

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting December 13, 2016 - 12:33 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on December 13, 2016, in Suite 405, Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:33 p.m. Treasurer Nichole Johnson presided.

PRESENT:

Nichole Johnson (via phone)
Crystal Brown
Dan Leppo

ABSENT:

Dwan Lee
Michael Wilson

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

MINUTES

The minutes of the Regular Meeting of November 8, 2016 were presented for approval. Ms. Brown moved to approve; seconded by Ms. Johnson. The motion passed unanimously.

TREASURER'S REPORT

The Treasurer's Reports for August and September, 2016 were presented for approval, subject to audit. Ms. Johnson moved to approve; seconded by Ms. Brown. The motion passed unanimously. The Treasurer's Reports for October and November, 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. 4th and the proposals are due on Nov. 14th. This is our first testing of the market for single family home and we received no proposals. He shared with the Board Members that this shows that there is not a strong interest in developing houses in the city. And the few that did show a prior interest did not fully understand the tax abatement that had been passed in May of this year. The fact that it is not widely known is a concern and this encouraged the Mayor and his staff to promote the program more actively. Mr. Leppo suggested something should be put on HRA's website regarding the tax abatement program. Mr. Davis suggested maybe issuing another RFP. Mr. Magdule suggested soliciting Maryland, Delaware and Philadelphia areas for the project.

Mr. Peters explained that most developers do not want to put together large proposal because of having to pay an architect for design services, etc. He recommended offering a RFQ where they basically tell you what their capabilities are and what their past projects were.

Mr. Davis spoke about Mulberry Street Apartments with the Harrisburg Housing Authority that the gap in financing is an estimated million dollars. He said he didn't have a clear idea of what source they might seek for funding. Mr. Leppo inquired if the tax credits had an ending date. Mr. Davis replied that they are able to carry over these tax credits in the next year. Ms. Brown inquired if there would be any demolition without these needed funds. Mr. Magdule explained that they will not go forward with spending funds on demolition until they know they can do the project.

PUBLIC COMMENT:

None

OLD BUSINESS

None

NEW BUSINESS

RESOLUTION NO. 19-2016, approving the Harrisburg Redevelopment Authority Board meeting dates, place and time for the 12-month period, beginning January, 2017. Mr. Leppo added that this resolution's dates take us back to the third Tuesday of the month. Ms. Johnson moved to approve; seconded by Ms. Brown. The motion passed unanimously.

RESOLUTION NO. 20-2016, authorizing the Authority to approve the General Operating Budget for the fiscal year beginning January 1, 2017 in the approximate amount of \$619,314.00. Ms. Brown moved to approve; seconded by Ms. Johnson. The motion passed unanimously.

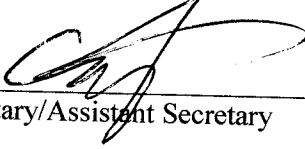
OTHER BUSINESS

See notes attached.

ADJOURNMENT

The meeting adjourned at 12:57 pm.

Respectfully submitted,



Secretary/Assistant Secretary

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Notes in addition to minutes of the December 13, 2016 meeting.

Mr. Davis shared with the Board Members the Transit Orient Development planning study for the Harrisburg Transportation Center that PennDOT is paying for and a partner with the City. In November there was a visioning week held at the station that was open to the general public. Then the design team took all of the information that they gathered as well as information from interviews with area property owners and then refined a few concepts for the TOD. On December 2nd, PennDOT held an unveiling to the public and what was interesting is that the neither City nor HRA saw the final design concepts until the prior week. In that the City nor HRA was not made aware of this final design until a week before, it came into question if we were still an integral part of the planning. The previous plans had centered on the reuse of the land at the old post office building, not the Patriot News building. But when the design concepts were unveiled on Dec. 7th, one of the primary concepts was including the Patriot News building. Mr. Davis concluded that PennDOT had their sights on the Patriot News building from the very beginning.

Mr. Davis said that we will stay as actively involved as we can in the PennDOT process; we have not been shunned from the table.

Mr. Leppo inquired if the Patriot News building was in the flood plain. Mr. Peters explained that the area under the bridge floods and backs up Market Street to the parking lot of the building. He also said that the building was built on top of the old PA Canal; it was filled in.

Mr. Davis added that PennDOT is going to engage an engineering firm to do reclamation and channelization study of the Paxton Creek from Wildwood Lake down to the River. Mr. Peters added that Capital Region Water is part of the treatment process of the Paxton Creek, so they should be included in this project.

Mr. Peters began his presentation of the Sustainable Business Plan for the Transportation Center. He added that his firm was also commissioned to prepare the Comprehensive Plan for the City of Harrisburg.