

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting August 9, 2016 - 12:35 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on August 9, 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
Nichole Proctor
Dan Leppo
Michael Wilson
Stu Magdule

ABSENT:

Dwan Lee

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

MINUTES

The minutes of the Regular Meeting of July 12, 2016 were presented for approval. Mr. Wilson moved to approve; seconded by Ms. Proctor. The motion passed unanimously.

TREASURER'S REPORT

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

COMMUNICATIONS

Mr. Davis shared with the Board Members that Robin Napiltonia was hired as Controller to replace Linda.

Mr. Davis updated the Board Members regarding PennDOT and the City on a Transit Oriented Development Plan. Meetings are being held with key stake holders at the transportation center this week.

Mr. Magdule shared with the Board that the closing for the Mulberry Street Apartment Project will likely occur sometime in August. Mr. Davis added that there was HUD funding that was tied to the acquisition of the parcels dating back a number of years. Mr. Christ of DBHD received a letter from HUD pressing DBHD to get an end use in place and he wants to avoid HUD trying to recapture CDBG monies that were used for the acquisition.

Mr. Leppo pointed out that in the Board packet is MaherDuessel's HRA 2015 Audit report. Mr. Davis suggested scheduling a committee meeting for the Board Members to review the report.

PUBLIC COMMENT:

None

OLD BUSINESS

None

NEW BUSINESS

RESOLUTION NO. 12-2016, authorizing the condemnation through the exercise of Eminent Domain of one parcel of real estate; 244 Hummel Street. Mr. Davis explained that this is the last step in the Vacant Property Reinvestment Board activity. 244 Hummel Street is in the target area of the City's "MulDer Square" Project and near other investments including Harrisburg Housing Authority and it is in partnership with Tri-County Housing Development Corporation. They have bought four or five houses in a row and this is one that they could not get in touch with the owner. So through the Property Reinvestment Board all of the steps have been taken, Notice of Blight, Declaration of Blight and Planning Commission have approved it to be submitted the Redevelopment Authority. Therefore, this resolution is authorizing the filing of the Declaration of Taking with the Court, which will then transfer the title from the existing owner to HRA. Then Just Compensation will be paid to the previous owner. Mr. Leppo inquired as to the Planning Commission's recommendation for use of the property. Mr. Davis replied that it will be demolished. It is in HRA's target area and is in the very next block, adjacent to the townhomes built by Brethren Housing on Hummel Street. Mr. Magdole explained that there are three resolutions that need to be processed through Property Reinvestment Board; first notification of blight, thirty days to cure and if not cured, it goes back to the Board; second notification is given and if not cured, it becomes certified as blighted property and then goes to acquisition. The Planning Commission needs to OK that it is a blighted property. Ms. Proctor inquired who determines the Just Compensation. Mr. Davis explained that an appraisal is ordered and if the Authority is taking the property for its own purposes, then the Authority would pay the costs for acquisition. In this case, Tri-County Housing is reimbursing the Authority for all costs. Mr. Wilson moved to approve; seconded by Ms. Baxter. The motion passed unanimously.

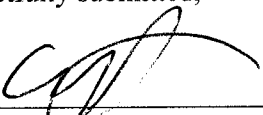
OTHER BUSINESS

None

ADJOURNMENT

The meeting adjourned at 12:55 pm.

Respectfully submitted,



Secretary/Assistant Secretary