

Meeting Agenda
Borough of State College Council
Public Hearings
Monday, January 9, 2023
6:00 p.m.

Please note: The Borough Council Regular Meeting will be a hybrid meeting – held in person in the State College Municipal Building and via Zoom for participants who are unable to attend in person. The Zoom link is:

https://us02web.zoom.us/webinar/register/WN_7Hm0oo2OQYW7BxO2Tq_BSQ

I. Call to Order

II. Virtual Meeting Procedure Overview

III. Public Hearing

A. Hearing for Amendment to State College Area School District's Conditional Use Permit for Reduced Parking at the High School

Council will conduct a public hearing on a request to amend the conditional use permit that allows a parking reduction at the State College Area School District high school property. The original permit was approved in 2015, pursuant to §19-2403b of the Zoning Ordinance.

SCASD is now proposing construction of a new Physical Plant Building, which will include onsite parking spaces. With the addition of these spaces, the District is requesting a modification of the original conditional use permit.

The purpose of the hearing is to obtain public comment on the application. Solicitor, Terry Williams, will conduct the hearing. The hearing is limited in scope to those specific matters related to the conditional use application for a reduction of the required parking as provided in the Zoning Code.

All persons testifying at this hearing will be sworn in and a stenographic record will be kept of the hearing. Council may question witnesses during this hearing. Once the hearing is closed Council is not allowed to receive any further input, either oral or written.

Following the hearing, Council should direct the Solicitor to prepare a written decision for consideration at the February 6, 2023, Council meeting. By law, Council must render a decision on the conditional use application within 45 days of the hearing.

Attached to the agenda, on *Page 3*, is the letter requesting the modification to the conditional use permit.

B. Application for Liquor License Transfer Request

Council will conduct a public hearing on a proposal to transfer a restaurant liquor license from 418 Westerly Parkway, State College, PA 16801 to 134 S Allen Street, State College, PA 16801. The party requesting the transfer is 134 State College, Inc. (d/b/a Brothers Bar & Grill). The transfer, if approved, would be from Fuji & Jade Garden, Inc, which is located at 418 Westerly Parkway, State College Borough, Centre County, PA 16801 to Brothers Bar & Grill, 134 S Allen St, State College Borough, PA 16801. *[Pages 5-16]*

The application has been filed as required by the Borough's Code and has been deemed to be complete. Chapter V, Part C, Section 303(e) of the Borough's Code requires that a hearing be conducted to determine whether to approve the application. Final presentation from staff will be presented at the hearing. Mayor Ezra Nanes will serve as the hearing officer for this Public Hearing.

Following the hearing, Borough Council will consider final action on the request at the February 6, 2023, Council meeting. Mark Kozar from Flaherty & O'Hara Professional Corporation is in attendance to represent the applicant.

IV. Adjournment



November 4, 2022

State College Borough Council
243 South Allen Street
State College, PA 16801

Attn: Thomas J. Fountaine, II, Manager

Re: Update Request of Conditional Use Permit for
Reduction of Required Parking Spaces
State College Area High School Campus

Dear Council Members:

Concurrent with the submission of the Preliminary Land Development Plans for the Proposed Physical Plant Facility project at the North Campus of the State College Area High School, ELA Group, Inc. (ELA) on behalf of the State College Area School District (SCASD) respectfully requests your consideration of granting an update to the conditional use permit for reduction of required parking which was approved on February 11, 2015 as part of the High School Additions and Renovations project.

SCASD is proposing to construct a new facility for their Physical Plant office and operations between their North Building/Delta building and Community Field. The proposed facility will include thirty-three (33) new parking spaces of which thirty (30) are the minimum to meet the Borough's parking requirements.

The 2015 parking reduction Conditional Use authorized SCASD to construct 788 parking spaces on their campus in lieu of the required 1,330 spaces calculated by the total of the High School and Delta gross floor areas. Inclusion of the proposed Physical Plant facility project, the entire High School campus would need 1,360 parking spaces by ordinance calculations. The total number of parking spaces provided on the campus, including the thirty-three (33) proposed on the Physical Plant project is 821, an approximate reduction of 40 percent from the required amount.

Included with this request letter is a copy of the "Parking Exhibit" from the 2015 Conditional Use approval and a copy of an updated Exhibit with the proposed Physical Plant facility. Thank you for your consideration of this request.

Sincerely,
ELA GROUP, INC.

