



**PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA**

100 PATTON PLAZA – STATE COLLEGE, PENNSYLVANIA – 16803

PHONE: 814/234-0271 -- FAX: 814/238-7790

EMAIL: patton@twp.patton.pa.us – WEB SITE: <http://twp.patton.pa.us>

Date: May 25, 2010

To: Board of Supervisors

From: Doug Erickson, Manager

Subject: Supplemental Information and Materials for May 26 Board Meeting

The following additional information is provided for tomorrow night's meeting:

Agenda Item 5.a.: PLANNING AND ZONING: Request to Rezone Property at 1938 Waddle Road – Request for Additional Parcels

Following publication of the agenda, another property owner in the 1900 block of Waddle Road and Weaver Street has requested consideration for rezoning. The properties are owned by Mr. John Parker and are located at 1920 Waddle, 1931 Weaver, 1923 Weaver, and 1915 Weaver. Mr. Parker last asked for rezoning on these parcels in July 2008. A location map is included with the agenda materials.

Note that the Board may consider the Parker properties separately from the Hawbaker request.

Agenda Item 5.b. PLANNING AND ZONING: Request to Waive Minimum Lot Size for Keeping Chickens

E-mails from two residents are included in the agenda materials.

Agenda Item 6.b.: ADMINISTRATION: 2009 Financial Statement

The audited financial statements were distributed electronically to the Board members. Hard copy is available on request.

***** NEW ITEM *****

Agenda Item 6.d.: ADMINISTRATION: Waddle Road Interchange Agreement with Toftrees Partners for Cost Sharing

In 2009 the Board designated the upgrade of the Waddle Road Interchange as the Township's top priority project. Together with the developer of the Toftrees Planned Community we have started seeking funding through our Congressional delegates, and we have each declared that we will fund 10% of the project to match the expected 80% to be received through federal earmarks and state grants. To finance the pre-construction costs for the project the Township has secured a \$3,000,000 Pennsylvania Infrastructure Bank loan with an interest rate of 1.625 percent.

Prior to finalizing the loan with the Commonwealth, the Township must secure a binding pledge from Toftrees Partners for repayment and guarantee of their 50% of the loan amount and other expenses. To that end an agreement has been drafted detailing the responsibilities of each party. A copy of the draft agreement is included with the agenda materials.

As guarantee or collateral for their half of the loan the Toftrees Partners will provide the Township with First Lien Mortgages on several undeveloped parcels in Toftrees with an aggregate value of at 133% of their share of the principal and interest. The parcels have been appraised and the collateral value will be at least \$2.2 million. At this writing, the Solicitor is reviewing the titles for these properties for any other encumbrances.

The Board is asked to review the Agreement and Term Sheet. The Finance Director and Solicitor, who have worked closely with the Toftrees Partners on the agreement, are available to address questions the Board may have. The draft agreement with attached term sheet is include with the agenda materials.

The Board is asked to consider action to approve the Agreement and authorize the Chair to execute same contingent upon final review and recommendation from the Solicitor.