC-1 Resolution R-24-03 CTIDA Investment Policy

The Finance Committee has been reviewing and updating the CTIDA Investment Policy. The recommended updated policy is before the Authority for approval. Mr. Lichtig asked if the amount of 1 – 3% allowance for grants was sufficient. The Finance Committee offered this is a good starting point that may need to be reevaluated. Hearing no further discussion, the following motion was made.

The Finance Committee moves to approve Resolution R-24-03 CTIDA Investment Policy.
Motion carried unanimously.

INFORMATIVES – No Informatives pulled for discussion.

ADJOURNMENT

Hearing no further comments, Chair Hood adjourned the March 20, 2024, College Township Industrial Development Authority Regular Meeting at 10:59 AM.

Respectfully Submitted,

John Young

John Young
CTIDA Assistant Secretary