Matthew R. Harlow, RLA
Principal in Charge, Central PA Office

enclosures

C:\Users\matt\ACCDocs\ELA Group\SC441-016 SCASD 22-17 NTH Physical Plant Facility\Project Files\Project Documents\Land Development\01 Conditional Use\Conditional Use Update Request.docx

Corporate Office:
743 South Broad Street
Lititz, PA 17543
(717) 626-7271

2013 Sandy Drive, Suite 103, State College, PA 16803; (814) 861-6328
414 North Jackson Street, Butler, PA 16001; (724) 256-9646

Branches:
Central PA
Western PA
100% Employee Owned Company (ESOP)

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Ellen M. Freeman, Esquire
Direct Dial: 412-535-5100
E-mail Address: ellen@flaherty-ohara.com

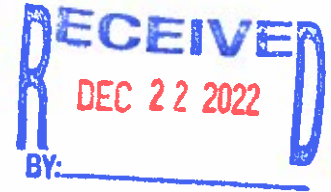
Pittsburgh Office:
610 Smithfield Street 412-456-2001
Suite 300 FAX: 412-456-2019
Pittsburgh, PA 15222 www.flaherty-ohara.com

Toll Free: 1-866-4BEVLAW
File No. 42108.001

December 21, 2022

Via Federal Express

Thomas J. Fountaine, II
Borough Manager
Borough of State College
243 S. Allen Street
State College, PA 16801



RE: Request for the Transfer of a Liquor License

Dear Mr. Fountaine:

As you know, I represent and am writing on behalf of 134 State College, Inc. (d/b/a "Brothers Bar & Grill") to request a resolution from the Borough of State College approving the transfer of Pennsylvania Liquor Control Board ("PLCB") Restaurant liquor license number R-21263 from Fuji & Jade Garden, Inc. to 134 State College, Inc.

The Brothers Bar & Grill is a sports bar and grill concept that has been cultivated and perfected by its principals, Marc Fortney and Eric Fortney. Marc and Eric are a brother-duo that opened their first restaurant business in 1990 in La Crosse, Wisconsin. Today, they successfully operate 17 sports bar and grills across several states. Their State College location, to be located at 134 S. Allen Street, will be the first venture into Pennsylvania. There is much excitement on the part of Marc and Eric in bringing this new concept to State College Borough.

In order to open and operate the new restaurant according to its business plan, Brothers Bar & Grill must secure a restaurant liquor license. As a result, Brothers Bar & Grill has entered into an agreement to purchase a liquor license currently located in State College Borough. The liquor license is currently subject to a Conditional Licensing Agreement ("CLA") between the current licensee (Fuji & Jade Garden, Inc.) and the PLCB, dated June 8, 2006. A copy of the CLA is attached hereto. It is the Brothers Bar & Grill's intention to request that the PLCB rescind this CLA in its entirety, pending the approval from State College Borough (discussed *infra*), and replace it with a new agreement between the Brothers Bar & Grill and State College Borough.

Pursuant to Section 5(a) of the CLA, before this liquor license can be transferred to the Brothers Bar & Grill and to a new location, State College Borough Council must provide written approval of the transfer. During our December 14th meeting between your office, myself and Marc & Eric, you informed us that a formal public hearing be held on the Brothers Bar & Grill's request for a liquor license transfer.



Thomas J. Fountaine, II

December 21, 2022

Page 2

Thus, Brothers Bar & Grill hereby requests that, as required by the Borough of State College Ordinance §5-303, the Borough schedule a public hearing on the issuance of a resolution approving the liquor license transfer to Brothers Bar & Grill.

The purpose of the public hearing is to allow Brothers Bar & Grill to present its proposed operations and provide a forum for residents and municipal leaders to voice their opinions on the proposed liquor license transfer by Brothers Bar & Grill.

In accordance with Section 5-303 of the State College Borough Ordinances, please find attached to this letter the following: (i) a document setting forth the information required under Section 5-303; and (ii) the required \$800.00 application fee, made payable to the Borough of State College.

In the event that you require further information or documentation, please contact me directly.

Best regards,

ELLEN M. FREEMAN, ESQ.

Enclosures: Conditional Licensing Agreement
State College Application
Application Fee

