

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting December 17, 2013 - 12:30 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regular Meeting on December 17, 2013, in Suite 405, Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:35 p.m. Vice Chairman Shaun O'Toole presided.

PRESENT:

Michael Wilson
Harold Dunbar (via phone)
Shaun O'Toole

ABSENT:

Dan Leppo

Also present were: Peggy Sheibley, Administrative Project Manager; Stuart Magdule, Esquire; Bryan Davis, Executive Director and Jack Robinson, City of Harrisburg Department of Building and Housing Development.

MINUTES

The minutes of the Regular Meeting of October 15, 2013 were presented for approval. Mr. Dunbar moved to approve; seconded by Mr. Wilson. The motion passed unanimously.

TREASURER'S REPORT

The Treasurer's Report for August, 2013 was presented for approval, subject to audit. Mr. Wilson moved to approve; seconded by Mr. Dunbar. The motion passed unanimously. The Treasurer's Reports for September, October and November, 2013 were presented for review.

COMMUNICATIONS

None

PUBLIC COMMENT

None

RESOLUTION NO. 22-2013, designating the officers of the Board of Directors of the Harrisburg Redevelopment Authority for the coming year.

Chairman:	Daniel C. Leppo
Vice Chairman:	Shaun E. O'Toole
Secretary/Treasurer:	Harold E. Dunbar
Assistant Secretary/Treasurer:	Michael R. Wilson

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

OLD BUSINESS

None

NEW BUSINESS

RESOLUTION NO. 23-2013, approving the Authority's regular meeting dates, place and time for the 12-month period beginning January, 2014. Mr. Dunbar moved to approve the motion; seconded by Mr. Wilson. The motion passed unanimously

RESOLUTION NO. 24-2013, authorizing the Authority to approve the General Operating Budget for the fiscal year beginning January 1, 2014 in the approximate amount of \$502,686.00. Mr. Davis thanked staff, Peggy and Linda, for their hard work in preparing the budget. He said that the revenues are suffering at the train station because of the vacancies. Efforts are continuing to lease the space along with the assistance of our real estate agent, Bill Gladstone. The one new lease this year was with Red Privet who took over the Technology Council space. On the expense side, with Mr. Forte's leaving, there is a 12.5% decrease for the coming year. Mr. Forte has not been replaced but Chuck Barndt is now Superintendent and Aaron Potts is overseeing all of the maintenance. Mr. Davis is now handling coordination with the Federal Transit Administration and PennDOT. We do want to continue to grow the Authority and explore all avenues for revenue and to be used more by the City. We have had some inquiry and there might be an opportunity with Hamilton Health because they want to acquire an additional two acres that are HRA owned for their next phase.

Mr. Wilson informed the Board that he has been working with the State Tourism Department and they are investing marketing dollars into the train stations; Middletown, Elizabethtown and Lancaster. There are grants and matching funds available for the train stations. Mr. Davis added that we have received DCED funds in the past for some of the renovations at the Harrisburg Train Station and they have patched them to federal dollars as part of the Commonwealth match; so we have been successful in the past. Our last phase had these funds and Pennsylvania Historical & Museum Commission dollars vested.

Mr. O'Toole inquired as to what type of institution is the Technology Council. Mr. Bryan replied that they are a private nonprofit. They have relocated to space at the University Center and we do have a receivable on the books. Red Privet is fully outfitted in the Tech Council's old space and they should be there for some time.

Mr. Davis added that Comcast is being installed at the train station and this will enhance the marketability.

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

RESOLUTION NO. 25-2013, authorizing the Authority to extend Second Street Baptist Church's Potential Developer status for another six months, June 17, 2014, for the purpose of developing a drug and alcohol mentoring service at 1613A N. 5th Street and vacant lots at 1615 and 1617 N. 5th Street. Mr. Dunbar inquired as to what is affecting the timing. Mr. Davis explained that they are moving slowly and the City didn't have their request on the Planning Commission agenda until this past month. Now they must go before the Zoning Hearing Board for a special exception so they can operate out of both floors of the building. Mr. Wilson moved to approve; seconded by Mr. Dunbar. The motion passed unanimously.

OTHER BUSINESS

Mr. Wilson disclosed to the Board that he is on the Mayor-elect's transition team. His work will mostly be on the communication side; development of a comprehensive website for the City; Channel 20; social media and communication planning. He has not represented or spoke on HRA's behalf in anyway. If any questions have come up, he has directed them to Mr. Davis.

Mr. O'Toole requested that Mr. Davis and Mr. Magdole share their discussion that they had with the transition team. Mr. Magdole told the Board that Mr. Davis, Mr. Leppo and he met with Joyce Davis and Bob Melville, who are coordinating the work of the transition team. It was a very productive meeting and they were interested in hearing the history of HRA and how it has evolved. Ms. Davis seems to feel very comfortable in utilizing the Authority and sees the need for the Authority. Mr. Magdole feels that the Mayor-elect's position to economic development, housing, demolition, etc. is going to fit very nicely with HRA's mission. He added that he feels that they will try to figure out ways to utilize the Authority where ever possible and to implement our contracts to a much larger degree than in the past few years. Mr. Wilson added that he agrees based on Alex Hartzler's relationship with the Mayor-elect and the positive, pro economic development view for the City. Mr. Magdole added that Brian Hudson of the Pennsylvania Housing Finance Agency and Kathy Possinger of the Community Action Commission are co-chairs of the Community Development transition team; with Kathy's past relationship with the City and the Authority, the team really understands what we can do. Mr. Davis added that he spent some time with Kathy Possinger and Brian Hudson and they spoke about land banks and their recognition that the Authority already functions like a land bank. Their attitude is positive and they recognize the value that the Authority can bring to future economic and redevelopment activities.

ADJOURNMENT

The meeting adjourned at 12:55 pm.

Respectfully submitted,



Secretary/Assistant Secretary