

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting September 19, 2017 - 12:35 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on September 19, 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:

Stacia Zewe
Dan Leppo
Crystal Brown

ABSENT:

Nichole Johnson
Michael Wilson

Also present were: Peggy Sheibley, Administrative Project Manager; Bryan Davis, Executive Director; Stuart Magdule, HRA Solicitor; Tracey Rash, Maher Duessel; and Robin Napiltonia, Controller.

MINUTES

The minutes of the Regular Meeting of August 15, 2017 were presented for approval. Ms. Brown moved to approve; seconded by Ms. Zewe. The motion passed unanimously.

TREASURER'S REPORT

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

COMMUNICATIONS

Mr. Davis introduced Ms. Rash to give highlights of our annual audit and answer any questions or concerns that the Board Members have. Ms. Rash proceeded to speak of the highlights and changes from previous years of the Financial Statements for 2016. She explained that these financial statements are not easy to understand; for a relatively small entity, HRA has really complex accounting issues. Mr. Magdule added that the accounting is done the way it is because it has to be. The practical effect of the Authority is that we do not have anything to do with any of the mentioned leases or payments in the Financial Statements. We don't see it, we don't get it; we don't actually account for it on a monthly basis. The money does not come to the Authority; the process is done through trustees. There are only certain projects that the Authority has control over; the Transportation Center as an example. He continued to explain that none of the long term debt has any direct recourse back to the Authority.

Ms. Rash explained that her job is to give an opinion in regards to financial operations. She suggested having someone else to oversee the financials to make sure it all makes sense. Mr. Magdule inquired what she meant by that statement. Ms. Rash replied that the recording of the transactions make sense, that the amortization is correct and the recognition of revenue going forward is correct. Mr. Magdule inquired if this would be a CPA. Ms. Rash answered yes, or an accountant of some sort that understands governmental accounting.

Mr. Davis shared with the Board that the Mulberry Apartments HHA Project has begun construction; at the Transportation Center the new awnings have been installed. We are also negotiating a lease with Greyhound to replace the License Agreement in place for the lower bus level. The streetscape design for the Mulder Square Project is being overseen by the City Planning Dept.

Mr. Davis spoke about the CREDC loan for 28, 38-40 N. Cameron Street to provide funds for DEP Phase I Environmental Site Assessment.

PUBLIC COMMENT:

None.

OLD BUSINESS

None

NEW BUSINESS

RESOLUTION NO. 10-2017, authorizing the Executive Director to award an EPA Brownfield Area-Wide Planning Professional Services Agreement to Strombert/Garrigan & Associates in the amount of \$170,000. Mr. Davis added that this company had the qualifications; statewide and local experience needed for this service. Ms. Zewe moved to approve; seconded by Ms. Brown. The motion passed unanimously.

RESOLUTION NO. 11-2017, authorizing the Executive Director to execute a commercial office lease with Greyhound Lines, Inc. for the lower level bus area of the Harrisburg Transportation Center. Mr. Davis shared with the Board Members that Greyhound has in their hands, for over a month, a draft of the lease with these terms but we have not received any response that they have accepted the terms. Mr. Magdole suggested that the Board should pass these terms and if they come back with different terms, then we would need to negotiate and come back to the Board with an amended resolution. Ms. Zewe inquired if the lease requires the Lessee or Lessor to make any improvements. Mr. Davis replied no. Ms. Brown moved to approve; seconded by Ms. Zewe. The motion passed unanimously.

RESOLUTION NO. 12-2017, authorizing the Authority to approve the application for a CREDC Enterprise Zone Loan in the amount of \$4,517 for 28 & 38-40 North Cameron Street, Industrial Sites Reuse Program. Ms. Zewe moved to approve; seconded by Ms. Brown. The motion passed unanimously.

OTHER BUSINESS

None

ADJOURNMENT

The meeting adjourned at 1:35 pm.

Respectfully submitted,



Secretary/Assistant Secretary