(1) Application for Approval of License Transfer

- a. **The Applicant's full name, home address, home telephone number:**
134 State College, Inc. (d/b/a Brothers Bar & Grill)
134 S. Allen Street
State College, PA 16801
(608) 784-1225
- b. **The Applicant's Pennsylvania LCB license number**
R-21263
- c. **The current business name, address, telephone number where the liquor license proposed for transfer is located:**
Fuji & Jade Garden, Inc.
418 Westerly Pkwy
State College, PA 16801-5903
Telephone number – unknown
- d. **The business name, address, telephone number where the liquor license is proposed to be located within the Borough of State College:**
Brothers Bar & Grill
134 S. Allen Street
State College, PA 16801
(608) 784-1225
- e. **The type of operation proposed (Restaurant – R License) serving malt or brewed beverages and other forms of alcohol or an eating establishment (E License) serving only malt or brewed beverages:**
Restaurant- R License
- f. **Information about the following operating details:**
 - Amusement permit: Yes, music
 - Extended Hours Food: No
 - Sunday Sales: Yes
 - Days of Operation: Daily / 7 days a week
 - Anticipated Hours of Operation: Daily from 11am – 2am
 - Seating Capacity: Approximately 232 seats at tables / booths + 35 seats at the bar
 - Characteristic of the Neighborhood (within 500 feet): Commercial 95%; Residential 5%
 - Restrictive institutions (within 200 feet): None
 - Other Licenses (existing within 200 feet): Champs, Central Reservation, Local Whiskey, Bill Pickle's
 - Protesters? None known.
 - Supporters? Will be present at the public hearing
 - Menu: Lunch, Dinner
 - Meal price range: \$12-\$20 per patron
- g. **The names, addresses, telephone numbers of all parties who have or propose to have a financial interest or ownership in the business where the liquor license will be located:**
Marc Fortney & Eric Fortney - (608) 784-1225
- h. **The owner of the property where the liquor license is proposed to be located:**
Calder Joint Venture
248 E Calder Way, Suite 305
State College, PA 16801

- i. **The names, addresses, telephone numbers of all property owners of property fully or partially within 500 feet of the proposed licensed location:**
See attached
- j. **The date at which the applicant proposed to relocate the liquor license to Borough of State College:**
August 2023
- k. **A copy of the completed application required by the PLCB including the applicant's criminal history and liquor code violations:**
The PLCB no longer uses paper applications. All applications are now filed electronically via PLCB+, so no copy available. Applicant has no criminal history, and no liquor code violations in PA.
- l. **The names of other businesses with liquor licenses in PA in which applicant has some interest or ownership:**
N/A
- m. **The number of existing liquor licenses of all types within the Borough of State College**
39 liquor licenses in State College Borough -
 - 8 hotel licenses
 - 1 catering club
 - 2 beer distributors
 - 1 importing distributor
 - 1 limited winery
 - 1 performing arts facility
 - 24 restaurants (3 in safekeeping)
 - 1 brewery
- n. **The population of State College Borough taken from the latest federal census:**
39,848 (2020 census)

CONDITIONAL LICENSING AGREEMENT

This conditional licensing agreement is made between the Commonwealth of Pennsylvania, Pennsylvania Liquor Control Board ("Board") located at Capitol and Forster Streets, Harrisburg, Pennsylvania 17124 and Fuji & Jade Garden, Inc. ("Fuji"). The Board and Fuji stipulate to the following:


1. Fuji has applied for the transfer of Restaurant Liquor License R-21263 for premises located at 418 Westerly Parkway, State College, PA 16801-5903.
2. Restaurant Liquor License No. R-21263 had been previously held by the Hummingbird Room, Inc. for premises located at 4188 Penns Valley Road, Springs Mills, PA. Therefore, Fuji had to acquire municipal approval from the Borough of State College before it could submit its transfer application to the Board.
3. The Borough of State College approved the intermunicipal transfer of Restaurant Liquor License R-21263 subject to Fuji's agreement to enter into the Conditional Licensing Agreement with the Board, imposing additional conditions on both the license and the licensed location.
4. The Board may not approve the transfer of a license to a new location unless it finds that doing so will not have an adverse effect on the health, welfare, peace and morals of the community.
5. Fuji wishes to have the license transfer in question approved and therefore both the Board and Fuji agree that the following additional conditions be placed on Restaurant Liquor License R-21263 as well as the proposed licensed premises of 418 Westerly Parkway, State College, PA:
 - a. Fuji agrees that it will not apply to transfer Restaurant License No. R-21263 to any other person unless it receives written approval for such transfer from State College Borough Council.

