



LEGAL NOTICE

Notice to Property Owners in the Downtown State College Improvement District

The State College Borough Council will conduct a public hearing at 7:00 p.m. on Oct. 4, 2021, in the Council Chambers of the State College Municipal Bldg., 243 S. Allen St., State College, PA.

The purpose of the hearing is to receive input from property owners in the Downtown State College Improvement District with regard to renewal of the District beyond the Dec. 31, 2021 sunset date. The District is generally the area encompassed by College Ave., Atherton St., Highland Alley, and Sowers St., and is specifically outlined on the map included in the draft Reauthorization Plan.

The draft Reauthorization Plan provides for the renewal of the Downtown State College Improvement District for a period of five (5) years, the minimum allowable term. No changes to the district boundaries or assessment rate are proposed with this renewal. The draft Reauthorization Plan is available for inspection in the Office of the Borough Secretary, 243 S. Allen St., State College, PA. The draft Reauthorization Plan is also posted at www.statecollegepa.us.

In accordance with the Neighborhood Improvement District Act of 2000, Council may renew the District unless 40 percent or more of the affected owners within the district register their objections to its establishment.

Objections to the renewal of the Downtown State College Improvement District must be made in writing and signed by persons owning the affected properties within the District. Objections must be filed in the Office of the Borough Secretary, 243 S. Allen St., State College, PA 16801 within 45 days of the distribution of the final plan on Oct. 19, 2021, by 5:00 p.m. on Dec. 3, 2021.

Council consideration of the proposed final Reauthorization Plan for the District is scheduled for the Oct. 18, 2021 Borough Council meeting.

Council will consider enactment of an ordinance to approve the proposed Reauthorization Plan at its regular meeting on Dec. 6, 2021, at 7:00 p.m.

Thomas J. Fountaine, II
Borough Manager/Secretary

Legal Ad to be published on September 3, 2021



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INTRODUCTION TO THE DOWNTOWN STATE COLLEGE IMPROVEMENT DISTRICT

INTRODUCTION TO THE DOWNTOWN STATE COLLEGE IMPROVEMENT DISTRICT

The DSCID is a Neighborhood Improvement District and 501(c)(3) non-profit organization established in 2002 by ordinance of the Borough of State College in accordance with the laws of Pennsylvania. The district extends from Atherton Street to Sowers Street, between College Avenue and Highland Alley.

MISSION STATEMENT

The DSCID is a live, work, and play neighborhood that sparks the creative, the eclectic, and the local. We're a constantly changing, adapting, progressive community of people, with tradition blending harmoniously with trends in food, entertainment, and the arts. The DSCID is devoted to preserving and enhancing the value and vitality of Downtown and works to retain, expand, and attract businesses and investment to improve the Downtown environment. The result is the establishment of Downtown State College as the premier business, cultural, and entertainment destination in Centre County.

DOWNTOWN STATE COLLEGE BOARD OF DIRECTORS

The Downtown State College Improvement District is governed by a nine-member Board of Directors, currently:

Sharon Herlocher, Chairman

Jonathan Friedman, Vice-Chairman

Pat Daughtery, Secretary

Chris McKee, Treasurer

Brian Cohen

Peter Marshall

Al Pringle

Elizabeth Yoder

Charima Young

Jill Rosenfeld, Chairman Assistant

ACCOMPLISHMENTS & PROGRAM HIGHLIGHTS

Downtown State College Improvement District is responsible for a variety of downtown programs and events and serves as a key resource for businesses, residents, and the community.

Responsible Event Management

The DSCID hosts and helps to facilitate a variety of annual and seasonal events throughout the year. The DSCID produces events that include:

- > Live After 5 Summer Concert Series
- > First Friday
- > Military Appreciation
- > Downtown Pumpkin Pursuit
- > Light Up Downtown
- > Holiday Trolley and Tree Lighting

In addition to the events the DSCID produces, they also help to act as an intermediary for organizations needing event and open container approval from the Borough. The DSCID works to ensure safe and responsible alcohol management at events while mitigating impacts to downtown businesses and residents.

Community-minded Business Support

The DSCID works to support business development and business recruitment in downtown State College.

- > The DSCID serves as a resource for businesses and connects them with key technical assistance and funding partners including the SBDC, CBICC, and the Happy Valley Adventure Bureau.
- > The DSCID coordinates with the Borough to encourage desired economic development and to identify manageable solutions to allow projects to move forward.
- > The DSCID has collaborated with the Borough to relax restrictions on outdoor dining to help our restaurants stay open during the pandemic.
- > The Parking Permit Reimbursement Program was created to incentivize employers and their employees to take advantage of garage or off-street monthly parking.
- > The DSCID acts as an advocate for the downtown business community and works with the Borough and state agencies to encourage a coordinated approach and minimal disruption during roadway improvements and other construction projects.
- > The DSCID joined in the formation of the ten-

member Town & Gown task force that also includes representatives from Penn State, State College Borough, Centre County, CBICC, and Mount Nittany Health.

Programs & Initiatives

The DSCID manages several programs that encourage a thriving downtown community:

- > Calder WalkWay is a successful dynamic lighting attraction that includes family movies, a community vegetable garden and interchangeable public art. Calder Alley is closed to vehicular traffic and open to pedestrians every Thursday through Sunday from 6 pm to 11 pm.
- > The DSCID manages holiday lighting and decorations in the downtown.
- > Over 100 businesses participate in the downtown gift card program that generates over \$100,000 in the downtown economy annually.
- > The DSCID facilitated the development and installation of historic and commemorative plaques on buildings and benches.
- > The DSCID was an early supporter of the State Theater renovation to preserve it as a key entertainment anchor in the downtown.
- > The DSCID contributed to the art walk experience brochure that provides a self-guided walking tour of local public art.

