

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting April 15, 2014 - 12:30 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regular Meeting on April 15, 2014, in Suite 405, Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:30 p.m. Chairman Dan Leppo presided.

PRESENT:

Dan Leppo
Harold Dunbar
Shaun O'Toole
Michael Wilson (by telephone)

ABSENT:

Also present were: Peggy Sheibley, Administrative Project Manager; Stuart Magdule, Esquire; Bryan Davis, Executive Director; Pastor A. J. Briley, Jr., Christian Love Ministries, and Nick Miloski, Patriot News.

MINUTES

The minutes of the Regular Meeting of January 21, 2014 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 December, 2013 was presented for approval, subject to audit. Mr. Wilson moved to approve; seconded by Mr. O'Toole. The motion passed unanimously. The Treasurer's Reports for January, February and March, 2014 were presented for review.

COMMUNICATIONS

Mr. Davis shared with the Board Members that 1701 N. 3rd Street is the project that has had the most progress since the last Board meeting. It is 85% complete and is on schedule for completion by next month.

PUBLIC COMMENT

None

OLD BUSINESS

None

NEW BUSINESS

RESOLUTION NO. 3-2014, authorizing the Authority to extend the Potential Developer status for Keystone Community Development Corporation's project to provide parking at 232 and 236 South 13th Street to December 31, 2014. Mr. Davis explained that the Tri-County Community Action has a subsidiary entity for their real estate development, Keystone Community Development Corporation. Sometime ago this Board approved the development of real estate that included 232 and 236 S. 13th Street, which are HRA-owned and the developer needed the Authority's approval in order to be designated potential developer of these two sites. These parcels are within the context of a larger surface parking lot that would serve the businesses on Derry Street.

Mr. O'Toole asked where the developer stands on acquiring all of the real estate necessary to do this project. Mr. Davis explained that Tri-County Community Action is looking into the legal status of the properties' ownership. Mr. Magdole explained that TCCA has been soliciting acquisition of one parcel and unsuccessful after two years of efforts, they sought action through their Vacant Reinvestment Board. The Authority approved the final resolution for Declaration of Taking for 218 S. 13th Street, which was filed in the Court House. There was a complaint voiced at the Planning Commission from the prior owner questioning the process that the VPRB took. At this time, Kathy Possinger, executive director of TCCA, is attempting to communicate with the former owners to reach an amicable resolution. Mr. Magdole explained that the Authority receives the Certificate of Blight from the VPRB. If it turns out that the Certification of Blight was incorrectly done, then the Declaration of Taking would have to be reversed. If it turns out that the process was done correctly then we can go forward. Mr. Davis pointed out that this resolution only relates to 232 and 236 S. 13th Street; it does not include the property in question, 218 S. 13th Street. Mr. Dunbar moved to approve the motion; seconded by Mr. Wilson. The motion passed unanimously.

RESOLUTION NO. 4-2014, authorizing the Authority to designate Christian Love Ministries, Inc. as Developer of 1613 A N. 5th Street and vacant lots at 1615 and 1617 N. 5th Street, Harrisburg, PA to rehab as a drug and alcohol mentoring service facility. Mr. Davis explained that the City had solicited proposals for these parcels and the City recommended Second Baptist Church as the Potential Developer for the site. They have completed their preliminary requirements; obtained the appropriate approvals. Mr. Davis explained that the resolution accomplishes two things; it changes the Developer name to a successor affiliate, Christian Love Ministries, Inc. and it authorizes the Developer status in place of Potential Developer. Mr. Dunbar inquired if they have obtained the necessary financing. Reverend Briley replied that the financing is in place for capitol, labor and materials. Mr. Bryan added that we have received letters of commitment for donations of both cash and materials and the City has allocated some of its CBDG funds for the project. Mr. Dunbar moved to approve the motion; seconded by Mr. O'Toole. The motion passed unanimously.

RESOLUTION NO. 5-2014, authorizing the Chair and Secretary of the Authority to execute, acknowledge and deliver Deeds conveying a parcel for sale through the City's Homeownership Opportunity Program and along with the Executive Director are further authorized to execute any documents necessary to consummate the transaction. Mr. Davis reported that the City has sold one of the HOP properties and as a result of that, the lenders are asking for a resolution as evidence that we have formally authorized, not only the Board Members to execute a Deed, but that we also authorize the Executive Director to sign documents related to closings. This is a blanket resolution for any sale of assets or property by the City. Mr. Magdole added that this should satisfy all the title companies, lenders and mortgage companies. Mr. O'Toole moved to approve the motion; seconded by Mr. Dunbar. The motion passed unanimously.

RESOLUTION NO. 6-2014, authorizing the Authority to designate Harrisburg Housing Authority as Developer of 88 N. 17th Street, 448 Hamilton Street, 1150 Mulberry Street, 612 Oxford Street, 613 Oxford Street, 614 Oxford Street, 616 Oxford Street, 619 Oxford Street, 2519 N. 6th Street, 2332 N. 6th Street and 2308 Jefferson Street as single-family residential homes. Mr. Davis explained that the Authority took title to these parcels for the City's Homeownership Opportunity Program and the City is in conversations and negotiations with the Harrisburg Housing Authority to take title to these parcels. These are homes that are in varying stages of completion but most are nearly completed. The Housing

Minutes of the Regular Meeting April 15, 2014
Redevelopment Authority of the City of Harrisburg
Page 3 of 3

Authority has the incentive to acquire other properties around town to replace units that they lost when they reprogrammed the Jackson Lick Building renovation. The Jackson Building is being renovated, therefore, this has downsized the number of units. Federal requirements are that when the volume of units is decreased, replacement units have to be found in kind throughout a jurisdiction. Mr. Dunbar inquired as to the location of Oxford Street. Mr. Davis replied that it is between Emerald and Schuylkill Streets, the street's traffic runs toward the river. Mr. Leppo shared that he likes scattered site housing development because it takes people out of the multi-family buildings and puts them out in the community and neighborhood in a single family home. Mr. Dunbar moved to approve the motion; seconded by Mr. O'Toole. The motion passed unanimously.

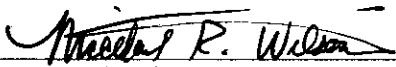
OTHER BUSINESS

None

ADJOURNMENT

The meeting adjourned at 12:50 pm.

Respectfully submitted,



Secretary/Assistant Secretary