

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

### **Regularly Scheduled Meeting September 16, 2014 - 12:30 P.M.**

The Board of the Redevelopment Authority of the City of Harrisburg held a Regular Meeting on September 16, 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  
Crystal Baxter  
Michael Wilson  
Nichole Proctor

#### **ABSENT:**

Dwan Lee

Also present were: Peggy Sheibley, Administrative Project Manager; Stuart Magdole, Esquire; Bryan Davis, Executive Director; Nick Malauskey and Christine Vendel, both with Patriot News.

#### **MINUTES**

The minutes of the Regular Meeting of May 20, 2014 were presented for approval. Mr. Wilson moved to approve; seconded by Ms. Proctor. The motion passed unanimously.

#### **TREASURER'S REPORT**

The Treasurer's Report for April, 2014 was presented for approval, subject to audit. The Treasurer's Reports for May, June and July, 2014 were presented for review. Mr. Leppo tabled the reports till next month's meeting so as to give the new members time to review them.

#### **COMMUNICATIONS**

Mr. Davis pointed out that one of the items of the information in their packets was the Audit for 2013. He suggested having a work session with the new Board Members to review the financial statements with the auditors.

He also pointed out that 1701 N. 3<sup>rd</sup> Street project has been completed and received its Certificate of Occupancy. In reference to the Midtown Education Campus, where we completed the demolition of the Domestic Linen Building at 4<sup>th</sup> and Reily Streets, we had to conduct well sampling monitoring in order to comply with DEP's requirements for testing. That has been completed. Therefore, the Act II submission has been approved by DEP and we have also executed the required Environmental Covenants. HRA staff as well as our solicitor's office, are working with HACC's team in taking the final steps to transfer title from the Redevelopment Authority to HACC.

Mr. Davis pointed out a resolution on today's agenda will recognize that the Midtown Arts Center has received a commitment in financing in excess of \$2.3 million dollars for the final phase of build-out of the site. The resolution addresses certain terms of the Redevelopment Contract that need updated with this new information.

Mr. Davis spoke about the Transportation Center in reference to Mr. Payne making a lot of progress in getting PennDOT back to the table in determining exactly how we are going to spend the \$400,000 that we had retained from the FTA. Towards the end of this month, a meeting has been scheduled to finalize.

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Mr. Davis shared with the Board the report from our energy broker, Benchmark, which shows how we have saved money at the Transportation Center through the improvements that were made and by Benchmark being able to negotiate reasonable prices for both gas and electric.

**PUBLIC COMMENT:**

None

**OLD BUSINESS**

None

**REORGANIZATION**

Mr. Leppo tabled Resolution No. 12-2014 to be handled at next month's meeting. Mr. Wilson moved to approve the suggestion; seconded by Ms. Baxter.

**NEW BUSINESS**

**RESOLUTION NO. 9-2014**, authorizing the Authority to allow Lisa Flores to purchase outright 628 Woodbine Street (vacant land) for the sale price of \$1,500.00. Mr. Davis explained that this lot is not buildable, too narrow for a new home; therefore, this lot makes an ideal side yard for the adjacent property owner. Because this parcel is being sold as a side yard and not to build a structure on, there is no need for a Redevelopment Contract. Mr. Wilson moved to approve the motion; seconded by Ms. Proctor. The motion passed unanimously.

**RESOLUTION NO. 10-2014**, authorizing the Executive Director to accept and acknowledge the release of the 2013 Independent Auditor's Report and Financial Statements. Mr. Wilson moved to approve the motion; seconded by Ms. Baxter. The motion passed unanimously.

**RESOLUTION NO. 11-2014**, authorizing the ratification and approval of hiring of George Payne as Projects Director for the Harrisburg Redevelopment Authority. Mr. Davis told the Board that the Authority has some grant opportunities that it would like to take advantage of; most specifically the EPA Brownfields Area Wide Planning Grant application. When we learned that Mr. Payne was transitioning out of the YWCA, we were pleased to obtain him as an expert grant writer with his experience in funding compliance and redevelopment to assist the Authority in moving forward with the new administration. Mr. Wilson moved to approve the motion; seconded by Ms. Baxter. The motion passed unanimously.

**RESOLUTION NO. 13-2014**, authorizing to amend the Redevelopment Contract between the Authority and Bartlett, Traynor & London, LLC for the rehab of 1110 North Third Street, Harrisburg dated November 30, 2007, amended October 9, 2010. Mr. Magdole explained that he received a phone call this morning from the developers' attorney that they had received a financial commitment and would be closing in two or three weeks. This resolution is confirming that the financing will be used solely for the Midtown Arts Center; extends the date for completion to March 31, 2015 and approves the designation of their new lender, CertusBank in the amount of \$2,391,300. Mr. Leppo added that this is good news because we have been waiting long enough for this. He expressed that it needs to be relayed to the owner that he needs to attend to their sidewalks, when they are icy and covered with snow, within 24 hours. Mr.

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Wilson moved to approve the motion; seconded by Ms. Proctor. The motion passed unanimously.

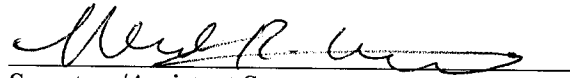
**OTHER BUSINESS**

None

**ADJOURNMENT**

The meeting adjourned at 12:55 pm.

Respectfully submitted,

  
Secretary/Assistant Secretary