

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting June 20, 2017 - 12:30 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on June 20, 2017, in Suite 405, Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:30 p.m. Vice Chair Michael Wilson presided.

PRESENT:

Michael Wilson
Stacia Zewe
Crystal Brown

ABSENT:

Nichole Johnson
Dan Leppo

Also present were: Peggy Sheibley, Administrative Project Manager; Bryan Davis, Executive Director, Stuart Magdule, HRA Solicitor, William Gladstone and Gianni Palazzo, NAICIR; and Darrel Reinford, Executive Director of Christian Churches United.

MINUTES

The minutes of the Regular Meeting of March 21, 2017 were presented for approval. Ms. Brown moved to approve; seconded by Ms. Zewe. The motion passed unanimously.

TREASURER'S REPORT

The Treasurer's Report for February, 2017 was presented for approval, subject to audit. Ms. Brown moved to approve; seconded by Ms. Zewe. The motion passed unanimously. The Treasurer's Reports for March, April and May, 2017 were presented for review.

COMMUNICATIONS

Mr. Davis shared with the Board that two reputable development firms in the last week and a half came with an interest in proposing to build at Capitol Heights. This is an indicator that we are seeing an increased interest in development in Harrisburg. The one proposer is also interested in Market Place townhomes. The update on the Mulberry Street apartments for HHA is that they have closed the gap in financing so we are waiting for a settlement date. Mr. Magdule explained that this is a complicated tax credit deal and there is a formal appraisal that needs to be done for Fulton Bank. BB&T provided the first mortgage financing which is the construction mortgage. Fulton Bank will be providing the second mortgage for construction. When the construction is completed, the tax credit investors will come in and they will submit their money which will pay off the first mortgage. Closing will most likely take place after July 4th.

In regard to the Transportation Center, PennDOT continues its work with their consultants on programming the space. They are looking at the first floor for Amtrak offices, installing another elevator that would service only the upper floors, creating outdoor seating and moving an existing first floor tenant to another space. Mr. Davis told the Board that he had a sit down with Amtrak to look at their concepts and he reinforced with them that the Redevelopment Authority can be very helpful in managing the existing tenants and any improvements. There are existing tenants that are in space that has been upgraded already, therefore, it does not make sense to relocate to another space.

Mr. Davis mentioned that we received a formal reward letter for RACP. There will be a first meeting with the Commonwealth consultant regarding these funds. The City engineer and the Harrisburg Housing Authority will monitor the construction contracts. The City has issued an RFP for the design of the streetscape improvements which could take up to 18 months.

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Mr. Davis shared that we settled on 38-40 Cameron Street, July 1st.

Mr. Davis mentioned that Mr. Payne attended requisite training that was required by the EPA Brownfields Planning Grant funding and the first meeting will take place today with stakeholders at Hamilton Health.

PUBLIC COMMENT:

Mr. Gladstone of NAICIR provided to the members introductory packages and proceeded to update the Board Members on the marketing of the Harrisburg Transportation Center. He explained the uniqueness of the Transportation Center. The access to the train or bus is a plus for clients and/or employees. The building is in the HUB zone which is appealing to small businesses. Ms. Zewe inquired if the prospects that were shown the train station, if they did lease at another property in the city? Mr. Gladstone replied that there were a few groups that did stay in the city. He added that the space at the station is very conducive to leasing to a start up or incubator because they can start at 500 SF and then add on more space as needed. Mr. Magdole suggested to Mr. Wilson that he put something on You Tube regarding the train station that would be seen most likely by the 40 and under age group who would be looking for tech business space. Mr. Wilson agreed to the filming of himself as a tour guide walking through the building and speaking about the amenities of leasing in the train station.

OLD BUSINESS

None

NEW BUSINESS

RESOLUTION NO. 5-2017, authorizing the Executive Director to execute a Purchase of Services Agreement with Abbey Carpet and Floor, the lowest bidder, for installation of carpet at Susquehanna Harbor Safe Haven in the amount of \$5,600. Mr. Davis added that the areas needing replaced are high traffic areas and the original carpet was installed 2009. Mr. Davis introduced Darrel Reinford, the Executive Director of CCU. Mr. Reinford shared with the Board Members that SHSH opened in 2009 in a partnership with CACH, HRA and CCU. The facility has 25 people on a long term basis; fifteen beds downstairs in a dormitory setting and ten single rooms upstairs. There are nine of the ten rooms upstairs filled. Approximately 40 people a year are being served by the facility at an average stay of 9 months. The two HUD standards needed to be met are how many people at the end of the year are still in stable housing; the last two years the facility has been 66%, and has improved income at about the same percentage. There is a community room that is used during the winter as an overnight stay for homeless men. Ms. Zewe moved to approve; seconded by Ms. Brown. The motion passed unanimously.

RESOLUTION NO. 6-2017, authorizing the Authority to extend the Potential Developer status to Keystone Community Development Corporation for 232 and 246 South 13th Street to provide parking for neighborhood businesses in the South 13th and Derry Street corridor. Mr. Davis referred to Jennifer Wintermyer's correspondence that exhibited her confidence that they will be in construction by the end of the year. Ms. Brown moved to approve; seconded by Ms. Zewe. The motion passed unanimously.

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RESOLUTION NO. 7-2017, authorizing the Executive Director to execute an Agreement with G. T. Watts, Inc. for Part D of the Phase II Redevelopment of the Harrisburg Transportation Center Project in the amount not to exceed \$18,491.70 for awning replacement. Mr. Davis added that many of these awnings are the original ones from the 80's. Ms. Zewe moved to approve; seconded by Ms. Brown. The motion passed unanimously.

RESOLUTION NO. 8-2017, authorizing the Authority to sell vacant lots, 2534, 2536, 2538, 2550 and 2552 Agate Street to Teamsters Local 776 to use for accessory land to its Union Hall and future construction of a new facility. Mr. Davis added that there is talk of a new facility but it is most likely down the road a bit. Ms. Zewe moved to approve; seconded by Ms. Brown. The motion passed unanimously.

OTHER BUSINESS

None

ADJOURNMENT

The meeting adjourned at 1:22 pm.

Respectfully submitted,



Secretary/Assistant Secretary