- b. Fuji agrees that will not apply to transfer the license to a new location or apply to extend the existing licensed premises unless it receives written approval from State College Borough Council.
- c. Fuji agrees not to sell any malt or brewed beverages for off-premises consumption.
- d. Fuji agrees it will not sell any alcoholic beverages in single containers that are greater than twenty-two (22) fluid ounces in size, except for wine.
- e. Fuji agrees not advertise the price or availability of alcohol.
- f. Fuji agrees it will not discount the price of alcoholic beverages.
- g. Fuji will only sell alcoholic beverages at times when food service is also available.
- h. Fuji further agrees that under no circumstances will alcohol be sold, served or provided prior to 10:30 a.m. or after 10:00 p.m. Sunday through Thursday, and before 10:30 a.m. or after 11:30 p.m. Fridays and Saturdays.
- i. Fuji agrees it will not apply for an amusement permit or allow bands or disc jockeys to perform at the establishment. Fuji further agrees that no video games will be permitted. Fuji will be permitted to have instrumental music such as piano or acoustic guitar.
- j. Fuji agrees that seating at the bar service area will be limited to ten (10) seats or less.
- k. Fuji agrees that there will be no smoking allowed in the restaurant.
- l. Fuji agrees that it will submit quarterly reports to the Borough of State College reporting its gross revenues as well as its food sales revenue. Fuji agrees that its food sales must constitute eighty percent (80%) or more of its gross revenues

during the two (2)-year liquor license cycle or it will be in violation of this agreement.

m. Fuji agrees that it will not ask the Board to modify any of the conditions of this agreement without first obtaining written approval from State College Borough Council.

6. Fuji understands that failure to adhere to the terms of this agreement may result in citation by the Bureau and/or nonrenewal of this license by the Board.
7. Fuji further understands that these terms will remain in effect on the license and the premise unless and until a subsequent agreement is reached with the Board rescinding these restrictions.
8. This Agreement is intended to create legally binding obligations, as entered into in Pennsylvania and shall be construed in accordance with the laws of the Commonwealth of Pennsylvania.
9. In the event that any provision of this agreement is determined to be legally invalid, the affected provision shall be stricken from the Agreement and its enforceability shall remain unaffected thereby.



6/08/06

JING JIANG, PRESIDENT
FUJI & JADE GARDEN, INC.

DATE

FAITH S. DIEHL, ESQUIRE
CHIEF COUNSEL
PENNSYLVANIA LIQUOR CONTROL BD.

DATE

* * * Communication Result Report (Jun. 8. 2006 12:25PM) * * *

1)
2)

Date/Time: Jun. 8. 2006 12:23PM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
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Reason for error
 1) Hang up or line failure
 2) No answer
 3) Exceeded max. email size

E 2) Busy
 E 4) No faxable connection

Flaherty & O'Hara

PROFESSIONAL CORPORATION

LAW OFFICES
 1100 Allegheny Building
 429 Market Avenue
 Pittsburgh, PA 15219
 412-456-2001
 FAX: 412-454-2019
www.flaherty-ohara.com

TO: Debbie CutbertDATE: June 8, 2006

COMPANY: _____

FAX NO.: 717-236-7777FROM: Stan Wolowski/GregPHONE: 412-456-2123NO. OF PAGES (including cover sheet): 5

MESSAGE:

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Borough Council Public Hearings Agenda

