

# REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

## Regular Meeting March 20, 2012 - 12:30 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regular Meeting on March 20, 2012, in Suite 405, Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:30 p.m. Chairman Daniel C. Leppo presided.

### **PRESENT:**

Charles Peguese  
Dan Leppo  
Michael Wilson  
Shaun O'Toole

### **ABSENT:**

Harold Dunbar

Also present were: Peggy Sheibley, Administrative Project Manager; Stuart Magdule, Esquire, and Bryan Davis, Executive Director.

### **MINUTES**

The minutes of the Regular Meeting of December 20, 2011 were presented for approval. Mr. Peguese moved to approve; seconded by Mr. Wilson. The motion passed unanimously.

### **TREASURER'S REPORT**

The Treasurer's Reports for November, 2011, December, 2011 and January, 2012 were presented for approval, subject to audit. Mr. Peguese moved to approve; seconded by Mr. O'Toole. The motion passed unanimously. The Treasurer's Report for February, 2012 was presented for review.

### **COMMUNICATIONS**

Mr. Leppo brought to the members' attention the Monthly Progress Reports for January and February. He remarked that there is at least movement happening with some of the projects. He noted the ribbon cutting ceremony for Governors Square on April 25 and the ceremony at the Train Station which is March 29. Mr. Davis stated that he was hopeful, regarding Mr. Traynor's update that the Harrisburg Midtown Arts Center will close on its additional financing for 1101 N. Third by the end of this month.

Mr. Leppo mentioned the letter from Mr. Franklin, Vice President of Finance & College Resources at HACC received in January, explaining that when we agreed to transfer the former Domestic Linen property to them it was with the idea that they would use it for educational purposes. The intent had been that they would continue to build there. With our blessing they put in a parking lot as a temporary measure and recognizing how the economy is, HACC's position is to continue using the land as a parking lot without any other long term goal. He suggests that with the Board's consensus HRA is agreeable to HACC's continued use of the land as a parking lot. Mr. Peguese recused himself. Therefore, by the consensus of the majority of the Board, the Authority is fine with what is being proposed by Mr. Franklin. Mr. Magdule explained that under the agreement that we have with HACC the lot is still under the terms of educational purpose and their counsel believes that they will be able to get it as an accessory use to the building because they will eventually purchase the midtown campus building and will use this lot as additional parking on a permanent basis.

Mr. Davis spoke about the Benchmark report regarding the energy usage at the Harrisburg Transportation Center. Due to the new improvements and that by being a participant in this consortium, we realize energy savings. Benchmark has presented a history since 2000 thru 2007 showing annual percentages of savings. Mr. Peguese inquired about the reports statement regarding the underground pipeline infrastructure and he wondered if there were problems with the underground conduits. Mr. Leppo stated that new lines are

transmission pipelines being installed through Pennsylvania and that the cost of natural gas may not go down as far as some predictions, simply because the gas industry will incur major costs in building the transmission conduit of the product.

Mr. Leppo told the Board that the City's Controller has publicly stated the bonds that HRA has for Strawberry Square are going to be insolvent. Discussions have been had between Mr. Magdole, Mayor Thompson, Harristown Development Corporation and Mr. Davis. He would like a written statement that explains the bond transaction and then this can be distributed to Board Members and the Mayor. Mr. O'Toole inquired if a discussion was had with Mr. Unkovic. Mr. Magdole said that we met with Mr. Unkovic and one of the issues discussed was this bond transaction.

### **PUBLIC COMMENT**

None

### **OLD BUSINESS**

Mr. Davis mentioned that Ms. Sheibley and he have been working with on the HRA website with Chris McGee of Redtail Productions and a lot time was spent examining on what to convey to the public. We have supplied narrative to be used as text at different places on the website. Also, a link for contractor resumes and a distribution list of anyone that is interested in receiving notices of HRA Board meetings and agendas is in the works. We are waiting for Chris's first rendition. Mr. Wilson stated that the website could be used as a resource for contractors. Also, he mentioned contacts that would be interested in City properties that are available for sale.

### **NEW BUSINESS**

**RESOLUTION NO. 1-2012**, authorizing the Executive Director to issue a request for proposals for contracting with a taxicab operator to provide sole outbound taxicab service at the Harrisburg Transportation Center. Mr. Leppo explained that this contract is that a particular cab company would have all of the spaces for their cabs to accommodate outbound passengers. Mr. Davis added that the station has spots for six cabs at the station plaza. Over the years this has come up for consideration. From a safety standpoint and a good business observation, we have quite a bit of unruliness between taxicab drivers when they are not immediately supervised. We do have a six page Taxicab Policy for behavior and there are penalties for violations. The other consideration is that we are not collating any revenue as operator of the facility. The taxicabs are not paying for the privilege to service the station. We have discussed with the PUC if we could collect some revenue from a taxicab contract and they said we could. One of the taxicab companies gave us an unsolicited proposal to be the sole outbound taxi provider at the Station and they told us that there is a possibility of making \$40,000 a year in revenue from their deal.

Mr. Davis shared with the Board that Mayor Thompson called regarding this resolution. She said that because of the recent death of a taxicab driver she has asked the City Solicitor to look at what the City can put in place to improve the safety and security in the taxis for the passengers and the drivers. Plus she would like to investigate some kind of licensing or additional revenue from taxi services to help offset costs. She doesn't support our resolution at this time.

Mr. Leppo added that the documents HRA has assembled for this contract represent a very good proposal and suggested that the members study them and within the next month see what the City Solicitor proposes from his findings. He expressed that he didn't see this contract being any competition with whatever the City is

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proposing simply because it seems the City is looking to do a license fee from which the taxi company would not have any recourse. We are putting out an RFP that proposes sole outbound service at the Transportation Station and the companies can bid or not and the Authority has the option to accept or reject any or all of the proposals.

Mr. Peguese added that when he uses the Station and sees the taxicab operators in the front plaza, because of their scraggly appearance, offensive behavior and messy cabs, he would not to use their service. Therefore, he likes that the proposed agreement the taxicab has to verify driver background, qualifications, etc. and the cab needs to be in good repair and appearance. Having a single company with fulltime surveillance hopefully would eliminate the fighting amongst the cab drivers.

Mr. O'Toole suggested that in the agreement maybe there should be a clause that says that it is mandatory to have a bullet proof barrier between the driver and passenger(s).

Mr. Magdule expressed that this is just a matter of coordinating it with the Mayor to make sure she completely understands that this agreement is not anti- competitive and there are security and financial benefits to be had.

Mr. Leppo said that he believes this agreement is overall a good idea and he asked for a motion to table the resolution till next month. Mr. Wilson moved to table the motion; seconded by Mr. O'Toole. The motion was tabled unanimously.

**OTHER BUSINESS**

None

**ADJOURNMENT**

The meeting adjourned at 1:20 pm.

Respectfully submitted,



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Secretary/Assistant Secretary