

COLLEGE TOWNSHIP COUNCIL

ADDITIONAL MEETING

JUNE 11, 1979

The meeting was called to order by Chairman J. Carroll Dean at 7:30 p.m. in the College Township Municipal Building.

Members present: Donald E. Bailey, J. Carroll Dean, Dolores A. Taricani, Clarence E. Trotter, and John H. Ziegler

Others present: Manager Elwood G. Williams, Sr.

- I. Chairman Dean informed those present that this was an additional meeting of the College Township Council, not a special meeting, called for the purpose of obtaining information and answering questions on the proposed expansion plans for the Nittany Mall.

Carl Barefoot, Vice President in charge of Architectural Engineering for Crown American, represented the corporation and presented the details for the expansion. Mr. Barefoot said essentially what was involved was modifying the existing Mall to bring it up to contemporary standards of retail marketing today. Included in the program would be: reduction of the Penn Traffic Store to approximately 60,000 square feet; converting space in "back of Mall" currently occupied by Penn Traffic to small shops area and adding a new part to Penn Traffic in "front of the Mall"; adding two Mall entrances in "back of the Mall" — one opening onto the parking lot, one opening into the "new proposed department store"; expansion of Sears store; relocation and improvement of Summit Road; improvements to Routes 64/26 and Benner Pike. Mr. Barefoot displayed several drawings depicting the changes and the expected appearance of the completed modifications.

Mr. Barefoot indicated that the scheduling of the expansion program depended on the granting of the various approvals needed but the proposed schedule was: site work to begin August 1979; renovation to Penn Traffic and Mall, March 1980; opening of Penn Traffic Store, August 1980; Sears expansion to begin September 1980; Sears to open September 1981; proposed department store would be started after 1981.

Mr. Barefoot declined to indicate what the proposed department store would be, saying the chain would prefer to announce the opening of a new

store and Crown American as the developer would not make that announcement.

Mr. Barefoot introduced other members of Crown American's staff who were present: Nick Pasquerilla, Vice President in charge of Building Division; Raymond J. Wendekier, Vice President - Real Estate Development Division; and Terry Johnson, Manager of Site Engineering Department.

Members of the audience expressed their concern over the vacant stores presently at the Mall without adding additional retail space. Mr. Barefoot indicated Crown American felt the modifications and the addition of another department store would bring more tenants to the Mall.

Mr. Ziegler raised a question pertaining to the number of parking spaces available indicating that at peak seasons the present parking area is not adequate. Mr. Johnson answered that there are currently 2,275 parking spaces and 300 more spaces will be added. Mr. Johnson said a national standard of 5.5 parking spaces per 1,000 sq. ft. of leasible space is normally used in computing the parking spaces and Crown American was within that limit. Mr. Ziegler pointed out that the shops now occupying the kiosks in the Mall area had not been computed in the original computation of leasible square footage used for determining the number of parking spaces. Chairman Dean expressed his concern over the traffic problem that the kiosks presented in the event of a panic. Mr. Pasterella said that "something can be worked out with the Kiosks".

To Chairman Dean's question regarding the relocation and improvements of Summit Road, Mr. Pasterella assured him the changes would be made at Crown American's expense to Township standards.

Discussion followed on the improvements proposed for Summit Road and the necessity for traffic lights at the various entrances/exits to the Mall.

A member of the audience asked what solutions Crown American proposed for the residents of Dayeview Acres who would be forced to relocate because of the proposed expansion plans. Mr. Johnson indicated that a meeting had been held with these people living in Dayeview Acres and that a survey of available mobile home sites was being conducted. He further indicated that in the agreement between Crown American and Mitchell Enterprises for the land on which the mobile home park is located a fund will be established to assist the residents of Dayeview Acres in moving the mobile homes -- Crown American

will contribute \$300 for each home and Mitchell Enterprises will contribute \$200 for each home. The residents will not be required to vacate until 90 days after Crown American exercises their option on the property. If they did not exercise that option until October 1979, then the 90-day period would not begin until April 1980.

Mr. Ziegler asked what attempts had been made to acquire the property east of the Mall? Mr. Barefoot answered that this had been considered at the same time as the property in back of the Mall was considered and the property owner was not willing to sell. Mr. Trotter asked if the property east of the Mall could be obtained would the land which is presently the location of Dayview Acres be needed? Mr. Barefoot answered, yes, that was the most feasible way to go for the expansion.

Chairman Dean indicated Council had recently received updated information on the scheduling for the construction and completion of the housing project behind Hills -- the contractor expects to break ground in mid-August 1979 with expected completion in May 1980. A member of the audience asked if Crown American would be willing to wait until these units were available to those wishing to sell their mobile homes and move in one of the units before exercising their option on the concerned property. The representatives of Crown American said they could not comment on that at that time. Mrs. Taricani urged Crown American to give careful consideration to this question.

Questions and discussion followed on the unrented areas in the Mall, proposed upgrading of the parking area, the need for the expansion, and the various safety hazards resulting from traffic flow in the present parking lot. Paul Brannan, Director of Public Affairs for Crown American, assured the audience that there were several national retailers interested in the Nittany Mall. Mr. Barefoot pointed out various modifications to be made to improve the safety of the parking areas.

Mr. Ziegler indicated that it would ultimately be up to the College Township Council to decide on moving Summit Road but he felt that not enough evidence had been presented to support the proposed expansion of the Mall which would necessitate the moving of the mobile home park. He indicated he would also like to see some alternatives for those living in the mobile home park. Mr. Ziegler questioned the adequacy of the proposed parking area and said that he could not agree to a program when he did not know the stores to be included.

Chairman Dean thanked all concerned for their participation. A period followed wherein individual residents spoke personally with members of the Crown American Staff.

- II. Chairman Dean reviewed for the Council the three bids that had been received on a recording and sound system for the meeting room: Daveland Company, \$7,189.00; Gray Communications, Inc., \$2,520.00; and Largey's Electronics and Research, \$9,840.00. The bids and the systems offered have been reviewed by a consultant, Howard ^{KINGSBURY} Kingsbury, and based on what is needed and what is offered the Daveland bid is the most responsive. Discussion followed on the specifications of the system, cost involved, and the benefits that would be derived from the system.

Mr. Ziegler moved that Council award the contract to The Daveland Company, Inc., 407 Linden Street, Allentown, PA, in the amount of \$7,189.00 for the installation of a recording and public address system to be installed in the meeting room of the College Township Municipal Building. Mrs. Taricani seconded the motion and it was carried unanimously.

Chairman Dean asked Mr. Williams to contact Daveland and inform them they were the successful bidder.

Mr. Ziegler moved that Chairman of Council approach the College Township Industrial Development Authority Chairman, Robert Ishler, with a request that they contribute approximately half of the amount for the sound system. Mr. Bailey seconded the motion and it was carried unanimously.

The meeting adjourned at 9:15 p.m.

Respectfully submitted,
Elwood G. Williams, Sr.
Secretary

EGW:lf:bh