January 9, 2023

Tax ID Number	Owner Name	Municipality	Site Location	Care Of	Mailing Address	Mailing Address 2	Post Office	State	Zip	Fair Market Value	Assessed Value
36-012-.006-.0000	200 WEST JOINT VENTURE	State College Borough	206 W COLLEGE AVE	C/O CALDER JOINT VENTURE	248 E. CALDER WAY, SUITE 305		STATE COLLEGE	PA	16801	1171860	585930
36-012-.009-.0000	CALDER JOINT VENTURE ET AL	State College Borough	138 W COLLEGE AVE	C/O 138 JOINT VENTURE	248 E. CALDER WAY, SUITE 305		STATE COLLEGE	PA	16801	919400	459700
36-012-.010-.0000	FRIEDMAN RONALD M & EDWARD A ETAL	State College Borough	132 W COLLEGE AVE	C/O REDUAC ASSOCIATES	248 E. CALDER WAY, SUITE 305		STATE COLLEGE	PA	16801	188490	94245
36-012-.011-.0001	STATE THEATRE INC	State College Borough	130 W COLLEGE AVE		141 S FRASER STREET		STATE COLLEGE	PA	16801	969120	484500
36-012-.011-.0000	STATE THEATRE INC	State College Borough	126 W COLLEGE AVE		101 FREEPORT RD		PITTSBURGH	PA	15221	577520	288760
36-012-.012-.0000	126 COLLEGE AVE PARTNERS LLC	State College Borough	126 W COLLEGE AVE		248 E. CALDER WAY SUITE 305		STATE COLLEGE	PA	16801	555480	277740
36-012-.013-.0000	CALDER JOINT VENTURE	State College Borough	122 W COLLEGE AVE	C/O COLLEGE AVE JOINT VENTURE	248 E. CALDER WAY SUITE 305		STATE COLLEGE	PA	16801	1174100	587050
36-012-.014-.0000	CALDER JOINT VENTURE	State College Borough	116 W COLLEGE AVE		248 E. CALDER WAY #305		STATE COLLEGE	PA	16801	306000	153000
36-012-.015-.0000	CALDER JOINT VENTURE	State College Borough	108 W COLLEGE AVE		248 E. CALDER WAY #305		STATE COLLEGE	PA	16801	1153970	576985
36-012-.016-.0000	CALDER JOINT VENTURE	State College Borough	100 W COLLEGE AVE		248 E. CALDER WAY #305		STATE COLLEGE	PA	16801	2629525	2629525
36-012-.017-.0000	MOYER PROPERTY MANAGEMENT	State College Borough	114 S ALLEN ST		1226 DEERFIELD DR		STATE COLLEGE	PA	16803	419520	209760
36-012-.018-.0000	107 PARTNERS LLC	State College Borough	100 E COLLEGE AVE		PO BOX 952		STATE COLLEGE	PA	16804	117690	58445
36-012-.019-.0000	PACCHIONI, LOUIS P & DONNA M	State College Borough	109 S ALLEN ST	C/O CALDER JOINT VENTURE	1301 CURTIN STREET		STATE COLLEGE	PA	16803	321810	160905
36-012-.020-.0000	ALLEN STREET JOINT VENTURE	State College Borough	111 S ALLEN ST		1244 WESTERLY PKWY APT 305		STATE COLLEGE	PA	16801	1161220	495670
36-012-.021-.0000	LANG, JUDITH Z	State College Borough	106 E COLLEGE AVE	RUTH L ZIPSER	1244 WESTERLY PKWY APT 305		STATE COLLEGE	PA	16801	959140	479570
36-012-.022-.0000	KENNETH S LEWIS LIVING TRUST	State College Borough	112 E COLLEGE AVE	KENNETH S LEWIS, TR	PO BOX 1348		EDWARDS	CO	81632	756720	139220
36-012-.023-.0000	KENNETH S LEWIS LIVING TRUST	State College Borough	116 E COLLEGE AVE	KENNETH S LEWIS TRUSTEE	130 S JEFFERSON ST SUITE 305		CHICAGO	IL	60661	186030	93015
36-012-.024-.0000	UNITED FEDERAL SAVINGS BANK	State College Borough	120 E COLLEGE AVE	C/O NATL TAX SEARCH LLC	130 S JEFFERSON ST SUITE 305		CHICAGO	IL	60661	1003150	501575
