

# REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

## Regularly Scheduled Meeting May 21, 2019 - 12:40 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on May 21, 2019, in Suite 405, Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, called to order at 12:40 p.m. by Nichole Johnson, Board Vice Chair.

### **PRESENT:**

Crystal Brown (via phone)  
Nichole Johnson  
Daniel Leppo

### **ABSENT:**

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Also present were: Janell Weaser, Harrisburg Redevelopment Authority (HRA) Administrative Project Manager; Bryan Davis, HRA Executive Director; Stu Magdole, HRA Solicitor; Denise Britton, Executive Director of Shalom House; Troy Clark, Project Manager of Centurion Construction and Marc Kurowski, Owner of K&W Designing Environments.

### **MINUTES**

The minutes of the Regular Meeting of April 16, 2019 were presented for approval. Mr. Leppo moved to approve; seconded by Ms. Brown. The motion passed unanimously.

### **TREASURER'S REPORT**

The Treasurer's Report for December, 2018, January and February, 2019 was presented for approval, subject to audit. Mr. Leppo moved to approve; seconded by Ms. Brown. The motion passed unanimously. The Treasurer's Report for March and April, 2019 were presented for review.

### **COMMUNICATIONS**

None

### **PUBLIC COMMENT:**

Mr. Kurowski gave a brief summary of the proposed Shalom House Project located in the Allison Hill Area. He stated that his role is helping the Shalom House Team with the planning and application process as well as the site designs and engineering work. Mr. Kurowski said we are here today to talk about the Potential Developer Status related to four (4) parcels of land that the Authority owns behind the Unitarian Church located at 16<sup>th</sup> and Market Streets. There are four (4) continuous pieces of land that we are seeking to acquire just behind the alley of Ethel Street. We are calling this Phase I (A) of the project. The first step is focused on a particular component that Ms. Britton will next be presenting.

Ms. Britton shared with the members that she has been with the Shalom House about eight (8) years. During this period of time we have managed an Emergency Shelter for Women and Children. Sister Patricia Brennan started this service in 1986. We still uphold her premise to have Women and children off of the streets. Shalom House has come to recognize that it takes more than housing to help transform peoples' lives. Some critical components are: childcare, early childhood learning, transportation, affordable housing and work force development. Ms. Britton said, no entity can do all this work alone. So we started developing partnerships and looking at what we can do together. This information is in the packet presented today.

Ms. Britton informed the Board Members that Shalom House has an opportunity to collaborate with the Capital Area Head Start Program. Capital Area Head Start (CAHS) is looking for more space to serve the immediate area. She continued saying if we are going to get to the root of homelessness and poverty we have got to reach out to the children and by having a partnership with CAHS they would be able to serve many families.

Ms. Britton announced that a year ago they received an invitation from the Unitarian Church at 16<sup>th</sup> and Market.

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The church inquired with us if we would be interested in acquiring their property. This property would be cost effective and able to house CAHS. Capital Area Head Start has agreed to a seven (7) year lease. This creates a revenue stream and they would manage the Property.

Mr. Kurowski added the application they submitted last April discussed a total of seven (7) HRA Properties but our immediate need is four (4) tracts of land directly behind us on the east side in the alley behind Ethel Street. They would be developed entirely to house play grounds and play spaces to compliment the church building.

Ms. Britton informed that they could have classes open as early as the beginning of September and start impacting families and reaching our kids. She explains that Slaloms' next focus is looking at Work Force Development. They have partnered with the Social Enterprise Foundation. This gives them the opportunity to start looking at For-Profit Enterprises to help them create jobs for the people they serve.

Ms. Britton points out that Brethren Housing is doing the same types of things in the community. She states that we not only need housing, we also need to have wrap-around services. We want to bring community to people and continue to see them flourish and ultimately move them into Transitional spaces which we know in the City there is a huge need.

Ms. Britton introduced another Phase of the project. Phase III is projected about four to five years from now. They plan to construct affordable housing apartments on the property. She explains that many people are in need of ADA compliance housing. The property we are talking about would assist us with Transitional Housing and be fully ADA compliant to better serve our community.

Mr. Kurowski added saying hopefully you will see us in subsequent meetings as we can talk about the bigger picture in subsequent phases. We met with Harrisburg City Planning Staff, Geoffrey Knight and Kristin Murray. We have submitted a Zoning Application to get that process under way in addition to doing a block and consolidation plan. We will keep you fully informed as we move further with these applications. We are not trying to presume to do anything without everyone's' full understanding, but we are trying to move everything on a parallel path because we only have a short period of time to get everything up and running with Capital Area Head Start.

Mr. Leppo inquired further saying, so the Unitarian Church is going to be converted into a Head Start Facility and our Lots on 16<sup>th</sup> