

## REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

### Regularly Scheduled Meeting January 20, 2015 - 12:30 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regular Meeting on January 20, 2015, 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; and Robert Grosko and Senghor Manns, Harrisburg Housing Authority.

#### **MINUTES**

The minutes of the Regular Meeting of December 16, 2014 were presented for approval. Ms. Baxter moved to approve; seconded by Ms. Proctor. The motion passed unanimously.

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

The Treasurer's Reports for August, September, October and November, 2014, were presented for approval, subject to audit. Ms. Proctor moved to approve; seconded by Ms. Baxter. The motion passed unanimously.

#### **COMMUNICATIONS**

Mr. Davis shared with the Board highlights of his monthly report. He said that in reference to S&A Homes, they are having struggles marketing new townhomes because they lack the incentive of tax abatement. The HACC midtown project is officially completed. Also, the project at 1110 N. 3<sup>rd</sup> St. is coming along with completed elevator work and sprinkler system.

#### **PUBLIC COMMENT:**

None

#### **OLD BUSINESS**

None

#### **NEW BUSINESS**

**RESOLUTION NO. 1-2015**, authorizing the Authority to designate Harrisburg Housing Authority as Designated Developer of 1201, 1205, 1207 and 1209 Mulberry Street; 209 and 211 Crescent Street; 1249, 1251, 1253 and 1257 Mulberry Street; and 1249 1251, 1253 and 1255 Derry Street ("Property") and authorizing HHA to purchase Property to develop as residential apartments and retail/commercial space. Mr. Davis added that it is an eleven million dollar project; two primary footprints for the residential units and commercial space. There will be a total of fifty units in the project. This is all contingent upon obtaining the primary source of funding which is Federal Low Income Housing Tax Credits, as administered and awarded by the Pennsylvania Housing Finance Agency. The announcement of the awards will likely be in June. Mr. Davis introduced Senghor Manns, the Executive Director of HHA, to speak about the project. Mr. Manns spoke about collaborating with HRA to do projects in the City. HHA procured Miller-Valentine Development Team, an Ohio company that does tax credit work and KD3 to do design work. Ms. Proctor inquired if HHA has offered any project based assistance on any of the units. Mr. Manns replied that they have not looked into this at this time. He added that they are looking at a mixed income community. They

**Minutes of the Regular Meeting Jan. 20, 2015**  
**Redevelopment Authority of the City of Harrisburg**  
**Page 2 of 2**

might consider market rate units at a later time. Mr. Wilson inquired if the passing of this resolution is critical to securing the funding. Mr. Davis replied that it is a key piece to demonstrate site control. Mr. Leppo suggested to HHA to reach out to Tri-County Community Action regarding the project area. Mr. Manns explained that they are another partner and a component to the project. Mr. Davis inquired if there are services provided by the Commission. Mr. Manns explained that for their Section 8 Program they have a supportive services contract. Mr. Davis also inquired if this development is a piece of a larger strategy. Mr. Manns explained that HHA does want to tackle some of the perpendicular streets to the project. No one will want to live in the new apartments if just a block away the conditions are not good. HHA is looking into a home ownership program where HHA would be the underwriter and there would be implemented a lease to purchase agreement. Mr. Wilson moved to approve the motion; seconded by Ms. Baxter. The motion passed unanimously.

Mr. Leppo inquired about the Jackson Lick Project. Mr. Manns said that the Jackson Tower has undergone a million dollar renovation and when it opens at the end of this year, the building will look entirely different. He added that there will a new front and on the first floor there will be a community room, game room, computer lab, nursing area, fitness center and a dance studio. These projects will hopefully bring more senior citizens into the City.

Mr. Davis added that Mr. Manns invited HRA to participate in reviewing the Jackson Tower plans and specifications over the years.

**RESOLUTION NO. 2-2015**, authorizing the Authority to execute a Settlement Agreement between the Authority, City of Harrisburg, Dept. of General Services and Harristown Development with Assured Guaranty, the Insurer, regarding the Verizon Building Revenue Bonds, Series A of 1998. Mr. Magdole explained that the last piece of the Strong Plan to the City is to deal with the Verizon Tower Bonds. Assuming that City Council provides approval on January 27, which is approving the Settlement Agreement, this final piece will be taken care of. He explained that all of the agreements listed in the last paragraph of the resolution will be signed by the Authority. Because HRA is a conduit issuer under the original bond, there is no personal or general liability on the Redevelopment Authority. We are essentially a pass through entity. Mr. Wilson moved to approve the motion; seconded by Ms. Proctor. The motion passed unanimously.

**OTHER BUSINESS**

None

**ADJOURNMENT**

The meeting adjourned at 1:05 pm.

Respectfully submitted,

  
Secretary/Assistant Secretary