

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting November 17, 2015 - 12:30 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on November 17, 2015, in Suite 405, Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:30 p.m. Chair Dan Leppo presided.

PRESENT:

Dwan Lee (via phone)
Dan Leppo
Nichole Proctor

ABSENT:

Crystal Baxter
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 September 22, 2015 were presented for approval. Ms. Proctor moved to approve; seconded by Mr. Lee. The motion passed unanimously.

TREASURER'S REPORT

The Treasurer's Reports for July and August, 2015, were presented for approval, subject to audit. Mr. Lee moved to approve; seconded by Ms. Proctor. The motion passed unanimously. The Treasurer's Report for September, 2015 was presented for review.

COMMUNICATIONS

Mr. Davis highlighted for the Board Members the Mulberry Street Apartments and the Harrisburg Housing Authority's ongoing progress of site and title work. The primary importance at this time is to transfer the title before the end of the year and then to be able to begin to look at costs for demolition for early next year. The significance of closing before end of year is because of federal Low Income Housing Tax Credit requirements.

Mr. Davis spoke about the possibility of a new mortgage product with PHFA for homebuyers of the Mt. Pleasant homes, which will be available for buyers that have a low credit score.

In reference to the Harrisburg Transportation Center, Mr. Davis shared with the Board Members that the meetings and conversations with PennDOT involved not just the train station but also the real estate that is on the other side of the Transportation Center and the land that extends to Cameron Street along Market Street. We are discussing how to formulate and structure a relationship between PennDOT, City and HRA for transportation design around the station. As well as looking at a Transportation Revitalization Investment District which is a new City investment district designation. PennDOT is to draft an agreement that would formalize the relationship which would lay out the steps of planning within the context of the Comprehensive Plan. Then the Authority would work with the City and PennDOT toward establishing a Transportation Revitalization Investment District.

Mr. Leppo inquired if the Authority was pursuing Biebers debt to HRA. Mr. Davis said that now would be a good time to get a legal opinion from Mr. Magdule. Mr. Magdule replied that yes there will be action taken. He added that the lease that was originally signed contained a Confession of Judgment Clause; however, over the last twenty plus years, the standards for filing a Confession of Judgment have changed. Additional research proved that using the Confession would be attacked too easily so it would be better to file a complaint against them and sue in court.

Mr. Leppo announced that the Members have received the proposed HRA budget for 2016 for review, discussion and action at the December meeting.

PUBLIC COMMENT:

None

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OLD BUSINESS

None

NEW BUSINESS

The meeting went into Executive Session at 12:40 pm and ended at 2:00 pm.

Mr. Leppo said that the discussion involved legal and personnel matters regarding the HRA solicitor. The Board only discussed and took no action; and we are expecting actions by others to handle this situation.

OTHER BUSINESS

None

ADJOURNMENT

The meeting adjourned at 2:04 pm.

Respectfully submitted,



Secretary/Assistant Secretary