



COLLEGE TOWNSHIP

CASINO FACT SHEET

- In 2006, College Township established the zoning provisions that currently exist in the area encompassing the Nittany Mall. These zoning provisions allow for “gaming establishment” uses in the area of the Nittany Mall previously occupied by the Macy’s Department Store.
 - In 2017, College Township chose not to “opt out” of receiving/accepting a Category IV license within the Township based on existing zoning, which allowed for gaming establishments. At that time, the Township determined that the class of license posed no new considerations from those used in establishing the existing zoning in 2006.
 - With those two decisions, gaming establishments are now considered a use-by-right in the current College Township C1 zoning districts.
 - College Township Code (§ 200-11.S as amended per Ord. No. O-06-05) specifies that all gaming establishments shall meet the following additional regulations:
 - All storage and displays shall be located within the building.
 - All business transactions on the premises shall be conducted within the building.
 - All new construction shall be consistent with the scale and architectural styles of the buildings surrounding the site proposed for a gaming establishment.
 - No gaming establishment shall be located within 1,000 feet of the following:
 - Residential district boundary;
 - Any building containing a residential use in a zone not defined as a residential zone in § 200-8;
 - Lot line of any church or other place of worship;
 - Lot line of any school; and/or
 - Lot line of any public park.
 - Mr. Ira Lubert, a Penn State alumni and current member of the Board of Trustees, is the chair and co-founder of Philadelphia based, Independence Capital Partners and Lubert Adler Partners LP. He previously developed a casino in the Lehigh Valley Mall and was the successful bidder for a Category 4 casino license in September 2020. This bid identified the location of this new casino as anywhere within a 15-mile radius of Unionville Borough, Centre County.
 - Bally’s Corporation announced in January 2021 that it has signed an agreement with Mr. Lubert to develop this planned \$120 million mini-casino in Centre County. While the specific location was not named, the Bally’s press release stated it would be located ‘near the Nittany Mall.’
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- **Prior to March 2, 2021, College Township had not received official word of the proposed casino location, but had been contacted by a consulting firm from Philadelphia tasked with completing a Local Impact Report for a casino. As part of this study, the consultant interviewed various members of Township staff and regional officials, such as police chiefs and the fire director.**
- **The required Impact Report evaluates the potential impacts from a casino development on the following:**
 - **Traffic**
 - **Water and sewer infrastructure**
 - **Police and emergency services**
 - **Tourism**
 - **Municipal service**
- **The Township confirmed with the PA Gaming Control Board (PAGCB) that the Lubert/Bally’s “operational license” application must be submitted to the PAGCB on or before March 2, 2021. This application will outline the location and operational details of a proposed Category IV mini casino, in addition to any key findings from the Local Impact Report.**
- **In late January 2021, College Township received a request to evaluate its zoning regulations to determine if a gaming establishment would be permissible at 2901 East College Avenue (formerly Macy’s). On February 1, 2021, staff provided a zoning confirmation letter to the requestor acknowledging that a gaming establishment is permissible under the current zoning for this location.**
- **According to the PAGCB, there are no additional actions that College Township needs or should take relative to any potential application for a casino license within the Township.**
- **On Tuesday, March 2, 2021, College Township received via certified mail a statement from the Ballard Spahr Law Firm in Philadelphia formally transmitting the Local Impact Report and identifying the location of the proposed casino at the former Macy’s at 2901 East College Avenue, State College, PA (attached below). The letter also indicates that the casino will offer 750 slot machines, 30 table games, a sportsbook, a restaurant and entertainment facilities.**
- **As part of the consideration of an “operational license,” the PAGCB will host a minimum of two Public Input Hearings on any proposed casino location. The first hearing will be held in the host municipality and a second hearing will be held in Harrisburg.**
- **Pending regulatory approvals, construction is expected to begin on the mini casino in the second half of 2021 and will take approximately one year to complete according to the Bally Corporation’s press release.**
- **College Township Council is actively monitoring the situation and awaits further application information, at which time it will chart a course forward, if needed.**