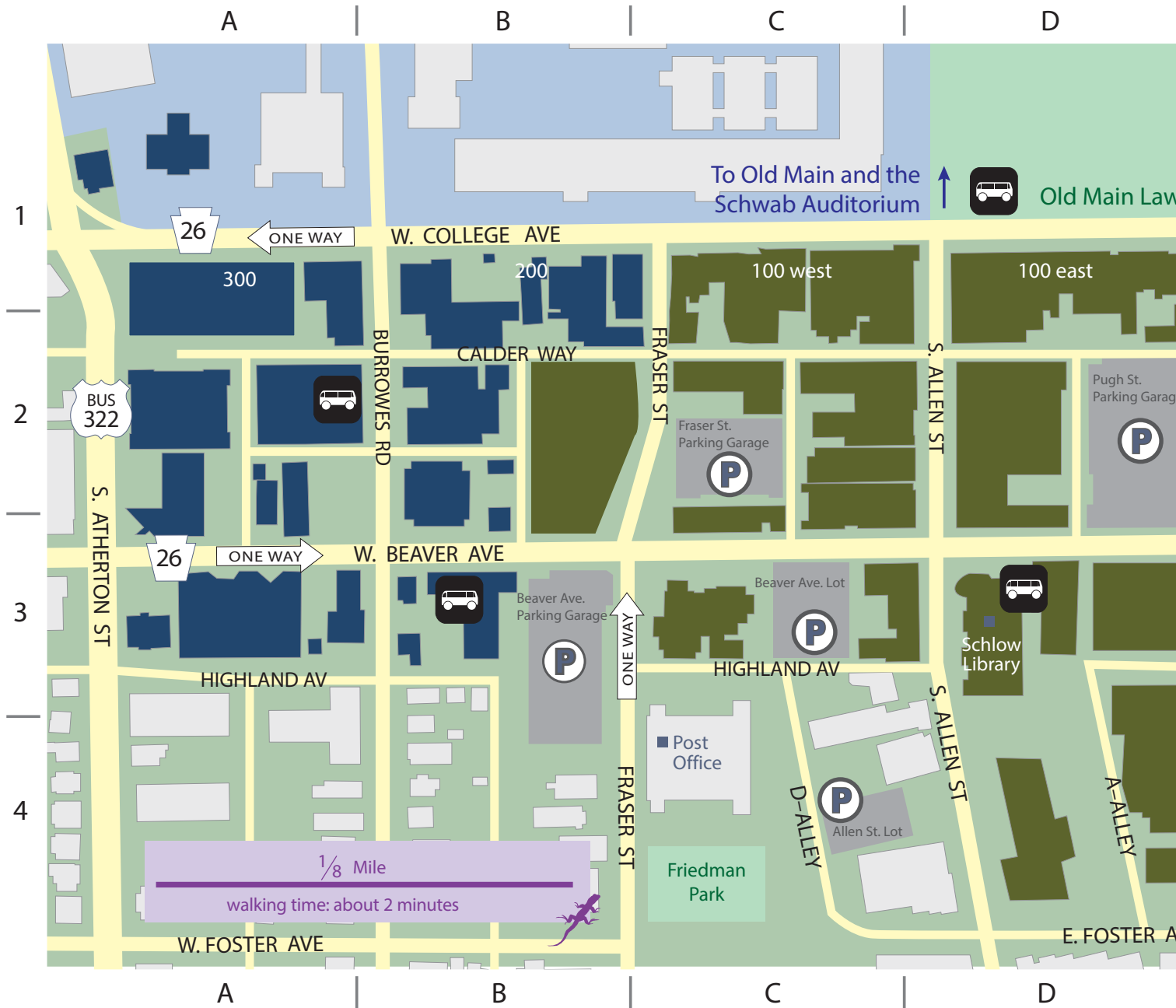
Marketing and Promotions

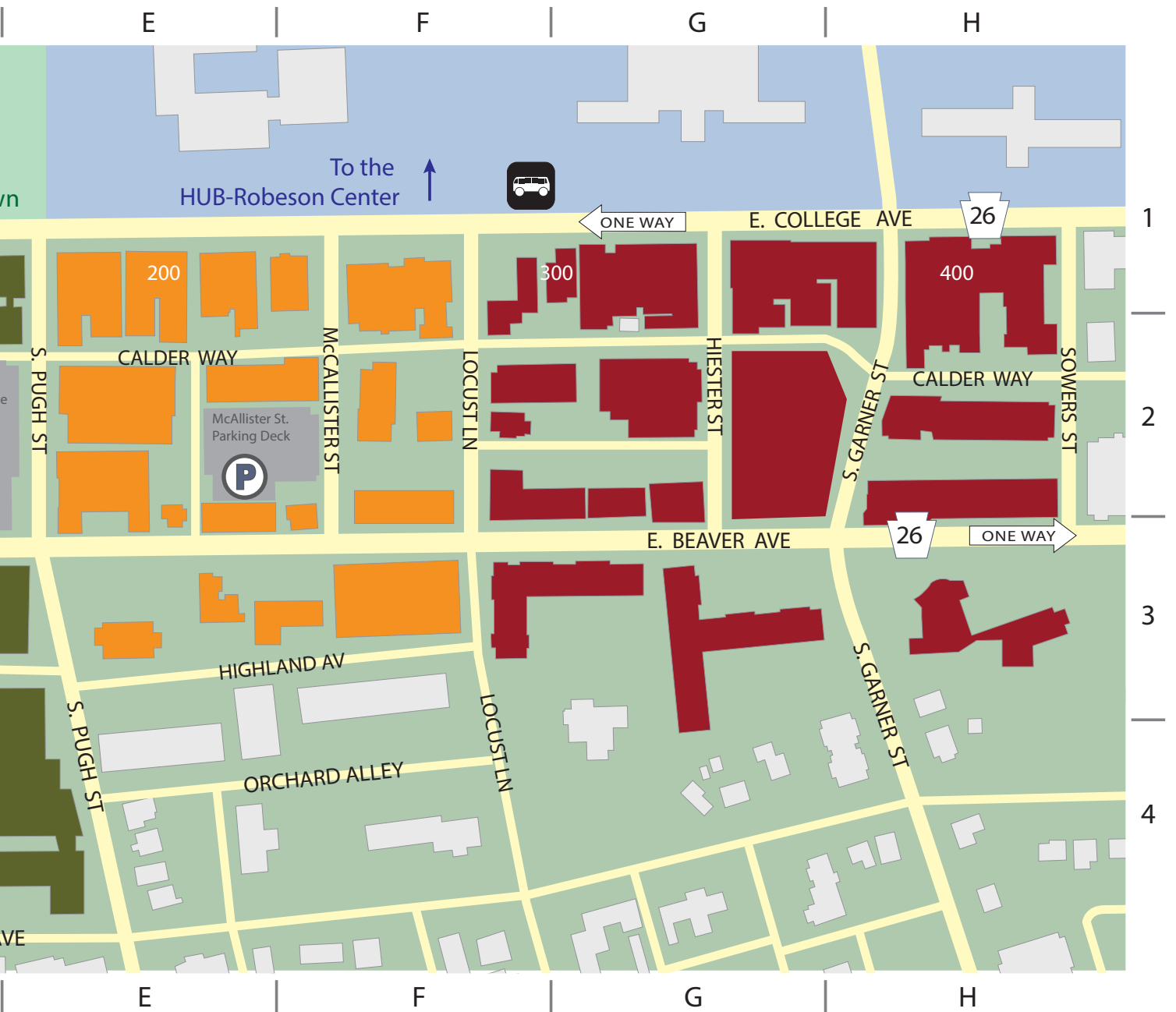
- > The DSCID's robust marketing approach utilizes a variety of media and platforms to support downtown State College and our businesses.
- > The Heart of Happy Valley Campaign highlighted the importance of supporting downtown businesses by bringing attention to their longevity and dedication to our community.
- > The DSCID formed the "Destination Downtown" partnership with the Happy Valley Adventure Bureau to promote visitation and events.
- > The DSCID created and maintains the informational kiosk at College Avenue and Allen Street and the downtown banner program.
- > The DSCID maintains an active social media and web presence to connect the community and visitors with local businesses and downtown experiences.

DESCRIPTION OF BOUNDARIES

The Downtown State College Improvement District extends from Atherton Street to Sowers Street, between College Avenue and Highland Alley, including the parcels on the southside of College Avenue, the eastside of South Atherton Street, the northside of Highland Avenue, and the westside of Sowers Street; also including the parcels between the westside of South Allen Street, the northside of East Foster Avenue, and the westside of South Pugh Street.

MAP OF BOUNDARIES





GOALS, OBJECTIVES, & TACTICS, 2022-2026

THRIVING DOWNTOWN



STRENGTHEN THE DSCID'S COMMUNITY IMPACT

Objective 1.1 Provide input, gather information, conduct research and build consensus on current issues within the realm of public discussion. Matters that require downtown position may include: governmental matters, PSU related, downtown business, community issues, representation on study groups.

Tactic 1.1a. Suggest and review zoning changes.

Tactic 1.1b. Partner with Redevelopment Authority on matters related to business retention and recruitment.

Tactic 1.1c. Provide representation on study groups, boards, commissions, and ad hoc committees.



CONTINUE TO REFINE THE VISION FOR DOWNTOWN STATE COLLEGE

Objective 2.1 Engage the community and partner organizations in visioning exercises to establish a clear vision for Downtown State College.



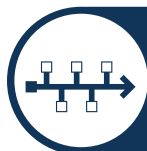
INCREASE AWARENESS OF THE DSCID

Objective 3.1 Continually monitor the role and goals of the DSCID and outwardly express these changes.

Tactic 3.1.a. Develop a brand, redefine the positioning statement, and develop a new, fresh look and feel that will maintain and enhance visual and verbal continuity in all of the DSCID's marketing efforts.

Objective 3.2 Report DSCID Accomplishments.

Tactic 3.2.a. Continue to develop and provide newsletters and annual reports to keep all business and property owners abreast of developments.



ENSURE ORGANIZATIONAL AND DOWNTOWN SUSTAINABILITY

Objective 4.1 Develop regional partnerships to diversify revenue sources and facilitate additional programming.

Tactic 4.1.a. Explore alternative sources of funding through grants and other governmental resources.

Objective 4.2 Begin five-year plan reauthorization during 2024 and coordinate the effort with revisions to the Borough's downtown master plan. Incorporate community visioning, outreach, and analysis to identify measurable goals to carry the organization forward in the next reauthorization period.

DESIGN & APPEARANCE



MAINTAIN AND ENHANCE A WELCOMING AND ATTRACTIVE DOWNTOWN

Objective 1.1 Provide services to ensure the downtown is kept clean.

Tactic 1.1.a. Employ a Clean Team to provide daily sweeping of sidewalks, timely removal of litter and graffiti, cleaning of surfaces, and weeding services.

Objective 1.2 Partner with agencies to provide public safety, hospitality, and outreach services within the boundaries of the DSCID.

Tactic 1.2.a. Proactively work to maintain a safe downtown environment through collaborative relationships with State College Police and Penn State University.



BE A CATALYST FOR PHYSICAL IMPROVEMENTS WITHIN THE BOUNDARIES OF THE DSCID

Objective 2.1 Identify and define physical improvement projects in coordination with the downtown master plan and considering transportation, pedestrian mobility, community green spaces, and gathering spaces.

Tactic 2.1.a. Evaluate Allen Street intersection improvements.

Tactic 2.1.b. Continue to extend the Calder Way improvements project and consider opportunities to coordinate improvements like moving overhead utilities underground with other planned projects.

Tactic 2.1.c. Engage consultants to perform planning studies and design services to move projects forward.

Objective 2.2 Provide design input on proposed projects to retain a cohesive downtown aesthetic.

Objective 2.3 Work with the Borough to develop ordinances that support economic vitality and business growth in a coordinated fashion.

Tactic 2.3.a. Evaluate the effectiveness of the outdoor seating ordinance.

Tactic 2.3.b. Encourage outdoor activity such as sidewalk sales in a safe and coordinated fashion.

Tactic 2.3.c. Continue to consider parking meter relief.

Objective 2.4 Seek additional funding to enable physical improvements.

Tactic 2.4.a. Re-establish the sign and façade enhancement program.

Tactic 2.4.b. Identify opportunities to pursue funding for physical improvement projects to be managed by the DSCID or others.

ECONOMIC DEVELOPMENT



ENCOURAGE BUSINESS ESTABLISHMENT WITHIN THE DSCID

Objective 1.1 Identify key sites for redevelopment.

Objective 1.2 Work with local realtors to advertise or promote available properties for sale or lease.

Objective 1.3 Maintain and enhance public and private financial incentives.

Objective 1.4 Identify niches in local market.

Tactic 1.4.a. Conduct an updated market analysis of the region to develop a better business mix.

Objective 1.5 Develop strategies to recruit businesses.

Tactic 1.5.a. Develop a marketing brochure to be used by property owners and DSCID in recruiting new businesses.

Tactic 1.5.b. Update the DSCID website to include an economic development section where resources for businesses can be downloaded.



ENCOURAGE MIXED USE REAL ESTATE DEVELOPMENT

Objective 2.1 Review zoning and building code issues in cooperation with the Borough.



ENCOURAGE DEVELOPMENT OF CLASS A OFFICE SPACE

Objective 3.1 Assume a more active role in working with property owners to recruit tenants for Class A Office Complexes.

Objective 3.2 Evaluate opportunities for co-working space or shared office uses.



FOSTER AN ENTREPRENEURIAL ECOSYSTEM

Objective 4.1 Organize workshops and training for downtown businesses on topics such as re-establishing a local retail base, the importance of having accurate market information, and establishing a responsible hospitality panel.

Objective 4.2 Organize or partner with other organizations to host meet-ups and networking events targeted to entrepreneurs and young working professionals.

MARKETING & PROMOTION



PROMOTE DOWNTOWN BUSINESSES AND EVENTS

Objective 1.1 Utilize printed information including the district map and guide and direct mail campaigns.

Objective 1.2 Utilize print media advertising.

Tactic 1.2.a. Negotiate contract with Centre Daily Times for reduced advertising rates. Continue outreach to printed press in surrounding areas such as Lewistown, Altoona, and Lock Haven.

Tactic 1.2.b. Utilize magazine advertisement including Town and Gown, State College the Magazine, Central Pennsylvania Convention and Visitor's Center Guide, CBICC Map/Guide.

Tactic 1.2.c. Utilize billboard advertisements.

Objective 1.3 Consider radio and television advertising.

Objective 1.4 Utilize social media to promote downtown businesses and events.



OFFER EVENTS & PROGRAMMING TO DRAW VISITORS TO DOWNTOWN

Objective 2.1 Assist with the planning of annual events that draw visitors from a broad regional driveshed.

Tactic 2.1.a. Continue to produce the Annual Fall Festival.

Objective 2.2 Assist with the planning of smaller, community-scale annual events.

Tactic 2.2.a. Continue to assist with the production of seasonal and holiday events.

Objective 2.3 Develop routine programming geared toward residents.

Tactic 2.3.a. Continue to produce and evaluate the effectiveness of routine events like First Friday, Calder WalkWay, Live After 5 Summer Concert Series, Outdoor Film Series, Family Flicks.

Objective 2.4 Assist with the coordination of downtown event programming hosted by other community organizations and businesses.

