

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting August 15, 2017 - 12:40 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on August 15, 2017, in Suite 405, Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:40 p.m. Vice Chair Michael Wilson presided.

PRESENT:

Michael Wilson
Dan Leppo (via phone)
Crystal Brown

ABSENT:

Nichole Johnson
Stacia Zewe

Also present were: Peggy Sheibley, Administrative Project Manager; Bryan Davis, Executive Director, Stuart Magdole, HRA Solicitor, Senghor Manns, HHA President, Darren Burroughs, HHA Sr. Vice President and Josh Hughes, Miller Valentine Developer.

MINUTES

The minutes of the Regular Meeting of June 20, 2017 were presented for approval. Ms. Brown moved to approve; seconded by Mr. Leppo. The motion passed unanimously.

TREASURER'S REPORT

The Treasurer's Reports for March, April and May, 2017 were presented for approval, subject to audit. Ms. Brown moved to approve; seconded by Mr. Leppo. The motion passed unanimously. The Treasurer's Reports for June and July, 2017 were presented for review.

COMMUNICATIONS

Mr. Davis shared with the Board in reference to Marketplace Townhomes, S&A Homes is still attempting to get the project moving forward, but they are still struggling with their own internal capacity. They asked if we would entertain a substitute developer if they should happen to find one.

Mr. Davis shared that there is a date for closing on the financing for the Mulberry Apartments project, Thursday, August 17. There is a pre-construction meeting tomorrow per Mr. Manns of the Harrisburg Housing Authority.

In regards to the Transportation Center, the window awnings fabric is being replaced.

Mr. Davis mentioned that three hundred thousand dollars of RACP is set aside to go towards the Harrisburg Housing Authority commercial space fit-out at Mulberry Apartments. But the balance of it is for Streetscape & Green Infrastructure improvements that have yet to be designed. The design time frame is approximately 18 months.

We finally received a fully executed copy of the Impact Harrisburg Grant Agreement which is Five Hundred Thousand Dollars (\$500,000) for scattered site acquisition and some demolition. There are three HRA owned properties that are candidates for demolition; the old Jay Shin building in the 1600 block of North 6th Street, 420 Reily Street and 254 and 256 North Street. We will move forward with at least two of the three buildings which HRA took title on behalf of the City many years ago.

Mr. Davis reported on the area wide EPA Grant that we are on target with our benchmarks. An RFP was issued for a consultant that will do the research on the target area. Ms. Brown mentioned that there is a

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meeting on August 24th for the community regarding the Grant. Mr. Davis explained that efforts are made to make the public aware of the Brownfield assessment that will happen. EPA's consultant provides this workshop for property owners and anyone interested in this plan for South Allison Hill.

Mr. Wilson inquired about the three properties set for demolition and that the one in question is the one on North Street, if it is not demolished, what would be the alternative. Mr. Davis recommended that we invest some money in the structure; install a new roof.

PUBLIC COMMENT:

None.

OLD BUSINESS

None

NEW BUSINESS

RESOLUTION NO. 9-2017, authorizing the Authority to amend Resolution No. 3-2016 to add certain vacant lots not listed on previous resolution and to remove certain vacant lots listed on previous resolution designating Harrisburg Housing Authority as the Developer with its development entity, First Uptown, LP of single-family homes; and to amend Item B. stating that the purchase price for each parcel shall be \$1,500.

Mr. Manns introduced himself as the Chief Executive Officer of the Harrisburg Housing Authority, to his right is Senior Vice President Darren Burroughs and to his left is Josh Hughes, development associate with Miller Valentine. Mr. Davis added that Mr. Hughes provided a new map that shows their concept of what will be constructed on existing HRA lots. There is a total of 44 units proposed, 22 three bedrooms and 22 four bedrooms, all single family homes with off street parking. Mr. Leppo inquired about the proposed ones on Schuylkill regarding parking. Mr. Davis explained that the new map shows a private drive that has an egress and ingress and there are parallel parking spots along the drive. Mr. Wilson added that some have one car garages.

Mr. Magdule added that he hasn't pulled files on these parcels. If any of these parcels were acquired through the Dauphin County Repository, quiet titles need to be performed and they take from three to four months. Now that we have a final list of the parcels, he will start pulling the files to see how they were acquired. Mr. Davis inquired of Mr. Burroughs the timeline of the funding. He replied that their PHFA application would be submitted October 20th and their decision would be by end of April or early May. Early 2020 is estimate for start of construction which would take twelve months. Mr. Davis inquired if there were other funding sources. Mr. Burroughs replied that Federal Home Loan Bank of Pittsburgh, Dauphin CDBG, and Dauphin County Gaming Grant Funds.

Mr. Wilson inquired of Mr. Magdule, do we need to amend the resolution to include the quiet title exercise as a condition. Mr. Magdule replied no, that a good marketable title comes about through either acquisition by condemnation or the quiet title exercise and it is implied in all of the HRA agreements that are done.

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Mr. Leppo inquired about the materials that will be used for the facades of the townhomes. Mr. Hughes explained that they are still working on the details with the zoning bureau and added that they are not typically urban developers, especially with townhomes. Therefore, they are working on a more urban centric design and within the next few weeks, they will have more to present. Mr. Leppo suggested that it is a good thing when you have rows of townhomes, to have a grocer's alley that would cut between the first floor heights of the space between the townhomes. This would aid in access and storage of trash containers.

Mr. Leppo moved to approve; seconded by Ms. Brown. The motion passed unanimously.


OTHER BUSINESS

None

ADJOURNMENT

The meeting adjourned at 1:05 pm.

Respectfully submitted,



Secretary/Assistant Secretary