

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting December 17, 2019 - 12:34 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on December 17, 2019, in Suite 405, Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:34 p.m. by Stacia A. Zewe, Board Chair.

PRESENT:

Stacia Zewe
Nichole Johnson
Crystal Brown

ABSENT:

Daniel Leppo

Also present were: Janell Weaser, Harrisburg Redevelopment Authority (HRA) Administrative Project Manager; Bryan Davis, HRA Executive Director and Stuart Magdule, HRA Solicitor.

MINUTES

The minutes of the Regular Meeting of November 19, 2019 were presented for approval. Ms. Johnson moved to approve; seconded by Ms. Brown. The motion passed unanimously.

TREASURER'S REPORT

The Treasurer's Report for September 2019 was presented for approval, subject to audit. Ms. Johnson moved to approve; seconded by Ms. Brown. The motion passed unanimously. The Treasurers reports for October and November 2019 were presented for review.

COMMUNICATIONS

Mr. Davis gave the Board Members an update on the Paxton Creek De-Channelization, Reclamation Project.

Mr. Davis said there were two parties interested in purchasing the 28-38 N. Cameron Street property, Matthew Krupp and 812 Market. However, since last month 812 Market has dropped out. They found out the cost for demolition and remediation came to 1.6 million dollars. Mr. Davis said that Matthew Krupp is still interested in renovating the property. Ms. Zewe inquired 812 Market are still continuing with the rest of their plans. Mr. Davis replied yes, they are only backing away from 28-38 N. Cameron.

Mr. Davis said he needs to talk more with the Mayor. He did speak with Geoffrey Knight, Director of the City's Planning Bureau last week but he had no knowledge to share. Mr. Davis said he wants to make sure that whatever development happens here that the people are committed to the widening or the re-channelization of the Paxton Creek.

Ms. Zewe wanted to know if Mr. Davis shared this information with Mr. Krupp. Mr. Davis stated that he has communicated that to Mr. Krupp, and that he has submitted a preliminary proposal, but it is incomplete. Mr. Davis wrote Mr. Krupp this past Friday asking for additional details on his preliminary proposal. Ms. Zewe commented that it is a big job. She recalled some damage to the building.

Mr. Davis said that with Potential Developer status, they will really begin to flush out more detailed work scope and budget. That is the crucial part.

Ms. Zewe inquired is the Authority finished with Alex Hartzler of WCI Partners' Uptown Project. She said they sold many properties but some did not have clear Titles. Mr. Davis informed that they wanted to see if the Authority had issued Certificates of Completion. He explained that most often a Certificate of Occupancy from the City of Harrisburg, plus the Redevelopment Authority's explanation to the Title Insurance company would satisfy their concerns, but this was not the case and he is seeing more of that.

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Mr. Magdule stated that the Authority's Agreements state upon completion and upon obtaining for substantial completion the Developer is supposed to contact the Authority and request a Certification of Completion. It is not the Redevelopment Authority's responsibility to find out if they are done. Mr. Magdule said we did change the language in our Certificates of Completion because he realized that the general language they had used prior was not correct. The Authority was releasing more than it should. Mr. Magdule explained that a Certificate of Completion is basically a release indicating that they have done everything they were suppose to with respect to starting and completing construction according to the plan's specifications and zoning requirements. The Authority is releasing its ability to Re-vest Title. He informed that the other restrictions; the nondiscrimination description and the taxable in perpetuity are supposed to remain.

Mr. Magdule reminded Mr. Davis not to use the old Certification of Completion forms and to make sure to use the new template he had sent.

PUBLIC COMMENT:

None

OLD BUSINESS

Mr. Davis reported that Amtrak paid the Authority \$373,000 for the old PIB Loan. At the end of this week the check will be signed and mailed out. This will clear that barrier for potential future projects.

NEW BUSINESS

RESOLUTION NO. 20-2019, authorizing the release of year ended December 31, 2018 Audited Financial Statements. Ms. Johnson moved to approve; seconded by Ms. Brown. The motion passed unanimously.

RESOLUTION NO. 21-2019, authorizing the Authority to approve the General Operating Budget for the fiscal year beginning January 1, 2020 in the approximate amount of \$616,149. Ms. Johnson moved to approve; seconded by Ms. Brown. The motion passed unanimously.

RESOLUTION NO. 22-2019, authorizing the Harrisburg Redevelopment Authority Board meeting dates, place and time for the 12-month period beginning January 2020. Ms. Johnson moved to approve; seconded by Ms. Brown. The motion passed unanimously.

OTHER BUSINESS

None

ADJOURNMENT

The meeting adjourned at 12:50 pm.

Respectfully submitted,


Secretary/Assistant Secretary