Tactic 2.4.a. Engage partners in planning and executing downtown events, especially those targeted at bringing working professionals and young families downtown.

Tactic 2.4.b. Encourage and facilitate a coordinated schedule of downtown events and programming.



CONVEY A POSITIVE IMAGE OF THE DSCID

Objective 3.1 Continue to welcome new residents to Downtown State College with special recognition on our website, social media, etc.



PROMOTE PATRONAGE OF DOWNTOWN BUSINESSES

Objective 4.1 Make downtown easily accessible and remove potential barriers which create negative perceptions of visiting downtown.

Tactic 4.1.a Continue and expand the Parking Validation Program.

Tactic 4.1.b. Develop a Parking Wayfinding System.

Objective 4.2 Maintain and enhance gifting and experience package options for consumers.

Tactic 4.2.a. Continue and evaluate opportunities to expand the gift card program.

Tactic 4.2.b. Partner with Penn State to provide collateral materials to include in conference and new student orientation packets.

Objective 4.3 Encourage and enable students to frequent downtown businesses.

Tactic 4.3.a. Assist businesses with registration in the Lion Cash Plus program.



ESTABLISH THE DOWNTOWN AS AN ATTRACTIVE LIVE, WORK, PLAY ENVIRONMENT

Objective 5.1 Partner with the redevelopment authority to encourage desirable owner-occupied housing for residents of various income levels.

Objective 5.2 Continue to evaluate programs and services that benefit residents of the DSCID.

Objective 5.3 Increase the Downtown's cultural and entertainment offerings.

2022 PROJECTED BUDGET

REVENUES

Revenues	Total
Total Property Assessments	\$ 452,000
State College Borough	\$ 75,000
Penn State University	\$ 30,000
Miscellaneous Income	\$ 65,000
Total	\$622,000

EXPENDITURES

Expenditures	Total
Personnel Expenses	\$225,000
Professional Services	\$35,000
Operational Expenses	\$65,000
Clean Team	\$105,000
Marketing & Advertising	\$100,000
Programs & Events	\$92,000
Total	\$622,000

2022 FOCUS AREAS

In 2022, Downtown State College Improvement District will focus on evaluating operations and exploring opportunities to ensure organizational sustainability in years 2-5. The plan renewal is being structured for a five year term, the minimum term allowable by law to allow the DSCID to evaluate necessary adjustments, build partnerships, communicate successes, and engage the community in planning for the future growth and continued success of the downtown.

There are several key operational functions, programs, and projects that the DSCID will address within the first year to work towards the goals outlined for State College over the next five years. Initiating these items in 2022 will set the stage for organizational and community success moving forward.

PROGRAM AREA: THRIVING DOWNTOWN

Goal: Ensure Organizational and Downtown Sustainability

Diversify Revenue. Currently, the main revenue streams are from property assessments and contributions from the Borough of State College and Penn State University, with additional amounts coming from program income. To ensure sustainability and continued progress, it will be important for the DSCID to look for ways to diversify revenue. This may be accomplished through the following mechanisms:

- > Enable and encourage tax exempt properties to contribute to the DSCID through a payment in lieu of the assessment or annual donation.
- > Identify and secure corporate and foundation grants for operational and program expenses and capital projects.
- > Identify and secure governmental grants in coordination with the Borough for future capital projects in the downtown.
- > Evaluate opportunities for additional assistance from Centre County, considering American Rescue Plan funds, tourism grants, and the hotel tax.
- > Identify opportunities to develop relationships with corporate partners who are located in proximity to downtown and benefit from the services provided by the DSCID.



Evaluate opportunities to achieve operational and budgetary efficiencies. The 2022 budget provides for an additional staff person for the DSCID to enable the executive director to focus on higher level operations, management, programs, and projects. In cooperation with the Board of Directors, the executive director should identify opportunities for operational efficiencies. This may be accomplished by:

- > Partnering with outside organizations on events.
- > Evaluating current processes and determining if costs can be lowered by process improvements, seeking donations, or changing the service provided.

Identify and build regional partnerships. The DSCID's impact is not limited to the downtown area. State College is the anchor of the region and downtown State College can be a vibrant center that not only serves students, but also people that live and work in other areas of the Borough and neighboring townships. The DSCID should identify and begin collaborative discussions with regional entities to determine opportunities to partner on programming, business recruitment and retention, projects, and events in downtown State College. In addition, the DSCID should continue to develop its relationship with Penn State University to identify monetary and in-kind contributions that are mutually beneficial. Other organizations to engage include:

- > Chamber of Business and Industry of Center County (CBICC)
- > Happy Valley Adventure Bureau
- > Centre County
- > Neighboring municipalities
- > Corporate partners

PROGRAM AREA: DESIGN AND APPEARANCE

Goal: Maintain and Enhance a Welcoming and Attractive Downtown

Maintain a Clean Downtown. The Clean Team continues to provide a necessary and important service within the downtown area. On a daily basis, clean team employees log incidences of vomit, animal feces, trash, graffiti, glass, and human excrement. If this service wasn't provided in a timely manner, the look and feel of the downtown would be much different.

While cleanliness of the downtown is important, some of the service may be a duplication of services provided privately at residential and business complexes downtown. The DSCID should evaluate how the Clean Team can work in partnership with property owners to achieve common goals without duplicating services.

PROGRAM AREA: ECONOMIC DEVELOPMENT

Goal: Foster an Entrepreneurial Ecosystem

Connect People. The DSCID was a critical partner to businesses during the COVID-19 pandemic, by helping to aid businesses through programming, direct support, and by working collaboratively with the Borough to evaluate parking restrictions. As more students and visitors return to State College, the DSCID has an opportunity to play an important role in defining the "new normal". The DSCID should explore opportunities to connect people in 2022 and work towards attracting more businesses that draw diverse audiences to downtown State College.

PROGRAM AREA: MARKETING AND PROMOTION

Goal: Promote Downtown Businesses and Events

Evaluate the effectiveness of existing marketing and promotional efforts. The DSCID is currently utilizing a variety of print and digital media to promote its businesses and events. The effectiveness of existing methods should be evaluated in 2022 with budgetary adjustments made in 2023.

Goal: Offer Events and Programming to Draw Visitors to Downtown

Evaluate current event programming. The DSCID offers a number of annual and seasonal events. While these events work to draw people downtown, they also take a tremendous amount of resources. In 2022, the DSCID should evaluate opportunities to partner with other organizations to continue to provide annual events in addition to seasonal and regular events that draw people downtown. Additional programming opportunities through cultural organizations, recreation and fitness providers, and youth-focused providers should also be considered.

Consider opportunities to shift from running events to coordinating events. As other organizations produce events in downtown State College, there may be an opportunity for the DSCID to focus on coordinating and promoting a schedule of programming, to ensure that events are provided on a regular basis and are not competing with each other.

ADDITIONAL REQUIREMENTS

- DRAFT MANAGEMENT AGREEMENT
- BYLAWS OF THE DOWNTOWN STATE COLLEGE
IMPROVEMENT DISTRICT
- LIST OF PROPERTIES ASSESSED (CURRENT AS OF
JANUARY 2021)
- METHOD OF ASSESSMENT

MANAGEMENT AGREEMENT

THIS MANAGEMENT AGREEMENT, made this _____ day of _____ 2021, by and between the BOROUGH OF STATE COLLEGE, a home rule municipality having offices at 243 South Allen Street, State College, Centre County, Pennsylvania, party of the first part (hereinafter referred to as "Borough"),

-AND-

THE DOWNTOWN STATE COLLEGE NEIGHBORHOOD IMPROVEMENT DISTRICT MANAGEMENT ASSOCIATION, INC, a Pennsylvania nonprofit corporation having offices in State College, Centre County, Pennsylvania, party of the second part (hereinafter referred to as "Management Association")

RECITALS:

Borough, by Ordinance No. 1694, as amended (hereinafter "Ordinance") established the Downtown State College Neighborhood Improvement District in accordance with the Neighborhood Improvement District Act, Act No. 2000-130, 73 P.S. § 831, et seq (hereinafter "Act") Under Section 3 of the Ordinance, Management Association was appointed as administrator for the District and authorized to exercise all powers provided for in Section 7 of the Act.

The Borough of State College levies an annual special assessment in accordance with the provisions of the Ordinance. These moneys are collected and used by the Management Association to carry out the purposes of the District and in accordance with Section 7 of the Act

NOW, THEREFORE, in consideration of the mutual covenants contained herein and intending to be legally bound hereby, the parties hereunto do hereby agree as follows

1. Appointment. Borough hereby appoints Management Association as manager of the Neighborhood Improvement District in accordance with the Act
2. Assessment and Collection of Funds. Borough annually levies a special assessment in accordance with the Ordinance. Borough will maintain a record of properties located in the Downtown State College Neighborhood Improvement District and provide to Management Association assessment statements for billing purposes. Management Association will provide Borough with record of all assessment payments received. Borough will maintain a record of all payments received and will file liens as provided by law for unpaid assessments. Costs for collection, filing of liens and maintenance of records shall be reimbursed to Borough from assessment funds received
3. Powers. Management Association shall, in accordance with the requirements for the Act, have the right to exercise all powers granted to Management Association under the provision of Section 7 of the Act
4. Budget. Management Association shall prepare an annual budget and shall provide a copy to the Borough thirty (30) days prior to adoption of said budget by Management Association.
5. Financial Reports. Management Association will prepare monthly and annual financial reports and submit copies to Borough. These reports will be in a form acceptable to the Borough including a "year-to-date" comparison showing receipts and expenditures by budgetary category as well as check

register listing detailing expenditures during the report period.

6. Audit. Within ninety (90) days of the close of each calendar year, Management Association will obtain an independent audit performed by a certified public accountant and will provide a copy of the audited financial statements, auditor reports and management letter to the Borough.

7. Annual Report. As a part of its budget submission, Management Association will submit annually to the Borough a report detailing the programs, initiatives, goals, and objectives Management Association intends to pursue for the coming year and will include an assessment of past program performance.

8. Records. Management Association shall maintain corporate and Neighborhood Improvement District records at such location or locations as the Management Association shall deem appropriate. Such records shall be open to inspection by Borough at any time following reasonable notice. Borough may secure copies upon request of all records.

9. Compliance with Applicable Laws. In conducting its affairs, Management Association will comply with the applicable laws and regulations of the Borough of State College, Commonwealth of Pennsylvania and the United States of America and, with particularity, will comply fully with the requirements of the Act.

