

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

## **Regularly Scheduled Meeting January 12, 2016 - 12:35 P.M.**

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on January 12, 2016, in Suite 405, Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:35 p.m. Chair Dan Leppo presided.

### **PRESENT:**

Crystal Baxter  
Michael Wilson  
Dan Leppo

### **ABSENT:**

Nichole Proctor  
Dwan Lee

Also present were: Peggy Sheibley, Administrative Project Manager; Stuart Magdole, Esquire, Bryan Davis, Executive Director and Linda Morrison, Comptroller.

### **MINUTES**

The minutes of the Regular Meeting of December 15, 2015 were presented for approval. Mr. Wilson moved to approve; seconded by Ms. Baxter. The motion passed unanimously.

### **TREASURER'S REPORT**

The Treasurer's Report for October, 2015, was presented for approval, subject to audit. Mr. Wilson moved to approve; seconded by Ms. Baxter. The motion passed unanimously. The Treasurer's Report for November, 2015 was presented for review.

### **COMMUNICATIONS**

Mr. Davis mentioned that a draft is being prepared for RFP for Solicitor for HRA. The draft will then be sent out to Board Members and Stu who has offered to give advice on the RFP. In reference to the HLB RFP for Solicitor, only one has been received and that is from Shaun O'Toole. Ms. Parker will get in touch with the group involved in the selection of Solicitor for HLB.

Also, Mr. Davis mentioned that he is working on a RFP draft for GreenWorks Development's project, Capitol Heights, for land yet to be developed.

Mr. Leppo inquired if the Harrisburg Land Bank was going to meet this month and Mr. Davis replied that the Chair of the HLB said she will handle with emails, etc. the RFP for Solicitor and there will not be a January meeting.

### **PUBLIC COMMENT:**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

**RESOLUTION NO. 1-2016**, authorizing the Executive Director to execute a Special Warranty Deed and related documents with Harristown Development Corporation for the sale of 15,000 SF of Retail/Common/Storage Area at 333 Market Street for the sale price of \$52,000 plus transfer taxes and attorney fees. Mr. Leppo added that the Mayor and the City Solicitor would like more time to review the resolution. He wanted to go on record saying that from now on when requests are made of the City, a time frame must be given. A motion to table this resolution till next month's meeting along with the request to implement a deadline for response moved by Mr. Wilson; seconded by Ms. Baxter. The motion passed unanimously.

**RESOLUTION NO. 2-2016**, authorizing the Authority to extend Keystone Community Development Corporation's status as Potential Developer of 232, 236 and 281 S. 13<sup>th</sup> Street to provide parking for neighborhood businesses to June 30, 2016. Mr. Davis added that he had spoken with the new Executive Director of KCDC, Jennifer Wintermyer, and she said that the commission is committed in moving forward with this project but the pricing on the design was more than budgeted so additional monies or reengineer of the design will have to be considered. Mr. Wilson moved to approve; seconded by Ms. Baxter. The motion passed unanimously.

**OTHER BUSINESS**

Mr. Leppo edited the By-Laws of Redevelopment Authority of the City of Harrisburg and proceeded to point out the suggested revisions. Article II, he added three sections and questioned what the statute prescribes relating to whom can be a member of the Board. Mr. Magdule explained that the statute does state either resident of the City or individual who has a business interest in the City. He also mentioned he believes that an amendment was done in the past to indemnify the members of the Authority Board.

Section 6, Mr. Leppo added language to the Election of Officers and substituted Chair for all Chairman references.

Section 8, he added that conflict of interest must be disclosed by all members. Mr. Magdule added that this is in the statute also.

Section 9, he added regarding stating the Authority's fiscal year.

Article III, Mr. Leppo inquired in regards to scheduled meeting date. Mr. Magdule suggested not listing a definite day for the meetings, but state that it has been determined by the Authority at the end of the year, the meeting dates for the next year.

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Section 5, Mr. Leppo added regarding the voice vote and roll call by the Chair.

Section 6, he suggested that the list of order needs to be updated. Mr. Magdule said that you don't need to list them, you can say as determined by the Chair or Vice Chair.

Section 7, in regards to attendance, Mr. Wilson inquired what happens when a member never attends or stops attending meetings, who would appoint a replacement. Mr. Magdule answered that the Mayor would appoint a replacement. He also mentioned checking to see what the statute says in regards to this.

Article IV, Mr. Leppo questioned the Section 3, Director of Public Relations, if this is needed and Mr. Magdule replied that it is not mandatory.


Mr. Davis suggested getting each Board Member's input on the By-Laws after the draft is presented. Mr. Leppo suggested that every five years it might be a good idea to review the By-Laws.

Mr. Wilson inquired if the Authority has any responsibility for the lots behind the nuisance bars. Mr. Davis replied that the Authority doesn't own any of the lots. Mr. Wilson added that because of the condition of the lots, they foster bad type of activity. Mr. Davis said that he would double check and find out who owns them.

**ADJOURNMENT**

The meeting adjourned at 1:06 pm.

Respectfully submitted,

  
Secretary/Assistant Secretary