

# REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

## Regularly Scheduled Meeting July 12, 2016 - 12:43 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on July 12, 2016, in Suite 405, Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:43 p.m. Chair Dan Leppo presided.

### **PRESENT:**

Crystal Baxter  
Nichole Proctor  
Dan Leppo  
Stu Magdule

### **ABSENT:**

Michael Wilson  
Dwan Lee

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

### **MINUTES**

The minutes of the Regular Meeting of June 14, 2016 were presented for approval. Ms. Baxter moved to approve; seconded by Ms. Proctor. The motion passed unanimously.

### **TREASURER'S REPORT**

The Treasurer's Report for April, 2016 was presented for approval, subject to audit. Ms. Proctor moved to approve; seconded by Ms. Baxter. The motion passed unanimously. The Treasurer's Report for May, 2016 was presented for review.

### **COMMUNICATIONS**

Mr. Davis shared with the Board Members that there has been a lot of activity with the Mulberry Street project in regards to demolition. HRA is needed to approve the demolition prior to taking title from the Authority. Mr. Magdule added that settlement is tentatively scheduled for August 25th with the start of construction very shortly thereafter.

Mr. Davis reported that he is still working on the RFP for Capitol Heights that would include the lots that already have a redevelopment plan. Mr. Magdule added that Greenworks Development acquired lots that had homes on them; they have sold three or four and have another one sold in the near future.

Mr. Davis shared that as a result of the heavy rains, the bus station did have water backup into their area. The contract to eliminate this problem is signed and we are waiting to see when the work can be scheduled.

In regards to 28-38 N. Cameron Street, routine visits have found only one person still in the property. He has been informed that he needs to vacate the property.

Mr. Davis added that the Authority has an increased relationship with the City staff in that he will receive notice of any interest in repository properties and or available real estate in the City.

Mr. Davis shared with the Board that a list of parcels that are adjacent to parcels that HRA already holds title is being gathered and this list will be a part of an application to Impact Harrisburg for acquisition and demolition of structures, if any, on those parcels. Mr. Magdule questioned if this would be an amicable acquisition or run through the VPRB for condemnation. Mr. Davis explained that all of the parcels are on

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the repository list and a quiet title would be issued. Mr. Magdule added that \$2,000 would need to be budgeted for each title.

**PUBLIC COMMENT:**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

**RESOLUTION NO. 7-2016**, authorizing the Executive Director to execute a Purchase of Services Agreement with Renovations, Inc. the lowest bidder, to do repairs to 28-38 N. Cameron Street in order to secure building to prevent trespassing and illegal dumping. Ms. Baxter moved to approve; seconded by Ms. Proctor. The motion passed unanimously. Ms. Baxter inquired if the vendor was going to begin as soon as the contract is executed. Mr. Davis replied that as soon as the vendor can schedule the work.

**RESOLUTION NO. 8-2016**, authorizing the Authority to extend the Potential Developer status for Keystone Community Development Corporation's 232 and 236 S. 13<sup>th</sup> Street parking lot project to June 30, 2017. Mr. Davis referred to Jennifer Wintermyer's, KCDC Executive Director, letter for the update of the project. Ms. Proctor moved to approve; seconded by Ms. Baxter. The motion passed unanimously.

**RESOLUTION NO. 9-2016**, authorizing the Authority to allow Mervat Gharib to purchase outright 561 Woodbine Street (vacant lot) for the purchase price of Five Hundred Dollars and No cents (\$500.00) for use as backyard to her property. Ms. Baxter moved to approve; seconded by Ms. Proctor. The motion passed unanimously.

**RESOLUTION NO. 10-2016**, authorizing the Authority to approve a contract in conjunction with HHA for the demolition of the properties owned by the Harrisburg Redevelopment Authority which are a part of the MulderSquare Project. Mr. Magdule clarified that HRA is not paying anything for this project. Ms. Proctor moved to approve; seconded by Ms. Baxter. The motion passed unanimously.

**OTHER BUSINESS**

Mr. Leppo shared with the Board that the RFP for HRA solicitor was circulated to himself and Mr. Magdule. Mr. Magdule explained that the hardest part of this exercise will be figuring out what the new solicitor will be doing and how they will be charging for their services. He suggested that having a draft contract would be a good idea to be able to negotiate the final terms.

Mr. Leppo added that Mr. Magdule has advised in regards to the Authority's By-Laws, that we should have an updated version.

Mr. Davis requested of the Board to entertain a resolution to approve HRA to make application to Impact Harrisburg for acquisition and disposition of properties from the County's Repository List, not to exceed \$500,000.00, contingent upon the Authority's match being those funds that the City already uses towards

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demolition. Mr. Leppo inquired if these funds are CDBG monies. Mr. Davis replied yes and they will be allowed to be a match for 1/3 of the funds. Mr. Leppo presented this as Resolution No. 11-2016 for approval. Ms. Proctor moved to approve; seconded by Ms. Baxter. The motion passed unanimously.

Ms. Proctor inquired when the application is due; Mr. Davis replied this Friday. He added that he will share an executive summary of the application and there will be a confidential list of the properties.

Mr. Leppo mentioned a retirement in the near future. Mr. Davis shared with the Board that Linda Morrison will be retiring early August and he suggested having a lunch for her.

**ADJOURNMENT**

The meeting adjourned at 1:13 pm.

Respectfully submitted,

  
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Secretary/Assistant Secretary