36-012-.025-.0000	STATE COLLEGE FED S & L	State College Borough	122 E COLLEGE AVE	C/O NATL TAX SEARCH LLC	129 1/2 S PUGH ST REAR		STATE COLLEGE	PA	16801	528510	264255
36-012-.026-.0000	J MARKS INCORPORATED	State College Borough	128 E COLLEGE AVE		219 W BEAVER AVE		STATE COLLEGE	PA	16801	4004150	2002075
36-012-.027-.0000	FRASER CENTRE RETAIL LLC	State College Borough	118 S FRASER ST	C/O HYATT PLACE STATE COLLEGE	ATTN: RYAN SAAI		STATE COLLEGE	PA	16801	290560	145280
36-012-.028-.0000	KAMINSKI, JOHN	State College Borough	217 901 W BEAVER AVE	& ERIN TENCH	145 FELLWOOD DR		MOORESTOWN	NJ	8057	283200	141800
36-012-.029-.0000	TWOMEY, JOHN & KIMBERLY	State College Borough	217 902 W BEAVER AVE		145 FELLWOOD DR		MOORESTOWN	NJ	8057	229620	114810
36-012-.030-.0000	TWOMEY, JOHN & KIMBERLY	State College Borough	217 903 W BEAVER AVE		145 FELLWOOD DR		MOORESTOWN	NJ	8057	229620	114810
36-012-.031-.0000	JAMES, DAVID M & MELINDA M	State College Borough	217 904 W BEAVER AVE		948 GARLINGTON CIRCLE		WEST CHESTER	PA	19380	197570	98785
36-012-.032-.0000	ORSESS, E RICHARD & LORI A	State College Borough	217 905 W BEAVER AVE		8 SUNNYSIDE CT		MARLTON	NJ	8053	297190	148595
36-012-.033-.0000	YOOPER, TIMOTHY P & SUSAN G	State College Borough	217 906 W BEAVER AVE		101 LISA COURT		MOHNTON	PA	19540	286290	143145
36-012-.034-.0000	SCANLON, JAMES D III	State College Borough	217 907 W BEAVER AVE		217 W BEAVER AVE UNIT 9		STATE COLLEGE	PA	16801	293570	146785
36-012-.035-.0000	GARRUSH, TATIYANA M	State College Borough	217 908 W BEAVER AVE	MORGAN A SWANSON	15506 SIXTH AVE REAR		ALTOONA	PA	16602	262750	131375
36-012-.036-.0000	FIRORE BROTHERS INC	State College Borough	217 1101 W BEAVER AVE		1252 WALDENMAR DR		CHARLOTTEVILLE	VA	22903	291220	145635
36-012-.037-.0000	SWARTOUT, ELIZABETH A & ADAM M	State College Borough	217 1002 W BEAVER AVE		522 HAVEN LN		GREAT FALLS	VA	22066	229620	114810
36-012-.038-.0000	ANDERSON, KEITH J & STEPHANIE S	State College Borough	217 1003 W BEAVER AVE		217 W BEAVER AVE UNIT #		STATE COLLEGE	PA	16801	297570	98785
36-012-.039-.0000	GASTIL, JOHN WEBSTER	State College Borough	217 1004 W BEAVER AVE		1816 READING BLVD		WYOMISSING	PA	19610	289120	144560
36-012-.040-.0005	BANCO, STEPHEN P & LISA M	State College Borough	217 1005 W BEAVER AVE		499 ROYAL PALM WAY		BOCA RATON	FL	33432	286340	143170
36-012-.041-.0006	PSU FRASER LLC	State College Borough	217 1006 W BEAVER AVE		2800 COMMERCIAL DR		HARRISBURG	PA	17110	285500	142780
36-012-.042-.0007	DONAGHER, DONALD C JR & LYNDIA S	State College Borough	217 1007 W BEAVER AVE		217 W BEAVER AVE UNIT 1		STATE COLLEGE	PA	16801	262750	131375
36-012-.043-.0008	WANG, JAMES	State College Borough	217 1008 W BEAVER AVE		550 MAPLEWOOD AVE		WYANE	PA	19087	514040	257020
36-012-.044-.0009	MINTS, HEATH A & MICHAELA A	State College Borough	217 1101 W BEAVER AVE		166 W 18TH STREET #20		NEW YORK	NY	10011	283200	141600
36-012-.045-.0010	ASTORIA 4 LLC	State College Borough	217 1102 W BEAVER AVE		1248 COLTS LN		YARDLEY	PA	19067	230080	115040
