

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Re-Scheduled Meeting August 20, 2013 - 12:33 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regular Meeting on August 20, 2013, in Suite 405, Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:33 p.m. Chairman Dan Leppo presided.

PRESENT:

Dan Leppo
Harold Dunbar
Shaun O'Toole

ABSENT:

Michael Wilson

Also present were: Peggy Sheibley, Administrative Project Manager; Stuart Magdole, Esquire; Bryan Davis, Executive Director; Jack Robinson, DBHD and Emily Previti, The Patriot News.

MINUTES

The minutes of the Regular Meeting of July 23, 2013 were presented for approval. Mr. O'Toole moved to approve; seconded by Mr. Dunbar. The motion passed unanimously.

TREASURER'S REPORT

The Treasurer's Report for June, 2013 was presented for approval, subject to audit. Mr. Dunbar moved to approve; seconded by Mr. O'Toole. The motion passed unanimously. The Treasurer's Report for July, 2013 was presented for review.

COMMUNICATIONS

Mr. Davis brought to the members' attention the earth movement at the Market Place townhomes project. Our role has passed in that the lots that were in HRA's name have been transferred to S&A Homes by a redevelopment agreement. Additional funds have been procured and delivered to the project by the City in order to construct and do repairs to the existing infrastructure. There is a marketing sign with contact information for anyone interested in buying one of the townhomes.

Mr. Davis told the members that John Forte has completed his additional contract with HRA and we are transitioning over to Chuck Barndt and Aaron Potts. Chuck is now the Superintendent of Transportation Center and Aaron is the Supervisor of Maintenance. As far as the operations are concerned, both Chuck and Aaron are very well acquainted with the Harrisburg Transportation Center having worked with John for the last twenty/thirty years. The piece that they are not accustomed to is the additional FTA money that is coming to the Transportation Center, \$400,000; therefore, Mr. Davis will be handling.

Mr. Davis shared with the members that he was asked to be an advisor to the Board of Tri-County Housing Development Corporation, one of our partners; Mr. Davis will not be a Board Member but a non-voting advisor, which will be beneficial to the Authority as Mr. Davis can give input related to

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the Authority.

Mr. Leppo inquired about Paul Peffley's project. Mr. Davis replied that from a note Mr. Peffley sent recently, he was encouraged to find another usage for the first floor other than a deli or convenience store. He might go back to the neighborhood to get support by sharing more of what their plan is.

Mr. Leppo also inquired about the Reverend's proposal. Mr. Davis replied that it has not gone before the Zoning Hearing Board.

PUBLIC COMMENT

None

OLD BUSINESS

None

NEW BUSINESS

RESOLUTION NO. 17-2013, authorizing the Executive Director to execute a commercial office lease with Red Privet, LLC for Suites 201,201A, 202 and 204A at the Harrisburg Transportation Center effective September 1, 2013. Mr. Davis added that they will be taking over the Tech Council's space. Mr. Dunbar moved to approve the motion; seconded by Mr. O'Toole. The motion passed unanimously.

RESOLUTION NO. 18-2013, authorizing the Executive Director to execute a Lease Purchase Agreement between the Harrisburg Redevelopment Authority and the PA National Fire Museum for HRA owned property located at 332 Kelker Street, Harrisburg, PA. Mr. Leppo inquired if the \$100 a month payment goes toward the \$125,000 sales price. Mr. Davis replied no, but explained that the Museum has an opportunity to apply to the County for funds not only for acquisition but also to complete demolition of the existing structure. HRA acquired the lot on behalf of the Museum many years ago with the intent that one day they would take title and reimburse us for our costs. We did acquire at a cost of \$169,000 so their offer does fall short of the target, however, they are paying for the demolition which is approximately \$50,000.

Mr. Dunbar inquired about the item in the agreement that states the tenant shall pay in full all monetary obligations within ten days of billing thereof. Mr. Magdole explained that it is a "net net" lease and if for some reason they didn't fulfill their obligations, we would have the right to pay and they would have to reimburse us within ten days. Most of the obligations are maintenance and they are taking care of that. Mr. O'Toole moved to approve; seconded by Mr. Dunbar. The motion passed unanimously.

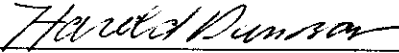
OTHER BUSINESS

None

ADJOURNMENT

The meeting adjourned at 12:50 pm.

Respectfully submitted,



Secretary/Assistant Secretary