10. Purchasing. In making purchases, the Management Association shall comply with the requirements of Borough's Purchasing Ordinance, Ordinance No. 1184, as amended, and the requirements of the appropriate laws of the Commonwealth of Pennsylvania

11. District Termination. In the event of the termination of the Neighborhood Improvement District or its sunset as provided by the Ordinance, all books, records and assets of the Downtown State College Neighborhood Improvement District and Management Association shall become the property of Borough.

12. Borough Programs and Services.

A. District Programs. Management Association shall provide services to properties within the Downtown State College Neighborhood Improvement District. Borough shall use its best efforts to maintain program and *service* levels within the constraints of it, financial capacity and available personnel, in a standard and manner as existed prior to the creation of the Downtown State College Neighborhood Improvement District. Nothing contained herein shall prohibit or prevent Borough from modifying its programs or services areas as they apply to the community as a whole.

B. Properties Outside the Neighborhood Improvement District Management Association may provide services to properties outside the Downtown State College Neighborhood Improvement District as Management Association may deem advisable and appropriate in its sole discretion provided Management Association does so under written contract collecting as a fee for such service from the property owner or on behalf of the property owner fees equivalent to the cost of such service. Management Association shall maintain contracts for such services as a part of its records under Paragraph 8 herein.

13. Severability. In the event any of the provisions of the within Agreement shall be declared

unenforceable, invalid, or contrary to law, the unenforceable, invalid, or contrary provision shall be deleted and the remainder of the within Agreement shall remain in full force and effect

14. Applicable Law and Venue. The within Agreement shall be interpreted in accordance with the laws of the Commonwealth of Pennsylvania. Disputes arising under the Agreement shall be submitted to the Court of Common Pleas of Centre County for adjudication

15. Liability. Borough assumes no liability or responsibility for the actions, contracts or engagements of the Management Association or the Downtown State College Neighborhood Improvement District.

IN WITNESS WHEREOF, the parties hereunto have set their hands and seals the day and year first written above

ATTEST:

THE BOROUGH OF STATE COLLEGE

Sharon Ergler
Assistant Borough Secretary

By: _____
Jesse Barlow
President of Council

ATTEST:

THE DOWNTOWN STATE COLLEGE
NEIGHBORHOOD IMPROVEMENT
DISTRICT MANAGEMENT ASSOCIATION,
INC.

By: _____

**BYLAWS OF THE
DOWNTOWN STATE COLLEGE
IMPROVEMENT DISTRICT**

**Article I
Purpose and Objectives**

1. Purpose and Objectives. The Organization, Downtown State College Improvement District, is incorporated under the Pennsylvania Nonprofit Corporation Law of 1988, 15 Pa C.S.A. Section 5101 et seq. The Organization will be exclusively charitable within the meaning of Section 501(c)(3) of the Code, or corresponding provisions of any subsequent federal tax laws. In furtherance of these purposes, but not in limitation thereof, the Organization may:
 - a. assess all taxable properties within the district to promote, preserve and extend the safety, image and economic development of Downtown State College, Pennsylvania;
 - b. solicit and receive contributions from whatever sources, whether unrestricted or for designated purposes, and hold the same for such designated purposes or subject to such conditions as may be specified in the terms of the gift or grant;
 - c. provide advisory recommendations, prepare annual operating budgets and carry out administrative functions in connection with the establishment and maintenance of a Neighborhood Improvement District in Downtown State College;
 - d. maintain a clean environment and outstanding streetscape environment; enhance security; enhance the marketing and promotion effort; organize a cohesive economic development effort; provide advocacy, research and consensus building; secure funding for streetscape improvements; work with the Borough of State College in implementing the strategic plan for Downtown State College;
 - e. otherwise operate exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Code, and solely for such purposes and without otherwise limiting its powers, exercise all rights and powers conferred by the laws of the Commonwealth of Pennsylvania upon nonprofit corporations in the course of which operation;
 - f. no substantial part of the activities of the Organization shall be the carrying on of propaganda or otherwise attempting to influence legislation, and the Organization shall not participate in or intervene in (including the publishing or distributing of statements) any political campaign on behalf of or in opposition to any candidate for public office;
 - g. the Organization shall not operate for pecuniary gain or profit, incidental or otherwise of any private individual. No part of the net earnings of the Organization shall inure to the benefit or, or be distributed to its members, directors, officers or other private persons except that the Organization shall be authorized and empowered to pay reasonable compensation for services rendered and make payments and distributions in furtherance of the purposes set forth herein;
 - h. Notwithstanding any other provision set forth herein, the Organization shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income taxation under Section 501(a) of the Code, as an Organization described in Section 501(c)(3) of the Code, or corresponding provisions of any subsequent federal tax laws or (b) by a corporation, contributions to which are deductible for federal income tax purposes under Section 1701(c)(2) of the Code, or corresponding provisions of any subsequent federal tax law.

Article II Offices

1. Principal Office. The initial principal office of the Corporation shall be at 127 S. Fraser Street, State College, Pennsylvania 16801
2. The Corporation may also have offices at such other places as the Board may from time to time appoint or the activities of the Corporation may require.

Article III Board

1. The powers, business and affairs of this Corporation shall be governed by a Board of nine persons representing the following interests:
 - a. Owners of property located within the district. Five members of the Board shall represent a property-owning entity that pays assessments. The members shall be selected as follows:
One (1) Member: Assessed Valuation not greater than \$150,000.
Three (3) Members: Assessed Valuation not less than \$150,001 and not greater than \$1,000,000.
One (1) Member: Assessed Valuation not less than \$1,000,001
 - b. Retail Tenant within the district. One member of the Board shall represent a retail business within the district.
 - c. Commercial Tenant within the district. One member of the Board shall represent a commercial business within the district.
 - d. Borough Representative. One member of the Board shall be designated by the Borough Council of the Borough of State College.
 - e. The Pennsylvania State University Representative. One member of the Board shall be designated by the Office of the President of The Pennsylvania State University.
2. Initial Appointment. The initial appointment of the Board of Directors shall be made by the Downtown State College Partnership and the Borough Council of the Borough of State College. The Board of Directors shall be included within the enabling ordinance adopted by the State College Borough Council.

3. Term of Office. The terms of each initial Board member shall commence on the date of appointment and extend for the period designated in the Articles of Incorporation. Board members shall hold office until their successors have been elected or appointed, and may succeed themselves.
4. Vacancies. Any Vacancy in the Board of Directors shall be filled by a majority vote of the remaining members of the Board of Directors, subject to the qualifications set forth in Paragraph 1(a) above. The person selected shall serve for the remainder of the unexpired term.
5. Removal. Board members may be removed from office for "Cause" and upon a vote of two-thirds of the directors. "Cause" for removal of a director shall exist if said director: (i) has been convicted of an offense punishable by imprisonment (ii) if within sixty (60) days after notice of his/her election, said director does not accept such office either in writing or by attending a meeting of the Board of Directors (iii) fails to attend three regularly scheduled meetings of the Board of Directors in any calendar year (iv) leaves the employment of the business the individual director represents on the Board of Directors (v) sells his or her interest in the property or business or closes the business upon which the said director's membership is based or (vi) takes any action which the Board of Directors determines to be inimical to the interests of the Organization.
6. Resignation. Any director may resign at any time from his/her position as a director of the Organization upon written notice to the Organization. The resignation shall be effective upon receipt thereof by the Organization or at such subsequent time as may be specified in the notice of resignation.
7. Regular Meetings. The Board of Directors shall hold an annual meeting for the election of officers and the transaction of other proper business either as soon as practical after, and at the same place as, the annual meeting of members or at such other day, hour and place as may be fixed by the Board of Directors. In addition, the Board of Directors shall meet no less frequently than six times per calendar year with the day, hour and place of such meetings to be fixed by the Board of Directors.
8. Special Meetings. Special meetings of the Board of Directors may be called by the

Chairman of the Board, the Executive Director or any three directors. The person or persons calling the special meeting may fix the day of the meeting.

9. Notice of Meetings. Written or electronic notice of each annual or regular meeting of the Board of Directors, specifying the place, day and hour of the meeting, shall be given to each director at least seventy-two (72) hours before the time set for the meeting. Written or electronic notice of each special meeting of the Board of Directors, specifying the place, day and hour of the meeting and the purpose or purposes of the meeting, shall be given at least seventy-two (72) hours before the time set for the meeting.

10. Quorum of and Action by Directors. A meeting of the Board of Directors shall not be organized for the transaction of business unless a quorum is present. The presence of members of the Board of Directors consisting of a majority of the Board of Directors shall constitute a quorum for the purposes of consideration and transaction of business. Except where a different vote is required by law or the Articles or these Bylaws, the acts of a majority of directors present and voting at a meeting at which a quorum is present shall be the acts of the Board of Directors. Each director shall be entitled to one vote.

11. Interested Directors or Officers. No contract or transaction between the Organization and one or more of its members, directors or officers, or between the Organization and any other corporation, partnership, association, or other organization in which one or more of its directors or officers have a financial or other interest, shall be void or voidable solely for such reason, or solely because the member, director or officer is present at or participates in the meeting of the Board of Directors which authorizes the contract or transaction, or solely because his, her or their votes are counted for such purpose, if: (1) the material facts as to the relationship or interest and as to the contract or transaction are disclosed or are known to the Board of Directors, and the board in good faith authorizes the contract or transaction by the affirmative vote of a majority of the disinterested directors even though the disinterested directors are less than a quorum; (2) the material facts as to the relationship or interest and as to the contract or transaction are disclosed or are known to the members entitled to vote thereon, if any, and the contract or transaction is specifically approved in

good faith by vote of such members; or (3) the contract or transaction is fair as to this Organization as of the time it is authorized, approved or ratified by the Board of Directors or the members. Common or interested directors may be counted in determining the presence of a quorum at a meeting of the board which authorizes a contract or transaction specified in this section. Each officer and employee of the Organization shall be required to excuse himself or herself from participating in or attending any Board of Director, Executive Committee or other Board of Directors' committee meeting at which such individual's conduct, performance, salary or retention are subject to discuss or review.

12. Presiding Officer. All meetings of the Board of Directors shall be called to order and presided over by the Chairman of the Board, or in the Chairman's absence, the Vice Chairman.

13. Executive Director. The Executive Director of the Organization shall be present and participate at all meetings of the Board of Directors unless otherwise unavailable.

14. Nominations to the Board. Nominations to the Board shall be made to the Nominations Committee appointed by the Board of Directors. A call for nominations for the positions available shall be set forth in a notice to property owners during the fourth quarter of each year. Election of new Board Members shall take place by secret ballot by members of the existing Board at its last meeting of each year from among those nominated for available positions.