36-012-.046-.0011	DOULISO, MICHAEL S & ANDREA D	State College Borough	217 1103 W BEAVER AVE		217 W BEAVER AVE ALP 4		STATE COLLEGE	PA	16801	455070	227525
36-012-.047-.0012	BRISTOL, F BENJAMIN IV & JANET L	State College Borough	217 1104 W BEAVER AVE		217 W BEAVER AVE UNIT 1		STATE COLLEGE	PA	16801	286250	143125
36-012-.048-.0013	COOK, STUART D & JOSEPH A E	State College Borough	217 1105 W BEAVER AVE		217 W BEAVER AVE LP 6		STATE COLLEGE	PA	16801	285690	142845
36-012-.049-.0014	PSU FAMILY TRUST	State College Borough	217 1201 W BEAVER AVE		1015 WISTERIA DR		MAVERNI	PA	19355	505870	252935
36-012-.050-.0015	CHEN, DAVID M & JULIE	State College Borough	217 1202 W BEAVER AVE		1307 DEERFIELD DR		STATE COLLEGE	PA	16803	467530	233765
36-012-.051-.0016	HERNANDEZ, WILLIAM H	State College Borough	217 1203 W BEAVER AVE	& LINDA YARBRETT HERNANDEZ	197 SPRING MEADOW DR		PITTSBURGH	PA	15241	443450	221725
36-012-.052-.0017	FRASER CENTRE RESIDENTIAL LLC	State College Borough	219 W BEAVER AVE		5060 BITTER RD STE A3		MECHANICSBURG	PA	17055	516100	258950
36-012-.053-.0018	FRASER STREET JOINT VENTURE	State College Borough	125 S FRASER ST	C/O HYATT PLACE STATE COLLEGE	ATTN: RYAN SAAI		STATE COLLEGE	PA	16801	9065920	4528800
36-012-.054-.0019	THE BOROUGHS OF STATE COLLEGE	State College Borough	131 S FRASER ST	C/O CALDER JOINT VENT GRASSER	248 E. CALDER WAY, SUITE 305		STATE COLLEGE	PA	16801	721780	360890
36-012-.055-.0020	THE BOROUGHS OF STATE COLLEGE	State College Borough	140 KELLY AVE	FINANCE DEPT.	243 SOUTH ALLEN STREET		STATE COLLEGE	PA	16801	334690	1673450
36-012-.056-.0021	THE BOROUGHS OF STATE COLLEGE	State College Borough	131 S FRASER ST		243 SOUTH ALLEN STREET		STATE COLLEGE	PA	16801	56460	28730
36-012-.057-.0022	THE BOROUGHS OF STATE COLLEGE	State College Borough	131 S FRASER ST		243 SOUTH ALLEN STREET		STATE COLLEGE	PA	16801	76220	38110
36-012-.058-.0023	THE BOROUGHS OF STATE COLLEGE	State College Borough	131 S FRASER ST		243 SOUTH ALLEN STREET		STATE COLLEGE	PA	16801	44460	22330
36-012-.059-.0024	THE BOROUGHS OF STATE COLLEGE	State College Borough	131 S FRASER ST		243 SOUTH ALLEN STREET		STATE COLLEGE	PA	16801	154480	79740
36-012-.060-.0025	THE BOROUGHS OF STATE COLLEGE	State College Borough	131 S FRASER ST		243 SOUTH ALLEN STREET		STATE COLLEGE	PA	16801	204840	102420
36-012-.061-.0026	AGOSTINELLI, RAYMOND F	State College Borough	131 W BEAVER AVE	T/A MID-TOWN INVESTMENTS	PO BOX 337		STATE COLLEGE	PA	16804	832700	416350
36-012-.062-.0000	RGS INVESTMENTS ONE LLC	State College Borough	123 W BEAVER AVE		PO BOX 1500		MAATHEWS	NC	28106	681090	340545
36-012-.063-.0000	AG LIMITED PARTNERSHIP	State College Borough	148 S ALLEN ST		119 SOUTH BURROWS ST		STATE COLLEGE	PA	16801	2033450	1016725
36-012-.064-.0000	CALDER JOINT VENTURE	State College Borough	134 S ALLEN ST		248 CALDER WAY 305		STATE COLLEGE	PA	16801	636990	318495
36-012-.065-.0000	NEVINS WOODWARD LP	State College Borough	132 S ALLEN ST	C/O DAVID NEVINS	130 VIA VERDE WAY		PALM BEACH GARDEN	FL	33418	176360	88180

