

Highlands Civic Association (HCA)

- To strengthen the sense of community, responsibility, and livability in the Highlands for all residents.
- To protect, preserve, and further the residential quality of the Highlands area.
- To maintain an open line of communication among the Highlands neighborhood, the Borough of State College, the University community, and other Borough neighborhoods and agencies.
- To facilitate the exchange of information among HCA residents.

AGENDA Wednesday, Dec. 8, 2021 7:00pm Zoom Video and Phone Conference

Meeting Convened at 7:05 pm

1. **Introductions:** Mark Huncik, Eric White, Margaret Sebastianelli, Vinnie Scanlon, Jennifer Stahl, David Stone, Rob Pangborn, Jim Rosenberger, Jim Lundy (Sigma Chi chapter alum), Elizabeth Berryman (Sigma Chi housemother)
2. **Treasurer Report and Annual Dues Collection** - \$5 per household (arrange with Vinnie Scanlon, at mvinnies@icloud.com): Account balance \$1,359.41
3. **Officer Slate for Election:**
 - a. President – Mark Huncik
 - b. Vice- President – Eric White
 - c. Secretary – Margaret Sebastianelli
 - d. Treasurer – Vinnie Scanlon
 - e. Board Member – Jennifer Stahl
 - f. Board Member – Jacob Werner
 - g. Board Member – Theresa LaferSlate of officers approved by those in attendance.
4. **Guest Speaker:** Ezra Nanes, AccuWeather Director of Business Development, State College Borough Mayor-elect
 - Provided a brief bio of his life: birthplace (New York Manhattan), education (MBA Penn State), employment (AccuWeather), family (wife, daughters)
 - Discussed his goals and priorities and the need for collaboration with the Borough and county in his tenure as Mayor
 - Swearing in Ceremony January 3, 2022
 - Q & A format: points discussed
 - Noted growth in downtown and his interest in continuing the work of the DSCID (Downtown State College Improvement District) to establish and maintain a thriving community of businesses, hospitality and cultural venues; growth in downtown and its proper management effects the

surrounding neighborhoods and quality of life of the citizens who choose to live there

- Zoning reviews, rewrites and future development within the Borough must be a high priority and enforcement will be key to meeting established goals of creating a diverse and welcoming community with green spaces and parks for gatherings, public bus and bike transportation, and thriving businesses
- Build on the established art and cultural events to showcase local and visiting artists with a diversity of talents
- Sustainability is essential for a healthier environment and collaboration with other townships and the county will be needed to achieve stated goals
- Biking is a form of transportation central to the goal of creating an arterial path to offer greater accessibility to all aspects of life in the Borough
- Cultivate a stronger partnership with Penn State to promote a more sustainable and vibrant community for all who work, live and visit; build a mutually beneficial relationship with incoming President Neelie Bendapudi.

5. Other items and discussion:

- HARB (Historical Architectural Review Board): In December 2017, State College Borough Council passed Ordinance 2104 which created a Historical Architectural Review Board (HARB) to oversee regulated activities within the Holmes Foster/Highlands and College Heights historic districts
<https://www.statecollegepa.us/harb>
- The HARB committee meets the 1st Tuesday of each month at 7:00 pm in the Borough Building
- The protocol for demolition of property within the aforementioned housing districts was reviewed during the HCA meeting in anticipation of future applications
- The application is a 2-step review and approval process: 1. Submission of a demolition application, 2. Submission of a plan for the use of vacated spaces (Note: There is no requirement for submitting a usage plan with the demolition application.)
- HARB makes a recommendation based the review of the application and submits the assessment to the Borough Council for discussion and decision

Meeting Adjourned at 8:20 pm

Meeting minutes submitted by Margaret Sebastianelli, December 2021