Article IV Committees of the Board

1. Committees of the Board. The Board of Directors or Executive Committee may, by resolution adopted by a majority vote, establish standing or special committees, each committee to consist of one of the directors of the Organization. The committee, to the extent provided in the resolution of the Board of Directors or Executive Committee creating it, shall have and may exercise all of the powers and authority of the Board of Directors except as otherwise provided by the Pennsylvania Nonprofit Corporation Law of 1988. Initial Committees shall include: Finance Committee, Marketing, Community Service Reps, Economic Development, Cleaning and Maintenance

2. Executive Committee. The Executive Committee shall consist of the Chairman, Vice Chairman, Secretary and Treasurer of the Board of Directors. All meetings of the Executive Committee shall be called to order and presided over by the Chairman of the Board or in the Chairman's absence the Vice Chairman of the Board.

3. Retail Advisory Committee. A Retail Advisory Committee shall oversee the marketing and economic development programs of the Improvement District. The Committee shall be chaired by a retail business owner who shall be appointed by the Board of Directors. The Committee shall include members of the business community from each sector i.e. hospitality, retail clothing, gifts/specialty, restaurants, hobbies, etc. The Chairperson shall report on a monthly basis to the Board of Directors and shall attend all meetings of the Board. The Retail Advisory Committee shall focus on improving the overall shopping environment, fostering cooperative programs and providing recommendations to the Board of Directors regarding direct support services to retailers. These may include, but not be limited to:

1. A printed directory of the downtown to be used as a marketing tool;
2. Joint advertising in local newspaper, radio, television, internet and other outlets on a regular basis, with expenses incurred therefrom expected to be paid through a cost sharing formula between the Improvement District and merchants of the downtown;
3. Special sales promotions involving a critical mass of downtown stores and organized around holidays, campus activities and other events;
4. Periodic customer surveys to develop a better overall understanding of the market;
5. Parking Validation Program and Downtown Dollar Program.
6. Support services to directly assist merchants in conducting their businesses including the establishment of a credit card discount program, providing employee training, organizing an insurance pool, and furnishing consulting or counseling services directed toward topics such as window displays and small business accounting;

7. Recruitment and retention efforts, to provide incentives to those types of establishments which are in keeping with a coordinated merchandising strategy;
8. Networking sessions to foster a cohesive business environment. The sessions will be used to discuss various plans and programs and to generate discussion on the downtown business climate;
9. A coordination and cooperation with property owners in providing a system of review and/or control of prospective tenants; and
10. A list of standard of lease covenants which property owners agree to incorporate into their new or renewed leases. Covenants would cover such items as store front standards, obstruction of sidewalks or entryways, prohibition of noise beyond the interior of the premises, review of alterations and repair, signage controls and establishment of minimum common hours of operation.

Article V Officers

1. Officers and Qualifications. The Organization shall have a Chairman, Vice Chairman, Secretary and Treasurer, each of whom shall be elected or appointed by the Board of Directors. The Board of Directors may also elect such other officers as the Board of Directors deems necessary or advisable. Officers of the Organization shall have such authority and perform such duties in the management of the Organization as is provided or determined by or pursuant to these Bylaws or resolutions or order of the Board of Directors.

2. Removal. Any Officer or agent of the Organization may be removed by the Board of Directors with or without cause, but such removal shall be without prejudice to the contract rights, if any, of the person so removed. Election or appointment of an officer or agent shall not of itself create contract rights.

3. Resignation. Any officer may resign at any time upon written notice to the Organization. The resignation shall be effective upon receipt thereof by the Organization or at such

subsequent time as may be specified in the notice of resignation.

4. Chairman of the Board. The Chairman shall chair the Board of Directors and the Executive Committee of the Organization. The Chairman shall preside at all meetings of the Executive Committee, the Board of Directors and the members present and shall have such authority and perform such duties as necessary to carry out the objectives of the Organization. The Chairman shall have such duties as the Board of Directors may from time to time designate.

5. Vice-Chairman of the Board. The Vice-Chairman shall assist the Chairman in the performance of the Chairman's duties. The Chairman shall assign task and obligations to the Vice-Chairman from time to time as the Chairman elects. The Vice-Chairman shall also have such duties as the Board of Directors may from time to time designate.

6. Secretary. The Secretary shall (a) keep or cause to be kept the minutes of all meetings of the members, the Board of Directors and any committees of the Board of Directors in one or more books kept for that purpose, (b) have custody of the corporate records of the Organization, (c) keep or cause to be kept a register of the address of each member, (d) see that all notices are duly given in accordance with law, the Articles of Incorporation and these Bylaws, (e) maintain a list of all members voting by proxy at each meeting of the Organization's members, and (f) in general perform all the usual duties incident to the office of Secretary and such other duties as may be assigned to him or her by the Board of Directors or the Chairman.

7. Treasurer. The Treasurer shall have general supervision of the fiscal affairs of the Organization. The Treasurer shall, with the assistance of the Executive Director and staff of the Organization: (a) see that a full and accurate accounting of all financial transactions is made; (b) invest and reinvest the capital funds of the Organization in such manner as may be directed by the Board of Directors, unless such function shall have been delegated to a nominee or agent; (c) deposit or cause to be deposited in the name and to the credit of the Organization, in such depositories as the Board of Directors shall designate, all monies and other valuable effects of the Organization not otherwise employed; (d) prepare such financial reports as may be requested from time to time by the Board of

Directors; (e) prepare or cause to be prepared the annual audit of all income and expenditures and have the same submitted to the Department of Community and Economic Development and the Borough of State College within one hundred twenty (120) days after the end of each fiscal year (f) prepare or cause to be prepared an annual report including financial and programmatic information, including a summary of audit findings and have the same submitted to the Borough of State College and to all assessed property owners located within the Improvement District (g) in general perform all the usual duties incident to the office of treasurer and such other duties as may be assigned to him or her by the Board of Directors or the Chairman.

8. No Compensation. Officers shall perform their duties as volunteers of the Organization and shall not be compensated for their services.

Article VI Executive Director

1. The Executive Director shall manage the daily operations of the Improvement District. The Executive Director shall be responsible for coordinating the implementation of the District's policies and projects and such other duties as the Board of Directors may require. The Executive Director shall be employed by the Board of Directors and receive for his or her services such compensation as may be determined by the Board of Directors.

The Executive Director shall hire and supervise such other staff approved by the Board of Directors.

Article VII Manner of Giving Notice Action Without Meeting and by Conference Call

1. Manner of Giving Notice. Whenever written notice is required to be given to any person under the provisions of the Nonprofit Corporation Law of 1988, as it may hereafter be amended, or by the Articles of Incorporation or these Bylaws, it may be given to the person either personally or by any means expressly permitted by the Nonprofit Corporation Law of 1988, as it may be hereafter amended, including sending a copy thereof by first-class or express mail, postage prepaid, or courier service, charges prepaid,

email, or by facsimile copy, to the member's addresses for communications appearing on the books of the Organization or, in the case of directors, supplied by the director to The Organization for the purpose of notice. Notice sent by mail shall be deemed to have been given when deposited in the United State mail, except that in the case of directors, notice sent by regular mail shall be deemed to have been given forty-eight hours (48) after being deposited in the United States mail or, in the case of email or facsimile copy, when dispatched with written confirmation of such dispatch.

2. Action by Unanimous Consent. Any action required or permitted to be taken at a meeting of the members of the Board of Directors, or of any committee of the Board, may be taken without a meeting if, prior or subsequent to the action, a consent or consents thereto in writing setting forth the action so taken is signed by all the members who would be entitled to vote at a meeting for such purpose, and is filed with the Secretary of the Organization.

3. Meeting by Means of Conference Telephone. One or more persons may participate in a meeting of the members of the Board of Directors, or any committee of the Board by means of conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other. Such participation shall constitute presence in person at the meeting.

Article VIII Annual Report

1. Annual Report of Directors. The Board of Directors shall present annually to all members a report, verified by the Executive Director and Treasurer or by a majority of the directors, showing in appropriate detail the following:

- a. The assets and liabilities of the Organization as of the end of the fiscal year immediately preceding the date of the report
- b. The principal changes in assets and liabilities during the year immediately preceding the date of the report
- c. The revenue of receipts of the Organization, both unrestricted and restricted to particular purposes, for the year immediately preceding the date of the report

- d. The expenses and disbursements of the Organization, for both general and restricted purposes, during the year preceding the date of the report

2. Place of Filing. The annual report of the Board of Directors shall be filed with the minutes of the meetings of members.

Article IX Personal Liability, Indemnification and Insurance

1. Personal Liability of Directors. A director of the Organization shall not be personally liable for monetary damages for any action taken, or any failure to take any action, unless the director has breached or failed to perform the duties of his or her office and such breach or failure to perform constitutes self-dealing, willful misconduct or recklessness; provided, however, that the foregoing provision shall not eliminate or limit (a) the responsibility or liability of such director pursuant to any criminal statute, or (b) the liability of a director for payment of taxes pursuant to local, state or federal law. Any repeal, modification or adoption of any provision inconsistent with this Section of these Bylaws shall be prospective only, and neither the repeal or modification of this Bylaw or adoption of any provision inconsistent with this Bylaw shall adversely affect any limitation on the personal liability of a director or officer of the Organization existing at the time of such repeal or modification or the adoption of such inconsistent provision.

2. Insurance. The Organization may purchase and maintain insurance for or on behalf of any person who is or was a director or officer or representative of the Organization, or is or was serving at the request of the Organization as a representative of another corporation, partnership, joint venture, trust for other enterprise, against any liability asserted against such person and incurred by such person in any such capacity, or arising out of his or her status as such, whether or not the Corporation has the power to indemnify such person against such liability under the laws of the Commonwealth of Pennsylvania or any state.

Article X

General Provisions

1. Fiscal Year. The fiscal year of the Organization shall begin on the 1st day of January in each year.
2. Budget. An Annual budget for the Organization shall be prepared by the Chairman, Treasurer and Executive Director and shall be submitted on or before December 1 of the preceding fiscal year to the Executive Committee and Borough of State College for review, possible revision and recommendation to the Board of Directors.
3. Amendment of Bylaws. These Bylaws may be amended or repealed, and new Bylaws may be adopted by the Board of Directors, except where the power to repeal, adopt or amend a Bylaw on any subject is expressly committed to the members by the Pennsylvania Nonprofit Corporation Law of 1988, as it may hereafter be amended, and subject always to the power of the members to change any action taken by the Board of Directors. Any change in the Bylaws shall take effect when adopted unless otherwise provided in the resolution effecting the change.

