

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting September 13, 2016 - 12:35 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on September 13, 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:

Stu Magdule
Nichole Johnson
Dan Leppo
Michael Wilson

ABSENT:

Dwan Lee
Crystal Baxter

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

MINUTES

The minutes of the Regular Meeting of August 9, 2016 were presented for approval. Mr. Wilson moved to approve; seconded by Ms. Johnson. The motion passed unanimously.

TREASURER'S REPORT

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

COMMUNICATIONS

Mr. Davis pointed out that an RFP draft has been prepared for Capitol Heights Development. He was really hoping that the Comprehensive Plan from the City of Harrisburg would be completed prior to issuing the RFP so that any developer would have a context in which to work.

Mr. Davis explained that the cooling tower at the Harrisburg Transportation Center is running on its last leg. Now with our new partnership with PennDOT and their vendors have been assessing all the major systems, we have been pushing the need for a new cooling tower. There might be another solution that involves setting up zones of HVAC instead of replacing the existing cooling tower.

In regards to the maintenance truck at the station, PennDOT has offered to find an out of service vehicle to replace HRA's 1990's truck.

Mr. Davis thanked the City Fire Chief and firemen for cutting holes in 28-36 & 38-40 Cameron Street building for the feral cats. And Trap-Neuter-Return volunteers are luring them out of the building. He added that there are no squatters in the building and he is periodically driving by to make sure that the building is secure.

Mr. Magdule inquired if the Authority is ready to take title to the building. He would like to have in writing that the City is waiving the utility amounts due.

PUBLIC COMMENT:

None

OLD BUSINESS

None

NEW BUSINESS

RESOLUTION NO. 13-2016, authorizing the Executive Director to execute a commercial office lease with Integrity Staffing Solutions for Suite 301A at the Harrisburg Transportation Center effective August 8, 2016. Mr. Wilson moved to approve; seconded by Ms. Johnson. The motion passed unanimously.

RESOLUTION NO. 14-2016, authorizing the Authority to replace Harrisburg Housing Authority, Resolution 1-2015, with First Mulberry LP as the Designated Developer of 1249, 1251, 1253 and 1255 Derry Street; 1201, 1205, 1207 and 1209 Mulberry Street; 209 and 211 Crescent Street; and 1249, 1251, 1253, 1255 and 1257 Mulberry Street. Mr. Davis added that Harrisburg Housing Authority is still the primary developer of the real estate in order to receive the tax credit revenue. This resolution is clarifying that we are taking the now formed First Mulberry LP and designating them as the owner that will be developing the site and will be the holder of the title.

Mr. Magdole explained that our statute requires that whenever we have a Redevelopment Contract that we have a guarantee of completion with forfeiture of title if they do not complete the project in a timely manner. This resolution was amended because the investors and the lender wanted to be sure that this resolution superseded our previous resolution so the language was added to that affect. Ms. Johnson moved to approve; seconded by Mr. Wilson. The motion passed unanimously.

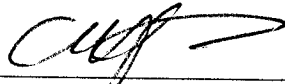
OTHER BUSINESS

None

ADJOURNMENT

The meeting adjourned at 12:55 pm.

Respectfully submitted,



Secretary/Assistant Secretary