

# **REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG**

## **Regular Meeting April 16, 2013 - 12:30 P.M.**

The Board of the Redevelopment Authority of the City of Harrisburg held a Regular Meeting on April 16, 2013, in Suite 405, Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:30 p.m. Vice-Chairman Shaun E. O'Toole presided.

### **PRESENT:**

Michael Wilson  
Harold Dunbar  
Shaun O'Toole

### **ABSENT:**

Dan Leppo

Also present were: Peggy Sheibley, Administrative Project Manager; Stuart Magdule, Esquire; Bryan Davis, Executive Director; David Park, Esquire, SAS, LLP; and Mr. James Roxbury, Roxbury News.

### **MINUTES**

The minutes of the Regular Meeting of February 19, 2013 were presented for approval. Mr. Wilson moved to approve; seconded by Mr. Dunbar. The motion passed unanimously.

### **TREASURER'S REPORT**

The Treasurer's Reports for December, 2012 and January, 2013 were presented for approval, subject to audit. Mr. Wilson moved to approve; seconded by Mr. Dunbar. The motion passed unanimously. The Treasurer's Reports for February and March, 2013 were presented for review.

### **COMMUNICATIONS**

Mr. Davis brought to the Board's attention Mr. Peffley and his 1701 N. 3<sup>rd</sup> Street project. The interior demolition and rough framing is largely completed and the plumbing and electric rough-ins are following behind. The estimate for completion is end of this year.

In reference to Market Place Townhomes, Mr. Davis explained that DBHD had been asking HRA for assistance and advising the City's solicitor and DBHD with assessing the original scope of work that was associated with the over \$600,000 of DCED money that the Authority helped procure for the City in 2010. This is not a contract that HRA holds with the Commonwealth, nor the grant; it belongs to the City.

Mr. Wilson inquired if HRA owns the properties behind and around The 1500 Condominium. Mr. Davis replied that the properties to the north of 1500 are a part of an exchange agreement from last year and additional title work is now being finalized. Therefore, all of the HRA owned properties north of The 1500 Condominium will be swapped with Vartan/Buonarroti Trust for exchange of equal value properties that they have in the general area. Mr. Magdule explained that the Trust

properties need Quiet Title action and then the swap can happen. He said that the settlement is in escrow and as soon as we can get the title work accomplished, the swap will be made and Vartan can begin work in that area.

**PUBLIC COMMENT**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

Mr. O'Toole asked Mr. Davis to comment on the City's Comprehensive Plan. Mr. Davis told the Board that in the past thirty days he received a letter from the Mayor's Office asking to participate on the Comprehensive Plan for the City. It is a function of ACT 47 and the City is required to complete a formal Comprehensive Plan. As we move forward, this is the plan on how to advance the interests of the population, the City and any roles that partners may have in advancing those plans. This plan is focused in a way, that local government can use as a meaningful tool in advancing the most important and highest priority items for the City of Harrisburg.

Mr. Magdule inquired if the Southern Gateway Project was included in the Comprehensive Plan. Mr. Davis stated that we have not been silent on this issue at other meetings. The Authority has formed the Southern Gateway Corporation and he said that he would make sure that it would be introduced. Mr. Magdule then inquired if there is a representative from City Council on the steering committee for the Comprehensive Plan. Mr. Davis answered that he did not see one at the first meeting. Mr. O'Toole added that he was present at the meeting representing the Planning Commission and the issue was raised because when it is all said and done this project would have to be approved by City Council. Mr. Magdule added that this plan should lead to any of the zoning changes that the City wants to undertake in order to accomplish the Plan.

**RESOLUTION NO. 3-2013**, authorizing the Executive Director to enter into an agreement with the lowest responsive bidder to repair flood damage in the Bieber Bus Terminal in an amount not to exceed \$16,769.17. Mr. Davis added that big rains have attributed to the drains backing up that caused the water damage to drywall and floors. Mr. Wilson moved to approve the motion; seconded by Mr. Dunbar. The motion passed unanimously.

**RESOLUTION NO. 4-2013**, authorizing the Authority to convey 1619 Market Street, Harrisburg, PA, vacant land, to Assad Omar Bucaram for an amount of \$100.00. Mr. Bucaram will construct a fence to discourage the dumping of trash on the property. Mr. Dunbar moved to approve the motion; seconded by Mr. Wilson. The motion passed unanimously.

**RESOLUTION NO. 5-2013**, authorizing the Authority to extend the Potential Developer status for Keystone Community Development Corporation's project to provide parking at 232 and 236 South 13<sup>th</sup> Street to September 16, 2013. Mr. Davis added that the Community Action Commission has been moving forward but one acquisition has caused some delay, therefore, they will be going through VPRB process to acquire one of the parcels. Mr. Wilson moved to approve the motion; seconded by Mr. Dunbar. The motion passed unanimously.

**RESOLUTION NO. 6-2013**, a Resolution by the Harrisburg Redevelopment Authority to recognize and congratulate John M. Forte for his nearly 41 years of dedicated employment with the Redevelopment Authority. Mr. Wilson moved to approve the motion; seconded by Mr. Dunbar. The motion passed unanimously.

**RESOLUTION NO. 7-2013**, authorizing the condemnation of ten parcels of real estate: 1611 and 1625 Wallace Street; 622, 624, 634 and 636 Harris Street; and 1700, 1710, 1712 and 1714 N. 6<sup>th</sup> Street. Mr. Davis added this resolution is in accordance with an earlier resolution authorizing the exchange of certain HRA parcels for Buonarroti Trust parcels. Mr. Wilson moved to approve the motion; seconded by Mr. Dunbar. The motion passed unanimously.

**RESOLUTION NO. 8-2013**, authorizing the Executive Director to execute a Professional Services Contract with John Forte to provide administrative and management services relative to the Harrisburg Transportation Center in an amount not to exceed \$10,500.

The Board Members went into Executive Session at 12:50 pm and reconvened at 1:00 pm.

Mr. Dunbar moved to approve the motion; seconded by Mr. Wilson. The motion passed unanimously.

**OTHER BUSINESS**

None

**ADJOURNMENT**

The meeting adjourned at 1:03 pm.

Respectfully submitted,

  
Secretary/Assistant Secretary