List of Assessments

List of properties assessed, current as of January 2021.

Tax Parcel	Location
36-012-,045-,0000-	131 W BEAVER AVE
36-012-,052-,0000-	120 S ALLEN STREET
36-013-,106-,0111-	255 E BEAVER AVE #111
36-013-,106-,0605-	255 E BEAVER AVE #605
36-012-,068-,0208-	222 W BEAVER AVE
36-012-,068-,0705-	222 W BEAVER AVE
36-013-,084-,B001-	417 E BEAVER AVENUE
36-013-,084-,B005-	417 E BEAVER AVENUE
36-013-,084-,D007-	417 E BEAVER AVENUE
36-013-,084-,D009-	417 E BEAVER AVENUE
36-013-,084-,A007-	421 E BEAVER AVENUE
36-013-,084-,A008-	421 E BEAVER AVENUE
36-013-,084-,C001-	421 E BEAVER AVENUE
36-013-,084-,C003-	421 E BEAVER AVENUE
36-013-,084-,C009-	421 E BEAVER AVENUE
36-013-,084-,D006-	421 E BEAVER AVENUE
36-012-,040B,0000-	S FRASER ST
36-012-,040-,0000-	118 S FRASER ST
36-012-,040A,1204-	217 1204 W BEAVER AVE
36-012-,040A,1103-	217 1103 W BEAVER AVE
36-012-,040A,1003-	217 1003 W BEAVER AVE
36-012-,040A,1004-	217 1004 W BEAVER AVE
36-012-,055-,0000-	131 S ALLEN ST
36-013-,106-,0902-	255 E BEAVER AVE #902
36-013-,106-,0401-	255 E BEAVER AVE #401
36-013-,106-,0211-	255 E BEAVER AVE #211
36-013-,106-,0307-	255 E BEAVER AVE #307
36-013-,106-,0109-	255 E BEAVER AVE #109
36-013-,106-,0203-	255 E BEAVER AVE #203
36-013-,106-,0409-	255 E BEAVER AVE #409
36-013-,106-,0505-	255 E BEAVER AVE #505
36-013-,106-,0405-	255 E BEAVER AVE #405
36-013-,106-,0205-	255 E BEAVER AVE #205
36-013-,088-,0001	131 HIESTER ST
36-013-,120-,0000-	208 E CALDER WAY
36-013-,117-,0000-	256 E CALDER WAY
36-012-,014-,0000-	116 W COLLEGE AVE
36-012-,016-,0000-	C ALLEN STREET/COLLEGE A
36-013-,043-,0000-	352 E COLLEGE AVE
36-012-,021-,0000-	111 S ALLEN STREET
36-013-,088-,0002	131 HIESTER ST
36-013-,029-,0000-	234 E COLLEGE AVE
36-012-,009-,0000-	138 W COLLEGE AVENUE

36-012-,076-,0000-	C ALLEN STREET/BEAVER AV
36-013-,099-,0000-	116 HIESTER ST
36-012-,041-,0000-	125 S FRASER ST
36-013-,046-,0000-	414 E COLLEGE AVENUE
36-012-,048-,0000-	134 S ALLEN ST
36-013-,022-,0000-	103 S PUGH ST
36-012-,005-,0000-	214 W COLLEGE AVENUE
36-012-,013-,0000-	122 W COLLEGE AVENUE
36-013-,097-,0000-	130 HIESTER ST
36-012-,017-,0000-	114 W CALDER WAY
36-013-,038-,0000-	330 E COLLEGE AVE
36-013-,043-,0001-	358 E COLLEGE AVENUE
36-013-,043-,,001-	118 S GARNER ST
36-013-,040-,0000-	344 E COLLEGE AVENUE
36-012-,015-,0000-	108 W COLLEGE AVENUE
36-013-,041-,0000-	113 HIESTER ST
36-013-,037-,0000-	324 E COLLEGE AVENUE
36-012-,010-,0000-	132 W COLLEGE AVENUE
36-013-,043-,0002-	360 E COLLEGE AVENUE
36-013-,046A,0000-	131 S GARNER ST
36-013-,088-,0003	131 HIESTER ST
36-013-,088-,0004	131 HIESTER ST
36-012-,056-,0000-	135 S ALLEN STREET
36-013-,049-,0000-	432 E COLLEGE AVE
36-012-,028-,0000-	134 E COLLEGE AVE
36-013-,049A,0000-	434 E COLLEGE AVE
36-012-,083-,0000-	138 E BEAVER AVE
36-013-,106-,0503-	255 E BEAVER AVE #503
36-012-,070-,0000-	202 S FRASER ST
36-012-,061-,0002P	122 S PUGH STREET
36-012-,043-,0001P	129 FRASER STREET
36-013-,116-,0000-	132 MCALLISTER ST
36-012-,061-,0001P	137 E BEAVER AVE
36-013-,114-,0000-	138 S MCALLISTER STREET
36-012-,043-,0005P	131 S FRASER ST
36-012-,075-,0000-	118 W BEAVER AVENUE
36-012-,061-,0003P	124 S PUGH ST
36-012-,061-,0004P	135 E BEAVER AVE
36-012-,043-,0003P	131 S FRASER ST. SUITE 4
36-012-,043-,0004P	141 S FRASER ST
36-012-,043-,0006P	131 S FRASER SUITE 4 ST
36-012-,043-,0002P	140 KELLY ALLEY
36-013-,106-,0802-	255 E BEAVER AVE #802
36-013-,106-,0610-	255 E BEAVER AVE #610
36-013-,106-,0302-	255 E BEAVER AVE #302
36-013-,106-,0602-	255 E BEAVER AVE #602
36-013-,106-,1202-	255 E BEAVER AVE #1202

36-013-,106-,0410-	255 E BEAVER AVE #410
36-013-,106-,1102-	255 E BEAVER AVE #1102
36-013-,106-,0702-	255 E BEAVER AVE #702
36-013-,106-,0710-	255 E BEAVER AVE #710
36-013-,106-,1210-	255 1210 E BEAVER AVE
36-013-,106-,0402-	255 402 E BEAVER AVE
36-013-,106-,0810-	255 810 E BEAVER AVE
36-013-,106-,0202-	255 E BEAVER AVE #202
36-013-,106-,1010-	255 E BEAVER AVE #1010
36-013-,106-,1110-	255 E BEAVER AVE #1110
36-013-,106-,0310-	255 E BEAVER AVE #310
36-013-,106-,1002-	255 E BEAVER AVE #1002
36-013-,106-,0910-	255 E BEAVER AVE #910
36-013-,106-,0502-	255 E BEAVER AVE #502
36-013-,106-,0510-	255 E BEAVER AVE #510
36-013-,106-,0210-	255 E BEAVER AVE #210
36-013-,106-,0511-	255 511 E BEAVER AVE
36-013-,106-,0501-	255 E BEAVER AVE #501
36-013-,106-,0901-	255 E BEAVER AVE #901
36-013-,106-,1101-	255 E BEAVER AVE #1101
36-013-,106-,0701-	255 E BEAVER AVE #701
36-013-,106-,0301-	255 E BEAVER AVE #301
36-013-,106-,0801-	255 E BEAVER AVE #801
36-013-,106-,0201-	255 E BEAVER AVE #201
36-013-,106-,1001-	255 E BEAVER AVE #1001
36-013-,106-,0601-	255 E BEAVER AVE #601
36-013-,106-,0101-	255 E BEAVER AVE #101
36-013-,106-,1201-	255 E BEAVER AVE #1201
36-013-,106-,0507-	255 E BEAVER AVE #507
36-013-,106-,0407-	255 E BEAVER AVE #407
36-013-,106-,1107-	255 E BEAVER AVE #1107
36-013-,106-,1211-	255 E BEAVER AVE #1211
36-013-,106-,1111-	255 E BEAVER AVE #1111
36-013-,106-,0911-	255 E BEAVER AVE #911
36-013-,106-,0811-	255 E BEAVER AVE #811
36-013-,106-,0411-	255 E BEAVER AVE #411
36-013-,106-,1007-	255 E BEAVER AVE #1007
36-013-,106-,0311-	255 E BEAVER AVE #311
36-013-,106-,0711-	255 E BEAVER AVE #711
36-013-,106-,1207-	255 E BEAVER AVE #1207
36-013-,106-,0807-	255 E BEAVER AVE #807
36-013-,106-,0611-	255 E BEAVER AVE #611
36-013-,106-,0707-	255 E BEAVER AVE #707
36-013-,106-,0907-	255 E BEAVER AVE #907
36-013-,106-,0207-	255 E BEAVER AVE #207
36-013-,106-,1208-	255 E BEAVER AVE #1208
36-013-,106-,0804-	255 E BEAVER AVE #804

36-013-,106-,0508-	255 E BEAVER AVE #508
36-013-,106-,0704-	255 E BEAVER AVE #704
36-013-,106-,1004-	255 E BEAVER AVE #1004
36-013-,106-,0908-	255 E BEAVER AVE #908
36-013-,106-,0608-	255 E BEAVER AVE #608
36-013-,106-,1108-	255 E BEAVER AVE #1108
36-013-,106-,0204-	255 E BEAVER AVE #204
36-013-,106-,0604-	255 604 E BEAVER AVE
36-013-,106-,1104-	255 E BEAVER AVE #1104
36-013-,106-,0408-	255 408 E BEAVER AVE
36-013-,106-,0504-	255 504 E BEAVER AVE
36-013-,106-,0708-	255 708 E BEAVER AVE
36-013-,106-,0404-	255 E BEAVER AVE #404
36-013-,106-,1204-	255 E BEAVER AVE #1204
36-013-,106-,1008-	255 E BEAVER AVE #1008
36-013-,106-,0808-	255 E BEAVER AVE #808
36-013-,106-,0208-	255 E BEAVER AVE #208
36-013-,106-,0304-	255 304 E BEAVER AVE
36-013-,106-,0308-	255 E BEAVER AVE #308
36-013-,106-,0105-	255 E BEAVER AVE #105
36-013-,106-,0103-	255 E BEAVER AVE #103
36-013-,106-,1105-	255 E BEAVER AVE #1105
36-013-,106-,0305-	255 E BEAVER AVE #305
36-013-,106-,0809-	255 E BEAVER AVE #809
36-013-,106-,1109-	255 E BEAVER AVE #1109
36-013-,106-,0603-	255 E BEAVER AVE #603
36-013-,106-,1005-	255 E BEAVER AVE #1005
36-013-,106-,1009-	255 E BEAVER AVE #1009
36-013-,106-,0703-	255 E BEAVER AVE #703
36-013-,106-,0803-	255 E BEAVER AVE #803
36-013-,106-,0805-	255 E BEAVER AVE #805
36-013-,106-,0209-	255 E BEAVER AVE #209
36-013-,106-,1203-	255 E BEAVER AVE #1203
36-013-,106-,1103-	255 E BEAVER AVE #1103
36-013-,106-,0709-	255 E BEAVER AVE #709
36-013-,106-,1209-	255 E BEAVER AVE #1209
36-013-,106-,0303-	255 E BEAVER AVE #303
36-013-,106-,0909-	255 E BEAVER AVE #909
36-013-,106-,0903-	255 E BEAVER AVE #903
36-013-,106-,0509-	255 E BEAVER AVE #509
36-013-,106-,0403-	255 E BEAVER AVE #403
36-013-,106-,0905-	255 E BEAVER AVE #905
36-013-,106-,1205-	255 E BEAVER AVE #1205
36-013-,106-,0705-	255 E BEAVER AVE #705
36-013-,106-,1003-	255 1003 E BEAVER AVE
36-013-,106-,0609-	255 E BEAVER AVE #609
36-012-,018-,0000-	C ALLEN STREET/COLLEGE A

