

## REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

### Regularly Scheduled Meeting April 14, 2015 - 12:30 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regular Meeting on April 14, 2015, in Suite 405, Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:35 p.m. Chairman Dan Leppo presided.

#### PRESENT:

Dan Leppo  
Crystal Baxter  
Nichole Proctor

#### ABSENT:

Dwan Lee  
  
Michael Wilson

Also present were: Peggy Sheibley, Administrative Project Manager; Stuart Magdule, Esquire; and Bryan Davis, Executive Director.

#### MINUTES

The minutes of the Regular Meeting of February 24, 2015 were presented for approval. Ms. Proctor moved to approve; seconded by Ms. Baxter. The motion passed unanimously.

#### TREASURER'S REPORT

The Treasurer's Reports for December, 2014 and January, 2015, were presented for approval, subject to audit. Ms. Proctor moved to approve; seconded by Ms. Baxter. The motion passed unanimously. The Treasurer's Report for February, 2015 was presented for review.

#### COMMUNICATIONS

Mr. Davis brought to the Board Members attention in his monthly report the Harrisburg Midtown Arts Center that is nearing completion of their renovations. Mr. Traynor told him that Codes will issue a temporary Certificate of Occupancy. Therefore, he will be able to use parts of the improved facility while the remainder is finished. He will let us know when the ribbon cutting will be.

In reference to the Transportation Center, HRA is preparing to obtain a Master Business Plan for the station that is site specific. The City put out an RFP for a City Comprehensive Plan and they received proposals. These proposals included companies that are highly qualified with transportation planning. The City has selected a company but Council has yet to approve the final contract with Bret Peters of OPA, whose team includes ARUP, a well-known international company. Mr. Davis obtained permission from DBHD staff to speak directly to Bret Peters. As a result, Mr. Peters is preparing a proposal separately, and specifically for our Master Business Plan (MBP) at the Transportation Center. He explained that this will be a basic plan for how this asset can best be used within the context of the City's Comprehensive Plan's transportation piece for Downtown. A component of our Plan's research will be CAT's desire to move the Transit Center from Market Square to the Transportation Center. There will be future discussion and negotiation with the City's Comprehensive Plan vendor relating to HRA's MBP scope of work and what can be accomplished for an estimated cost of \$35,000. This money would come from development reserves for projects and hopefully, additional funds can be leveraged for planning from PennDOT. Mr. Magdule inquired how this fits in with the CAT Transit Center planning move to Transportation Center. Mr. Davis replied that City staff and HRA are being left in the dark when it comes to what CAT is planning. There was a study initiated by Harristown last year. Mr. Magdule suggested finding out what company is doing Harristown's planning and invite them to join the discussion so as not to duplicate efforts.

Mr. Leppo questioned the item in Mr. Davis's report regarding Amtrak's rehabbing their elevators; he thought that HRA was coordinating this project. Mr. Davis explained that Amtrak will suddenly say that they have contractors coming in to do the work. They historically leave HRA out of their plans. HRA's original scope of work included the elevators to be paid from our FTA grant. Amtrak and PennDOT knew this. Therefore the money allocated for the elevators will be repositioned to be used for a new chiller.

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Mr. Davis added that he is hoping to have the proposal for the MBP, including a feasibility analysis of relocating the Market Square Transportation Center, by the next Board Meeting for approval.

Mr. Davis also mentioned that the City has approached HRA regarding the properties that the City owns on North Cameron Street; 28-36 and 30-40 N. Cameron Street to transfer title to the Authority. These are two buildings which are just south of, and adjacent to, the Appalachian Brewery Company. HRA has been approached to take title to the property in order that we would manage its redevelopment; to apply for DEP funding for cleanup of the site and PA Community Economic Development funding for demolition of the site and money from the County. Ms. Proctor inquired about the referenced parcels. Mr. Davis explained that there are two separate parcels south of the Appalachian Brewery Co. In the recent past, the City had hoped to broker a deal with CREDC and ABC to get public funds to do demolition and remediation and then sell to ABC. This deal didn't happen. With the new relationship, if there is a net profit from the sale price, HRA would receive 20%. Ms. Baxter inquired if the Authority will then be responsible for the property management of the building. Mr. Davis replied that he is pushing to include this building under the service contract that HRA has with the City. The City has told HRA that they will reimburse for the costs associated with holding the property underneath our existing lease agreement; the same agreement that has been used for the HOP houses. Mr. Leppo expressed concern regarding an environmental analysis because of Paxton Creek which is immediately behind the parcels. Mr. Davis added that there is a retaining wall at the rear of the building and it could also be a concern. Mr. Davis explained that BL Companies have toured the site many times and have done some reports but not a Phase I environmental analysis. Therefore, one of the first things is to have an environmental study done which would be for an application for funding. He said that once the demolition is done, many times this creates more interest in the parcel.

