

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting September 22, 2015 - 12:32 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Rescheduled Meeting on September 22, 2015, in Suite 405, Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:32 p.m. Chair Dan Leppo presided.

PRESENT:

Dwan Lee
Dan Leppo
Michael Wilson
Crystal Baxter

ABSENT:

Nichole Proctor

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

MINUTES

The minutes of the Regular Meeting of August 11, 2015 were presented for approval. Mr. Wilson moved to approve; seconded by Mr. Lee. The motion passed unanimously.

TREASURER'S REPORT

The Treasurer's Reports for May and June, 2015, were presented for approval, subject to audit. Ms. Baxter moved to approve; seconded by Mr. Wilson. The motion passed unanimously. The Treasurer's Reports for July and August, 2015 were presented for review.

COMMUNICATIONS

Mr. Davis informed the Board that the 2014 Audit Financial Statements were received from Maher Duessel and there is scheduled a meeting with the Chair, Treasurer and Assistance Treasurer on October 5th at noon. He highlighted from his monthly report, the Mulberry Street Apartments project which is being done by the Harrisburg Housing Authority that their land development plan is on the October City's Planning Commission agenda. Mr. Magdule inquired what date in October is the meeting. Mr. Leppo replied that it is October 7th.

Mr. Davis added that all of the actions on today's agenda are related to the Harrisburg Transportation Center. He shared with the Board that George has been hounding PennDOT to finalize our grant agreement. The scope of work has been finalized and the draft is in PennDOT's hands. There is also a proposal from Amtrak which is a month to month lease with the ability to terminate with a 30 day notice. This was shared with HRA after Jackie Parker with the City had reached out to Bruce Loolian of Amtrak. HRA cannot be successful in repositioning the train station without participation and partnership with the City. At the time Jackie Parker spoke with Amtrak, we had information that PennDOT was interested in some kind of role at the station and Amtrak told her that they were not aware of this. This played into Amtrak's desire to go month to month with their lease because most likely there has been conversation between PennDOT and Amtrak. Mr. Davis's last conversation with PennDOT leads him to believe that there is a commitment from PennDOT for funding and that they are open to a dialogue on how the management would proceed from this point forward. Mr. Wilson inquired if Mr. Davis had a relationship with Barry Shoke whom is engaged with PennDot and whom could be more forthcoming with information regarding PennDOT. Mr. Davis said that there is meeting being schedule with Jackie Parker, Toby Fawber, HRA and Fred Reddig who is the lead in overseeing the City's Strong Plan implementation. The City has emphasized its desire that the Redevelopment Authority stay in the master lease position.

Mr. Davis had previously mentioned to the Board about receiving the thirty day notice that Bieber was vacating the premises so as a direct result of this, he had all of the bus lines except Susquehanna Trailways in our offices. They all agreed that Greyhound would be the best one to take the lead with a lease for the bus suite. The goal is to keep uninterrupted service for regional busing. Greyhound supplied us with a License Agreement template. We were asked if we would work with this at least for one year. Our calculations for the rent are less than Bieber's lease. HRA would love to have Greyhound as a partner at the station and their participation with the Comprehensive Process and Master Business Plan from a regional busing standpoint would be greatly appreciated. They seemed

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excited about this idea of participation.

Mr. Davis shared with the Board that Bieber owes \$90,000 and we will attempt to retrieve. Bieber hasn't responded in regards to payment. Mr. Leppo inquired if Bieber have their own buses. Mr. Davis replied yes and they will not be operating their regional buses out of the station.

Ms. Baxter shared with the members that two families were moved into the lease to purchase process homes in Mt. Pleasant development.

PUBLIC COMMENT:

None

OLD BUSINESS

None

NEW BUSINESS

RESOLUTION NO. 8-2015, authorizing the Executive Director to execute a commercial office lease with Ephyra Group, LLC for Suite 207 at the Harrisburg Transportation Center effective September 1, 2015. Mr. Wilson moved to approve the motion; seconded by Ms Baxter. The motion passed unanimously.

RESOLUTION NO. 9-2015, authorizing the Authority to execute a commercial office lease with SMX, LLC for Suite 204 at the Harrisburg Transportation Center effective September 1, 2015. Mr. Wilson moved to approve the motion; seconded by Mr. Lee. The motion passed unanimously.

RESOLUTION NO. 10-2015, authorizing the Authority to execute a commercial office lease with Greyhound Lines, Inc. for the Bus Suite, lower level, at the Harrisburg Transportation Center effective October 1, 2015. Mr. Wilson moved to approve the motion; seconded by Ms. Baxter. The motion passed unanimously.

RESOLUTION NO. 11-2015, authorizing the Executive Director to execute a Vending Concession Agreement with Marie Nauss to operate the vending machines located in the lower level of the Harrisburg Transportation Center. Ms. Baxter moved to approve the motion; seconded by Mr. Lee. The motion passed unanimously.

RESOLUTION NO. 12-2015, authorizing the Executive Director to execute a Seventh Amendment of Lease Agreement with the National Railroad Passenger Corporation to the terminal at the Harrisburg Transportation Center for a month to month Lease Agreement effective October 1, 2015. Mr. Wilson moved to approve the motion; seconded by Mr. Lee. The motion passed unanimously.

OTHER BUSINESS

Mr. Leppo announced that he would be stepping down as Chair of HRA Board at end of year. Mr. Wilson added that he was informed that the Mayor was renewing his term for five years.

ADJOURNMENT

The meeting adjourned at 12:56 pm.

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Respectfully submitted,



Secretary/Assistant Secretary