36-012-,049-,0000-	132 S ALLEN ST
36-011-,264-,0000-	312 W BEAVER AVE
36-013-,094-,0000-	315 E BEAVER AVE
36-012-,060-,0000-	129 E BEAVER AVENUE
36-013-,085-,0000-	407 E BEAVER AVE
36-013-,185-,0000-	E BEAVER AVE
36-013-,084-,G001-	417 E BEAVER AVE
36-013-,084-,G004-	417 E BEAVER AVE
36-013-,084-,G002-	417 E BEAVER AVE
36-013-,084-,G003-	417 E BEAVER AVE
36-012-,068-,0605-	222 W BEAVER AVE
36-013-,084-,D013-	417 E BEAVER AVE
36-013-,084-,A012-	417 E BEAVER AVE
36-013-,084-,A013-	417 E BEAVER AVE
36-013-,084-,B012-	417 E BEAVER AVE
36-013-,084-,B013-	417 E BEAVER AVE
36-013-,084-,B015-	417 E BEAVER AVE
36-013-,084-,C014-	417 E BEAVER AVE
36-013-,084-,D014-	417 E BEAVER AVE
36-013-,084-,D015-	421 E BEAVER AVE
36-013-,084-,B016-	417 E BEAVER AVE
36-013-,084-,C016-	417 E BEAVER AVE
36-013-,084-,B004-	417 E BEAVER AVE
36-013-,084-,A003-	417 E BEAVER AVE
36-013-,084-,A009-	417 E BEAVER AVE
36-013-,084-,B008-	417 E BEAVER AVE
36-013-,084-,D002-	417 E BEAVER AVE
36-013-,084-,D004-	417 E BEAVER AVE
36-013-,084-,D005-	417 E BEAVER AVE
36-013-,084-,D008-	417 E BEAVER AVE
36-013-,084-,D010-	417 E BEAVER AVE
36-013-,084-,A002-	421 E BEAVER AVE
36-013-,084-,A004-	421 E BEAVER AVE
36-013-,084-,A005-	421 E BEAVER AVE
36-013-,084-,A006-	421 E BEAVER AVE
36-013-,084-,A010-	421 E BEAVER AVE
36-013-,084-,B003-	421 E BEAVER AVE
36-013-,084-,B010-	421 E BEAVER AVE
36-013-,084-,D003-	421 E BEAVER AVE
36-012-,070-,,001-	200 W BEAVER AVE
36-012-,029-,0000-	119 S BURROWES ST
36-013-,106-,0607-	255 E BEAVER AVE #607
36-013-,106-,1011-	255 E BEAVER AVE #1011
36-013-,106-,0904-	255 E BEAVER AVE #904
36-013-,106-,0309-	255 E BEAVER AVE #309
36-011-,203-,0000-	125 S ATHERTON ST
36-013-,199-,0000-	340 E BEAVER AVE

36-013-,198A,0000-	320 E BEAVER AVE
36-012-,034-,0000-	227 W BEAVER AVE
36-011-,210-,0000-	120 S BURROWES ST
36-012-,053-,0000-	117 S ALLEN STREET
36-012-,002-,0000-	226 W COLLEGE AVE
36-012-,031-,P001-	123 S BURROWES ST
36-012-,047-,0000-	148 S ALLEN ST
36-013-,096-,0000-	309 E BEAVER AVE
36-013-,093-,0000-	329 E BEAVER AVE
36-012-,081-,0000-	120 E BEAVER AVE
36-013-,123-,0000-	205 E BEAVER AVE
36-011-,128-,0000-	304 W COLLEGE AVE
36-012-,006-,0000-	206 W COLLEGE AVE
36-013-,121-,0000-	124 MCALLISTER ALY
36-012-,026-,0000-	122 E COLLEGE AVE
36-013-,024-,0000-	206 E COLLEGE AVE
36-013-,025-,0000-	212 E COLLEGE AVE
36-012-,022-,0000-	106 E COLLEGE AVE
36-011-,208-,0000-	321 W BEAVER AVENUE
36-013-,027-,0000-	222 E COLLEGE AVE
36-013-,028-,0000-	230 E COLLEGE AVENUE
36-012-,058-,0000-	101 E BEAVER AVENUE
36-013-,039-,0000-	330 E COLLEGE AVENUE
36-012-,023-,0000-	112 E COLLEGE AVE
36-012-,054-,0000-	123 S ALLEN
36-011-,080-,0000-	101 N ATHERTON ST
36-013-,100-,0000-	119 LOCUST LN
36-011-,125-,0000-	330 W COLLEGE AVE
36-011-,080A,0000-	331 W COLLEGE AVE
36-012-,046-,0000-	123 W BEAVER AVE
36-013-,026-,0000-	218 E COLLEGE AVE
36-013-,036-,0000-	316 E COLLEGE AVE
36-012-,050-,0000-	128 S ALLEN ST
36-011-,263-,0000-	215 S ATHERTON ST
36-012-,004-,0000-	216 W COLLEGE AVE
36-012-,057-,0000-	143 S ALLEN ST
36-013-,105-,0000-	128 LOCUST LN
36-012-,027-,0000-	128 E COLLEGE AVE
36-013-,113-,0000-	219 E BEAVER AVE
36-012-,051-,0000-	124 S ALLEN STREET
36-012-,077-,0000-	214 S ALLEN ST
36-012-,031-,P002-	123 S BURROWES STREET
36-012-,059-,0000-	117 E BEAVER AVENUE
36-013-,183-,0000-	234 E BEAVER AVE
36-012-,012-,0000-	126 W COLLEGE AVE
36-013-,085-;;402-	402 CALDER WAY
36-011-,212-,0000-	315 W BEAVER AVE

36-012-,040A,1101-	217 1101 W BEAVER AVE
36-013-,035-,0000-	310 E COLLEGE AVE
36-012-,040A,1201-	217 1201 W BEAVER AVE
36-012-,020-,0000-	109 S ALLEN STREET
36-011-,213-,0000-	307 W BEAVER AVE
36-012-,040A,1202-	217 1202 W BEAVER AVE
36-012-,040A,1104-	217 1104 W BEAVER AVE
36-012-,040A,1203-	217 1203 W BEAVER AVE
36-013-,181-,0000-	200 E BEAVER AVE
36-013-,182-,0000-	226 E BEAVER AVE
36-011-,128A,0000-	112 S BURROWES ST
36-012-,024-,0000-	116 E COLLEGE AVENUE
36-013-,102-,0000-	129 LOCUST LN
36-012-,025-,0000-	120 E COLLEGE AVE
36-012-,040A,0905-	217 905 W BEAVER AVE
36-012-,040A,0907-	217 907 W BEAVER AVE
36-012-,040A,1002-	217 1002 W BEAVER AVE
36-012-,040A,1001-	217 1001 W BEAVER AVE
36-012-,040A,0901-	217 901 W BEAVER AVE
36-012-,040A,1005-	217 1005 W BEAVER AVE
36-012-,040A,1006-	217 1006 W BEAVER AVE
36-012-,040A,0906-	217 906 W BEAVER AVE
36-012-,040A,1105-	217 1105 W BEAVER AVE
36-012-,040A,1106-	217 1106 W BEAVER AVE
36-012-,040A,1007-	217 1007 W BEAVER AVE
36-012-,068-,C004-	222 W BEAVER AVE
36-012-,040A,1102-	217 1102 W BEAVER AVE
36-012-,040A,0902-	217 902 W BEAVER AVE
36-012-,074-,0000-	122 W BEAVER AVENUE
36-012-,040A,1008-	217 1008 W BEAVER AVE
36-012-,040A,0908-	217 908 W BEAVER AVE
36-012-,040A,0903-	217 903 W BEAVER AVE
36-012-,068-,C001-	222 W BEAVER AVE
36-012-,030-,0000-	120 MILLER ALY
36-013-,046A,;001-	131 S GARNER STREET
36-011-,214-,0000-	305 W BEAVER AVENUE
36-012-,040A,0904-	217 904 W BEAVER AVE
36-012-,019-,0000-	107 S ALLEN ST
36-012-,035-,0000-	225 W BEAVER AVE
36-011-,205-,0000-	135 S ATHERTON ST
36-012-,068-,C003-	222 W BEAVER AVENUE
36-013-,113A,0000-	142 MCALLISTER ST
36-012-,065-,0000-	232 W BEAVER AVE
36-011-,206-,0000-	137 S ATHERTON ST
36-012-,066-,0000-	213 S BURROWES ST
36-013-,084-,A015-	421 E BEAVER AVENUE
36-012-,068-,0408-	222 W BEAVER AVENUE

