

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting February 21, 2017 - 12:30 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on February 21, 2017, in Suite 405, Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:30 p.m. Chair Dan Leppo presided.

PRESENT:

Michael Wilson
Nichole Johnson
Dan Leppo

ABSENT:

Crystal Brown
Dwan Lee

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

MINUTES

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

TREASURER'S REPORT

The Treasurer's Reports for October and November, 2016, were presented for approval, subject to audit. Mr. Wilson moved to approve; seconded by Ms. Johnson. The motion passed unanimously. The Treasurer's Reports for December, 2016 and January, 2017 were presented for review.

Mr. Leppo inquired about the stadium bank account that is still on the report. Mr. Davis replied that it just needs to be closed. He also inquired about the Maclay Street project that is still on the report. Mr. Davis explained that money was kept in the account for a vendor that had said they did not receive their full amount of pay. Ms. Lark did outreach and reviewed the paid payroll certifications. Mr. Davis said that he would check to see if the amount of time that the money had to be kept in the account has been reached. If so, then the money would be released to the Commonwealth.

COMMUNICATIONS

Mr. Davis mentioned that Harrisburg Housing Authority is still finalizing the land development work for the Mulberry Street apartments. A conference call initiated by their development team to revisit the Redevelopment Contract between the Authority and HHA happened a couple of weeks ago. This might indicate that they have worked out a solution to fill the financing gap for the project.

Mr. Davis shared with the Board that we are still waiting on PennDOT regarding their planned improvements at the train station. We are expecting a final plan soon. Also, regarding the FTA Grant of \$400,000, they are going to provide all of the backup paperwork for how they selected

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the vendor; show compliance issues and give us the final bill so we can draw the money down. Mr. Wilson explained that the problem is all of the State agencies and with a new administration brings a new cabinet and secretary and they have different rules and processes and then it works its way back to the Governor's office for the green light.

Mr. Davis spoke about 38-40 Cameron Street in that we are waiting for the City to sign the deed.

Mr. Davis also updated the Board Members in regards to the \$500,000 Impact Harrisburg Grant in that the agreement is being reviewed and there are questions about the language in the document. It will be need to be amended and obtain Mr. Magdole's opinion. Mr. Leppo inquired if Neil Grover is the chair of Impact Harrisburg. Mr. Davis replied yes but he does not believe that the agreement was generated by the City's Law Bureau.

Mr. Davis mentioned the EPA award letter for our area wide planning grant of \$200,000. Following the letter, EPA emailed saying to "hold-off" on planning a press conference. The EPA is allowing the submission of a detailed submittal, and other required paperwork from the Authority. Mr. Davis suggests waiting till we have a contract before having a press conference to announce the grant. Mr. Leppo expressed agreement. He also explained that we need this planning money to identify the sites that would be eligible for EPA funding. This then should enable HRA to acquire more funding from EPA and State DEP offices.

Mr. Leppo noticed that all rents are up to date at the Transportation Center. Mr. Davis said that we still have available space to lease. Mr. Wilson inquired about cost per square foot. Mr. Davis replied they are in the \$11.50 to \$12.50 per square foot range.

Mr. Davis brought to the member's attention the Statement of Financial Interest that needs to be completed and returned to HRA by the next meeting date.

PUBLIC COMMENT:

None

OLD BUSINESS

None

NEW BUSINESS

RESOLUTION NO. 1-2017, approving the designated officers for the Board of Directors of the Authority for 2017. Mr. Wilson moved to approve; seconded by Ms. Johnson. The motion passed unanimously.

RESOLUTION NO. 2-2017, authorizing the Authority to execute an Agreement of Sale for the purchase of 1100 State Street, current site of the PennDOT Materials Testing Laboratory, from the Commonwealth of Pennsylvania, DGS for eventual sale to Ephraim Slaughter American Legion Post 733. Mr. Leppo explained that DGS is buying their current building on Harris Street so as to facilitate DGS being able to acquire a site for a new Archive building. Then the Legion will move to the site that HRA is acquiring for them at sale price of a \$1. Mr. Davis explained that there is a sentence in the Commonwealth statute that allows the State without any approvals to sell land to the Redevelopment Authority for the purpose of urban renewal. The Authority's fee for being a conduit for this transaction is \$10,000 which the State put in the contract and all other closing costs will be paid by the Commonwealth. The Authority will execute upon the sale to the Legion a Redevelopment Contract which will set the time frame for construction. If they fail to construct their new Legion building, then the Authority will get the land back to reposition. Mr. Wilson moved to approve; seconded by Ms. Johnson. The motion passed unanimously.

OTHER BUSINESS

None

ADJOURNMENT

The meeting adjourned at 12:55 pm.

Respectfully submitted,



Secretary/Assistant Secretary