

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

## **Regularly Scheduled Meeting November 8, 2016 - 12:38 P.M.**

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on November 8, 2016, in Suite 405, Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:38 p.m. Treasurer Nichole Johnson presided.

### **PRESENT:**

Nichole Johnson  
Crystal Brown (via phone)  
Dwan Lee (via phone)

### **ABSENT:**

Dan Leppo  
Michael Wilson

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

### **MINUTES**

The minutes of the Regular Meeting of September 13, 2016 were presented for approval. Mr. Lee moved to approve; seconded by Ms. Brown. The motion passed unanimously.

### **TREASURER'S REPORT**

The Treasurer's Report for July, 2016 was presented for approval, subject to audit. Ms. Brown moved to approve; seconded by Mr. Lee. The motion passed unanimously. The Treasurer's Reports for August and September, 2016 were presented for review.

### **COMMUNICATIONS**

Mr. Davis pointed out that an RFP was put out on the streets for Capitol Heights. We had a Pre-Bid Meeting on Nov. 4<sup>th</sup> and the proposals are due on Nov. 14<sup>th</sup>. This is our first testing of the market for single family home ownership. Ms. Johnson inquired as to how was the RFP advertised. Mr. Davis explained that we went thru PHFA as well as the Association of Builders, plus we sent it out to our email distribution list for everyone that asked to be notified of RFPs and it was also sent out to his master list of all professional parties. It was also published on HRA's website and promoted in social media.

Ms. Brown mentioned that HRA received the ARCAP monies and she wanted to know if there was any time frame for when this would start. And since the full amount was not received, how would this impact the expenses. Mr. Davis explained that with either full or part funding received; there has to be submitted a formal application to the Offices of the Budget. A pre-proposal was approved and it could take six months for the final application to be submitted. HRA is primarily a conduit; the bulk of the funds will be used via the City Engineers Office for public right-of-way improvements, sidewalks, lighting, etc. The Commonwealth money is all reimbursement; the improvements must be paid upfront and then submit evidence of payment along with invoice in order for the Commonwealth to issue a reimbursement. Therefore, Bridge Financing will be needed so a lender will be chosen.

### **PUBLIC COMMENT:**

None

### **OLD BUSINESS**

None

**NEW BUSINESS**

**RESOLUTION NO. 15-2016**, authorizing the Authority to approve the 2016 Project, S01 Tower Strawberry Square and S02 Tower 333 Market Street Master Lease refunding plan of the Series B 1998 Bonds and the termination of Investment Agreement with Bank of America, N.A. Mr. Magdole explained that this is the last step of the refinancing plan with the 2016 COP. Ms. Brown moved to approve; seconded by Mr. Lee. The motion passed unanimously.

**RESOLUTION NO. 16-2016**, authorizing the Executive Director to execute a Purchase of Services Agreement with Renovations, Inc. for the removal of debris inside the building and trim trees around the outside of the building located at 28-40 North Cameron Street, and secure second floor windows in the amount of \$5,580. Mr. Davis explained that this will make it possible for the engineers to take their equipment into the building. This will not completely cleanout all of the debris but it will clear a path for the engineers to access the building. Mr. Lee moved to approve; seconded by Ms. Brown. The motion passed unanimously.

**RESOLUTION NO. 17-2016**, authorizing the Executive Director to execute a Purchase of Services Agreement with Renovations, Inc. for relocation of two down-spouts in order to eliminate rainwater from emptying onto sidewalks at Susquehanna Harbor Safe Haven, 1805 N. 12<sup>th</sup> Street in the amount of \$1,730. Mr. Davis shared with the Board that this has been a problem for a number of years. The area has been kept salted when freezing weather occurs but this would eliminate the frozen water on the sidewalks. Mr. Lee moved to approve; seconded by Ms. Brown. The motion passed unanimously.

**OTHER BUSINESS**

Mr. Davis brought to the Board Members attention, the proposed 2017 budget for HRA. He requested that they review and bring any questions or comments to the December meeting.

**ADJOURNMENT**

The meeting adjourned at 12:57 pm.

Respectfully submitted,

  
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Secretary/Assistant Secretary