36-012-,068-,0508-	222 W BEAVER AVENUE
36-012-,068-,0103-	222 W BEAVER AVE
36-012-,068-,0606-	222 W BEAVER AVENUE
36-012-,068-,0603-	222 W BEAVER AVENUE
36-012-,068-,0403-	222 W BEAVER AVE
36-012-,068-,0405-	222 W BEAVER AVE
36-012-,068-,0305-	222 W BEAVER AVE
36-012-,068-,0708-	222 W BEAVER AVE
36-012-,068-,0308-	222 W BEAVER AVE
36-012-,068-,0202-	222 W BEAVER AVE
36-012-,068-,0502-	222 W BEAVER AVE
36-012-,068-,0505-	222 W BEAVER AVE
36-012-,068-,0608-	222 W BEAVER AVE
36-012-,068-,0706-	222 W BEAVER AVE
36-012-,068-,0404-	222 W BEAVER AVE
36-012-,068-,0204-	222 W BEAVER AVE
36-012-,068-,0402-	222 W BEAVER AVE
36-012-,068-,0104-	222 W BEAVER AVE
36-012-,068-,0203-	222 W BEAVER AVE
36-012-,068-,0303-	222 W BEAVER AVE
36-012-,068-,0406-	222 W BEAVER AVENUE
36-012-,068-,0506-	222 W BEAVER AVE
36-012-,068-,0205-	222 W BEAVER AVE
36-012-,068-,0604-	222 W BEAVER AVE
36-012-,068-,0704-	222 W BEAVER AVE
36-012-,068-,0106-	222 W BEAVER AVE
36-012-,068-,0206-	222 W BEAVER AVE
36-012-,068-,0304-	222 W BEAVER AVENUE
36-012-,068-,0306-	222 W BEAVER AVENUE
36-012-,068-,0703-	222 W BEAVER AVENUE
36-012-,068-,0105-	222 W BEAVER AVE
36-012-,068-,0302-	222 W BEAVER AVE
36-012-,068-,0504-	222 W BEAVER AVENUE
36-012-,068-,0503-	222 W BEAVER AVE
36-012-,068-,0602-	222 W BEAVER AVE
36-012-,068-,0702-	222 W BEAVER AVE
36-012-,068-,0207-	222 W BEAVER AVE
36-012-,068-,0507-	222 W BEAVER AVENUE
36-012-,068-,0707-	222 W BEAVER AVE
36-012-,068-,0407-	222 W BEAVER AVENUE
36-012-,068-,0307-	222 W BEAVER AVENUE
36-012-,068-,0607-	222 W BEAVER AVE
36-012-,068-,0401-	222 W BEAVER AVE
36-012-,068-,0601-	222 W BEAVER AVENUE
36-012-,068-,0301-	222 W BEAVER AVENUE
36-012-,068-,0201-	222 W BEAVER AVE
36-012-,068-,0701-	222 W BEAVER AVE

36-012-,068-,0501-	222 W BEAVER AVENUE
36-013-,084-,C011-	421 E BEAVER AVE
36-013-,084-,A011-	417 E BEAVER AVE
36-013-,084-,B011-	417 E BEAVER AVENUE
36-013-,084-,D011-	417 E BEAVER AVENUE
36-013-,084-,C012-	417 E BEAVER AVE
36-013-,084-,C013-	417 E BEAVER AVENUE
36-013-,084-,A014-	421 E BEAVER AVENUE
36-013-,084-,C015-	421 E BEAVER AVENUE
36-013-,084-,D012-	417 E BEAVER AVENUE
36-013-,084-,B014-	421 E BEAVER AVE
36-013-,084-,D016-	421 E BEAVER AVENUE
36-011-,128-,,001-	300 W COLLEGE AVENUE
36-012-,068-,C006-	222 W BEAVER AVE
36-013-,084-,C005-	421 E BEAVER AVE
36-013-,084-,C006-	417 E BEAVER AVENUE
36-013-,084-,C007-	421 E BEAVER AVENUE
36-013-,084-,B007-	417 E BEAVER AVE
36-013-,084-,B006-	417 E BEAVER AVE
36-013-,084-,B009-	421 E BEAVER AVE
36-013-,084-,C008-	421 E BEAVER AVE
36-013-,084-,C010-	421 E BEAVER AVE
36-013-,084-,B002-	421 E BEAVER AVENUE
36-013-,084-,C002-	421 E BEAVER AVENUE
36-013-,084-,C004-	421 E BEAVER AVENUE
36-013-,084-,D001-	421 E BEAVER AVENUE
36-013-,205-,0000-	223 S GARNER ST
36-012-,078-,0000-	211 S ALLEN ST
36-012-,073-,0000-	132 W BEAVER AVE
36-013-,032-,0000-	250 E COLLEGE AVE
36-013-,034-,0000-	300 E COLLEGE AVE
36-013-,107-,0000-	127 MCALLISTER ST
36-013-,033-,0000-	256 E COLLEGE AVE
36-012-,011-,,001-	128 W COLLEGE AVENUE
36-011-,269-,0000-	206 S BURROWES ST
36-012-,011-,0000-	128 W COLLEGE AVENUE
36-013-,104-,0000-	118 LOCUST LN
36-011-,268-,0000-	306 W BEAVER AVENUE
36-012-,079-,0000-	110 E BEAVER AVENUE

PART I
Downtown State College Neighborhood Improvement District

§ 17-901. Legislative Findings. [Ord. 1694, 1/9/2002, Section 1]

The Council of the Borough of State College finds that the owners of properties including business, professional, commercial and residential properties in the core business district of the Borough of State College desire a downtown that is attractive, clean, safe and friendly to residents, visitors and business invitees. Furthermore, the Commonwealth of Pennsylvania has adopted enabling legislation, specifically the Neighborhood Improvement District Act, 73 P.S. § 831, Act No. 2000-130, authorizing the creation of Neighborhood Improvement Districts to enable property owners in neighborhoods to provide services to their neighborhoods that supplement municipal services otherwise provided. The legislation provides for the assessment of property owners within the Neighborhood Improvement District to pay for those additional services and the Council of the Borough of State College believes that such a district is necessary and desirable to strengthen the downtown and improve the probability of success of businesses and the preservation of the amenities of life for residents and commercial occupants within the Improvement District.

§ 17-902. District Established. [Ord. 1694, 1/9/2002, Section 2; amended by Ord. 1699, 4/15/2002, Section 1{65}]

As authorized by Act 2000-130, 73 P.S. § 831 et seq. known as the Neighborhood Improvement District Act of 2000 (hereinafter the "Act"), the Downtown State College Neighborhood Improvement District (hereinafter the "District") is established with boundaries depicted on Revised Exhibit A attached hereto and made a part hereof, generally encompassing an area bounded by the easterly side of Atherton Street, the westerly side of Sowers Street, the northerly side of College Avenue and the northerly side of Highland Avenue.

§ 17-903. Management. [Ord. 1694, 1/9/2002, Section 3]

The Downtown State College Neighborhood Improvement District Management Association, Inc., a nonprofit corporation, is appointed as administrator of the Downtown State College Neighborhood Improvement District and authorized to exercise all powers provided for in Section 7 of Act 130, 73 P.S. § 837.

§ 17-904. Levy of Special Assessment. [Ord. 1694, 1/9/2002, Section 4; amended by Ord. 1699, 4/15/2002, Sections 2 and 3; Ord. 1764, 12/22/2003; Ord. 1802, 12/22/2004; Ord. 1832, 12/20/2005; Ord. 1862, 12/18/2006, Section 1; Ord. 1886, 12/17/2007, Section 1; Ord. 1919, 12/15/2008; Ord. 1942, 12/21/2009; Ord. 1958, 12/20/2010; Ord. 1978, 12/19/2011, Section 1; Ord. 2009, 12/17/2012, Section 1; Ord. 2034, 12/16/2013, Section 1; Ord. 2059, 12/15/2014, Section 1; Ord. 2068, 12/21/2015, Section 1; Ord. 2083, 12/19/2016, Section 1; Ord. 2106, 12/18/2017, Section 1]

In accordance with the provisions of § 4(10) of Act 130, 73 P.S. § 834(10), an assessment fee is hereby imposed on all properties located within the boundaries of the

District.

- a. Amount and Method of Assessment. The assessment shall be made as of January 1, 2021, and shall be as follows: **[Amended by Ord. No. 2122, 12/17/2018; Ord. No. 2137, 12/16/2019; Ord. No. 2151, 12/21/2020]**
 - (1) Commercial properties designated with the codes C, CB, CG, CH, CL, CM, CO, CR, and CS shall be assessed at the rate of five mills for each dollar of assessed value.
 - (2) Commercial apartments designated with the code CA shall be assessed at the rate of four mills for each dollar of assessed value.
 - (3) Residential properties designated with the codes R, RA, and RF shall be assessed at the rate of three mills for each dollar of assessed value.
 - (4) Mixed use, commercial, and commercial apartment combinations designated with the CC code shall be assessed at the rate of five mills for each dollar of assessed value of the commercial portion and four mills for each dollar of the assessed value of the commercial apartment portion, as determined by the assessment records for such properties maintained by the Centre County Assessment Office.
 - (5) Individual parking spaces for residential or commercial condominiums designated with the code L1 shall be assessed at the rate of zero mills for each dollar of assessed value.
 - (6) Tax exempt properties shall be excluded from the payment of the special property assessment, provided such properties are carried as tax exempt in the assessment records for Centre County, Pennsylvania.
- b. Payment of Assessment. Payment of assessment shall be due 60 days following the date of mailing of the notice of assessment.
 - (1) Installments may be made in the following manner:
 - (a) Forty percent of the total assessment to be paid within 60 days of the date of the mailing of the notice of assessment.
 - (b) Remaining 60% paid within 150 days of the date of mailing of notice of assessment. Installment payments made after 60 days from the date of the mailing of the invoice shall incur interest at the rate of 6% on the unpaid balance.
- c. Liens. Assessments shall constitute liens and encumbrances upon the assessed property and shall be collectable in accordance with the provisions of § 7(d) of Act 130, 73 P.S. § 837(d) and in general may be collected in the same manner as municipal tax claims notwithstanding the provision of this section as to installment payments.

§ 17-905. Collection of Assessments. [Ord. 1694, 1/9/2002, Section 5; amended by

Ord. 1699, 4/15/2002, Section 4; Ord. 1732, 12/16/2002]

The Downtown State College Neighborhood Improvement District Management Association, Incorporated (NIDMA), is designed as the collector for the special assessments provided for herein. The Finance Department of the Borough will create and maintain such records of properties, special assessments, payments, and related matters for the properties within the District and will assist the NIDMA in carrying out collection. The NIDMA will reimburse the Borough for labor, materials, and expenses incurred by the Borough for the collection of the special assessments and the operation of the State College Neighborhood Improvement District.

§ 17-906. Sunset Provisions. [Ord. 1694, 1/9/2002, Section 6; amended by Ord. 1855, 11/20/2006, Section 1]

- a. The Downtown State College Neighborhood Improvement District shall automatically terminate on December 31, 2021, unless continued or extended by subsequent action of the Council of the Borough of State College in accordance with the provisions of Act 130, 73 P.S. § 831 et seq.
- b. In the event of termination, all property of the Downtown State College Neighborhood Improvement District shall pass to the Borough and the Downtown State College Neighborhood Improvement District shall cease to exist.