Mr. Davis shared with the Board what has been transpiring with Barkley Lane that is on the County's Repository List. It has been suggested that the Authority or the Land Bank take title to these parcels; put out an RFP and see if this results in a developer who will purchase all 15 parcels. Mr. Magdule recommended title work be done which will be completed next week. Ms. Baxter inquired as to the significance of these parcels. The parcels are located off of S. 25<sup>th</sup> Street in a cul-de-sac. Mr. Leppo said that neighbors in this area park their cars on Barkley Lane therefore they expressed concern as to any development. Mr. Davis expressed that the hope would be to have marketable housing there as opposed to subsidized housing.

Mr. Davis brought to the members attention copies of the evidence of incorporation of the Harrisburg Land Bank; the filing with the Dept. of State for incorporation and the City's resolution. The core of the Land Bank Board consists of the five members of the Redevelopment Authority Board and their terms will co-inside with the Authority Board terms. The two additional Land Bank Board Members are one appointed by the Mayor, Jackie Parker, and the other by City Council, Susan Brown-Wilson. The members will be provided a copy of the Land Bank statute that defines Land Banks and there are some sections that need more explanation. One section is whenever something is going to Judicial Sale, the Land Bank has the option to take property from that list before the Sale or has priority choice and the section in discharging back taxes. The Board needs to be sure to have insurance in place and authorizing by-laws and a formal relationship/contract with the Redevelopment Authority to provide support services to the Harrisburg Land Bank. Mr. Magdule added that the Land Bank legislation permits the Authority to convey any properties directly to the Land Bank without a Redevelopment Contract. Therefore, if there is a time concern, he suggests that Authority purchase the property which will be ultimately be turned over to the Land Bank. He also expressed uncertainty about all of the advantages of the Land Bank versus the Redevelopment Authority; there are a lot of similarities. Mr. Leppo added that he also wondered about the need for the Land Bank. Mr. Davis explained that one advantage that the Land Bank has that we don't have is that after the property is sold to the end user, it can receive up to 50% of the annual taxes for the first five years. The City has already pledged 50% of the first five years to come back to the Land Bank. The Land Bank must obtain a similar approval from the other two taxing bodies to benefit. Mr. Magdule said that when the Redevelopment Authority acquires the property, either through the Vacant Property Reinvestment Board or other means, the Authority is tax exempt, therefore, he needs to research this further to understand the advantages of the Land Bank.

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Mr. Davis suggested first to identify an agenda for the first meeting. Mr. Magdole suggested that if the by-laws are done in advance, he can circulate them for review long before the meeting which would shorten the time needed for the initial meeting.

**PUBLIC COMMENT:**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

**RESOLUTION NO. 4-2015**, authorizing the Authority to designate Phil Wiltshire as Designated Developer of 1444 Market Street, Harrisburg, PA to be rehabbed a single family residence and authorizing Phil Wiltshire to purchase the property for the sale price of \$800.00. Mr. Davis explained that this property was original acquired for the Joshua House for their expansion. Mr. Wiltshire is a small contractor of primarily finishes for houses and has overseen larger projects out of state. He will be renovating and using the residence as his own home, or he might rent at a later date. We will execute a Redevelopment Contract for this property to make sure the work is done. The City has approved this deal. We will follow closely that he is following city codes. Mr. Leppo inquired if any of his previous projects were verified. Mr. Davis replied no but he will do his due diligence. Ms. Baxter moved to approve the motion; seconded by Mr. Proctor. The motion passed unanimously.

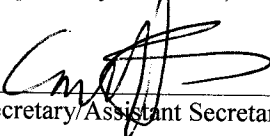
**OTHER BUSINESS**

None

**ADJOURNMENT**

The meeting adjourned at 1:20 pm.

Respectfully submitted,

  
Secretary/Assistant Secretary