36-012-.050-.0000-	KRESGE PROPERTIES LLC	State College Borou	128 S ALLEN ST			541 WEST MAIN STREET	BOALSBURG	PA	16827	553090	276545
36-012-.051-.0000-	ONE TWENTY FOUR SOUTH ALLEN	State College Borou	124 S ALLEN ST	C/O KEYSTONE REAL ESTATE GROUP		431 SCIENCE PARK RD STE 130	STATE COLLEGE	PA	16803	5520280	260140
36-012-.052-.0000-	AGOSTINELLI FAMILY PARTNERSHIP	State College Borou	116 S ALLEN ST	C/O FIRST NATIONAL BANK APD		414 EAST COLLEGE AVENUE	STATE COLLEGE	PA	16801	753060	376030
36-012-.053-.0000-	OMEGA BANK	State College Borou	117 S ALLEN ST			3320 E STATE ST 3RD FLOOR	HERMITAGE	PA	16148	2649550	1324775
36-012-.054-.0000-	123 S ALLEN LLP	State College Borou	123 S ALLEN ST			356 LAURENS RD.	MCINTOSHVILLE	PA	17754	668300	334150
36-012-.055-.0000-	BRUGIER, GREGORY M	State College Borou	131 S ALLEN ST			329 EAST OUTER DRIVE	STATE COLLEGE	PA	16801	671230	335615
36-012-.056-.0000-	ALLEN STREET 135 PARTNERS LP	State College Borou	162 HUMES AVE			329 E OUTER DR	STATE COLLEGE	PA	16801	1324500	662250
36-012-.057-.0000	A PAUL BAROUTSIS TRUST ETAL	State College Borou	145 S ALLEN ST	C/O PROPERTY MANAGEMENT INC (PMI)		PO BOX 622	LEMOYNE	PA	17043	518400	259200
36-012-.058-.0000	101 EAST BEAVER PARTNERS LLC	State College Borou	101 E BEAVER AVE	101 EAST BEAVER AVENUE		PO BOX 344	STATE COLLEGE	PA	16804	817560	408780
36-012-.059-.0000-	CAMILLO II LLC	State College Borou	117 E BEAVER AVE			5461 W BUFFALO RUN RD	PORT MATILDA	PA	16870	387360	193680
36-012-.060-.0000-	NICHOLAS & KISTLER	State College Borou	129 E BEAVER AVE	C/O HEIDI NICHOLAS		210 W HAMILTON AVE #36	STATE COLLEGE	PA	16801	575030	287515
36-012-.061-.0001P	STATE COLLEGE BOROUGH	State College Borou	137 E BEAVER AVE	C/O FINANCE DEPARTMENT		243 S ALLEN ST	STATE COLLEGE	PA	16801	210430	105215
36-012-.061-.0002P	STATE COLLEGE BOROUGH	State College Borou	122 S PUGH ST	C/O FINANCE DEPARTMENT		243 SOUTH ALLEN STREET	STATE COLLEGE	PA	16801	3419330	1709665
36-012-.061-.0003P	STATE COLLEGE BOROUGH	State College Borou	124 S PUGH ST	FINANCE DEPT.		243 SOUTH ALLEN STREET	STATE COLLEGE	PA	16801	114370	57185
36-012-.061-.0004P	STATE COLLEGE BOROUGH	State College Borou	135 E BEAVER AVE	FINANCE DEPT.		243 SOUTH ALLEN STREET	STATE COLLEGE	PA	16801	100040	50020
36-012-.073-.0000-	STATE COLLEGE PRESBYTERIAN	State College Borou	132 W BEAVER AVE	CHURCH		126 WEST BEAVER AVENUE	STATE COLLEGE	PA	16801	3087980	1543990
36-012-.074-.0000-	STATE COLLEGE PRESBYTERIAN	State College Borou	W BEAVER AVE	CHURCH		132 WEST BEAVER AVENUE	STATE COLLEGE	PA	16801	168110	84055
36-012-.075-.0000-	STATE COLLEGE PARKING	State College Borou	W BEAVER AVE	AUTHORITY		243 SOUTH ALLEN STREET	STATE COLLEGE	PA	16801	140290	70145
36-012-.076-.0000-	ALLEN STREET ASSOCIATES	State College Borou	202 S ALLEN ST	C/O KEYSTONE REAL ESTATE GROUP		431 SCIENCE PARK RD, SUIT	STATE COLLEGE	PA	16803	821500	410750
36-012-.077-.0000-	KISSINGER, JOHN G & BRIAN F	State College Borou	214 S ALLEN ST			PO BOX 201	BOALSBURG	PA	16827	457180	228590
36-012-.078-.0000-	SCHLOW CENTRE REGION LIBRARY	State College Borou	211 S ALLEN ST			211 S ALLEN STREET	STATE COLLEGE	PA	16801	3657530	1928765
36-012-.079-.0000	SCHLOW MEMORIAL LIBRARY	State College Borou	E BEAVER AVE			100 EAST BEAVER AVENUE	STATE COLLEGE	PA	16801	53130	26565
36-012-.081-.0000-	BEAVER COURT ASSOCIATES L P	State College Borou	120 E BEAVER AVE			PO BOX 215	STATE COLLEGE	PA	16804	2103140	1051570
36-013-.155-.0000-	OMEGA BANK	State College Borou	222 S ALLEN ST	C/O FIRST NATIONAL BANK APD		3320 E STATE ST 3RD FLOOR	HERMITAGE	PA	16148	351660	175830
36-013-.156-.0001	TOW CENTRE DEVELOPMENT GROUP LLC	State College Borou	224 S ALLEN ST	C/O PENN STATE UNIVERSITY		250 E BEAVER AVE STE 700	STATE COLLEGE	PA	16801	627150	169610
36-006-.008-.0000-	TOW CENTRE DEVELOPMENT GROUP LLC	State College Borou	224 S ALLEN ST			250 E BEAVER AVE STE 700	STATE COLLEGE	PA	16801	627150	169610
36-012-.028-.0000-	COMMONWEALTH OF PENNSYLVANIA	State College Borou	BREAZEALE GUARD HOUSE			505 NORTH OFFICE BUILDING	HARRISBURG	PA	16801	50026000	25013000
36-012-.083-.0000-	CORNELIUS LLC	State College Borou	134 E COLLEGE AVE			415 E CALDER WAY	STATE COLLEGE	PA	16801	1608240	804125
36-012-.083-.0000-	PUGH CENTRE LP	State College Borou	150 E BEAVER AVE			210 W HAMILTON AVE SUITE	STATE COLLEGE	PA	16801	7963050	3981525
36-013-.177-.0000-	CORE STATE COLLEGE PUGH LLC	State College Borou	240 S PUGH ST			1643 N MILWAUKEE AVE.,	CHICAGO	PA	16801	776000	388000