

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

## **Regularly Scheduled Meeting March 21, 2017 - 12:35 P.M.**

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on March 21, 2017, 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:**

Michael Wilson  
Nichole Johnson  
Dan Leppo  
Crystal Brown

### **ABSENT:**

Dwan Lee

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

### **MINUTES**

The minutes of the Regular Meeting of February 21, 2017 were presented for approval. Ms. Johnson moved to approve; seconded by Mr. Wilson. The motion passed unanimously.

### **TREASURER'S REPORT**

The Treasurer's Reports for December, 2016 and January, 2017, were presented for approval, subject to audit. Ms. Johnson moved to approve; seconded by Ms. Brown. The motion passed unanimously. The Treasurer's Report for February, 2017 was presented for review.

### **COMMUNICATIONS**

Mr. Davis shared with the Board the update on the Mulberry Street apartments for HHA regarding the Redevelopment Agreement that HHA is seeking another funder and there is no word at this time on the outcome.

In regard to the Transportation Center, we are pressing PennDOT on making repairs on the cooling tower. They will be working with us on a temporary fix to the existing equipment.

Mr. Davis mentioned the resolution on today's agenda regarding MulDer Square which is authorizing HRA to finalize the application for RACP for the City. HRA will be the conduit for the project which involves reviewing the invoices prior to submittal to the Office of the Budget.

Mr. Davis shared that we received from City Law Bureau the fully executed Deed for 38-40 Cameron Street. New City Settlement Sheets will have to be ordered and he wants to make sure that HRA has a sound commitment from the City for reimbursement of all costs before this is finalized.

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. He met with Sheila Dow Ford to review the contract and they are willing to amend some of the language that was conflicting and confusing. When there is language in a document for MBE/WBE participation, we are required to be in compliance with working to meet the goals. This implies that there is a certification process to document MBE/WBE enterprises. Sheila said that she would look into what type of paper work will be needed. The City has confirmed that they have restarted their MBE registry.

Mr. Davis updated the Board on the EPA \$200,000 Area Wide Planning Grant in that a date has been set for a press conference at 11 am on April 18 at 47 Mayflower Street next to Hamilton Health building. Mr. Leppo added that this area is just begging for a master plan to implement new development.

Mr. Leppo inquired about the TOD Plan. Mr. Davis answered that HRA is finished with our consultant. The decision is now how to proceed with implementation and we need partnership with PennDOT and the City. The stall with the City is their Comprehensive Plan and PennDOT's process. There are too many private property owners in the targeted area.

**PUBLIC COMMENT:**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

**RESOLUTION NO. 3-2017**, authorizing the approval of an application for RACP funds in the amount of \$3,000,000 to the Office of the Budget of the Commonwealth of Pennsylvania for the purpose of constructing the MulDer Square Project. Ms. Brown inquired if this is the additional funding for the project. Mr. Davis explained that this is the second step for the initial \$3,000,000. There was a preliminary application submitted and this is for the final application. Mr. Wilson moved to approve; seconded by Ms. Johnson. The motion passed unanimously.

**RESOLUTION NO. 4-2017**, authorizing the Executive Director to execute a \$500,000 Grant Agreement with Impact Harrisburg for the acquisition and demolition of blighted properties within the City of Harrisburg. Mr. Davis added that field studies resulted in targeting Berryhill, 14<sup>th</sup> and 15<sup>th</sup> Street buildings; the Jay Shin building, 6<sup>th</sup> and Harris Street; 420 Reily Street; and 254 and 256 North Street. Ms. Johnson moved to approve; seconded by Ms. Brown. The motion passed unanimously.


**OTHER BUSINESS**

None

**ADJOURNMENT**

The meeting adjourned at 12:57 pm.

Respectfully submitted,

  
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Secretary/Assistant Secretary