

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regular Meeting August 21, 2012 - 12:30 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regular Meeting on August 21, 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
Shaun O'Toole

ABSENT:

Harold Dunbar
Michael Wilson

Also present were: Peggy Sheibley, Administrative Project Manager; Stuart Magdole, Esquire, Bryan Davis, Executive Director; James Roxbury, Tara Leo Auchey and Natalie Cake, Roxbury News and Kathy Possinger, Community Action Commission.

MINUTES

The minutes of the Regular Meeting of July 17, 2012 were presented for approval. Mr. O'Toole moved to approve; seconded by Mr. Peguese. The motion passed unanimously. Mr. Leppo abstained as he was not present for the July meeting.

TREASURER'S REPORT

The Treasurer's Reports for May and June, 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 July, 2012 was presented for review.

COMMUNICATIONS

Mr. Davis told the Board Members that the 1500 Condominium project construction is wrapping-up, therefore, there will be a ribbon cutting ceremony Thursday, August 23rd at 11:00 am. There is also an invitation to an open house which will be held that evening from 5 – 8 pm.

Mr. Davis informed the Board that yesterday we received notice from our web design person, Chris McGee, that the HRA website is now live for everyone's review. He added that some components require additional content and photos and we will fine tune it here on out. An email notice will be sent with the email address to the Board. Mr. Leppo offered that the website is neat and crisp; likes the layout and the white space is appealing so one isn't overwhelmed. He also added that our existing logo works fine. Mr. Davis said that the Authority had considered an updated logo but didn't find anything that was suitable. Mr. Leppo asked Mr. Davis to communicate to Chris that she did a wonderful job and that staff did a marvelous job in getting information and photos to Chris for the site. He also suggested doing a press release so people are aware of the HRA website.

Mr. O'Toole inquired if Mr. Traynor was going to attend this meeting. Mr. Davis replied that Mr. Traynor said he would attend this meeting. We did find out that the new financing will allow them to renovate the pool with this phase of construction.

PUBLIC COMMENT

None

OLD BUSINESS

None

NEW BUSINESS

RESOLUTION NO. 7-2012, authorizing the Authority to designate SAN-PEF, Inc. and Paul Peffley as Potential Developer of 1701 North 3rd Street, Harrisburg, PA to renovate this structure into eight residential apartments and 1st floor commercial space. Mr. Davis brought to the Board's attention Mr. Peffley's proposal for the three story building, three apartments on the third and second floors; business/commercial on the majority of the first floor and an efficiency apartment on the remaining first floor. He has provided to the satisfaction of staff his preliminary information and also preliminary interest in the financing for the acquisition and renovations of the building. Mr. Davis explained that both Mr. Peffley and Mr. Gladstone were out of town or they would have attended the Board Meeting to answer any questions. He added that since there isn't any on-site parking, there was discussion and indication with DBHD that special action might be amenable considering the nature of the site, how long HRA has owned it and that many homes in the surrounding area have off street parking so there is less of a demand for on street parking. These items will have to be satisfied for Mr. Peffley to move forward. We received a reasonable purchase offer price and the number of units proposed for the building have been lessened which is less concern regarding parking and tenant concerns. Mr. Leppo added that as long as Mr. Peffley obtains necessary special exceptions and variances from the Zoning Hearing Board, he believes that he will be able to proceed with the project. Mr. O'Toole moved to approve the motion; seconded by Mr. Peguese. The motion passed unanimously.

RESOLUTION NO. 8-2012, authorizing the Executive Director to execute an additional grant contract with the FTA in the amount of \$400,000 and a Sub-Recipient Agreement with PennDOT in the amount of \$332,000 for professional engineering and design services relevant to constructing new ADA-Compliant Elevators at the Harrisburg Transportation Center. Mr. Davis added that we need to engage PennDOT and FTA requires a contract between HRA and PennDOT as the sub-recipient. The contract is being reviewed by PennDOT. Mr. Leppo added that this will really improve access from the upper level to the train level. Mr. Peguese moved to approve the motion; seconded by Mr. O'Toole. The motion passed unanimously.

RESOLUTION NO. 9-2012, authorizing the Authority to designate Keystone Community Development Corporation as Potential Developer of 232 and 236 South 13th Derry Street, Harrisburg, PA for the purpose of providing parking for the neighborhood businesses in the South 13th and Derry Street corridor. Mr. Leppo introduced Ms. Possinger from Community Action Commission to speak about this proposal. She explained that the CAC and Keystone Community Development Corporation, which is CAC's real estate arm, are working together with the community to develop parking options to support the businesses in the corridor at 13th and Derry Streets. She pointed out the traffic and circulation map that is included in the packets that were delivered to the Board Members which shows this property designated for parking is crucial for the commercial properties. CAC and its partners secured the funding to complete and commence the design work, acquisition and acquired several of the parcels and agreements on others so as to move this project forward. She pointed out the parking lot design drawings which show the possibility of potential produce vending on the weekends. Also, the design creates a visible and ecological impact on the community with the bio-swell in the rear of the parking lot which will allow for runoff. She expressed excitement that every retail/commercial store front on the first floor of buildings that is managed by Keystone is currently leased. There will soon be a drug store opening on 13th Street and there is also demand for parking for training that is taking place above the PNC business. Mr. Leppo praised the work that the CAC has done within the City and expressed how nicely the

parking lot design is done. Mr. O'Toole moved to approve the motion; seconded by Mr. Peguese. The motion passed unanimously.

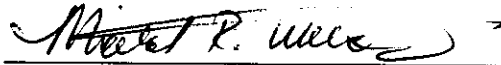
OTHER BUSINESS

None

ADJOURNMENT

The meeting adjourned at 12:58 pm.

Respectfully submitted,



Secretary/Assistant Secretary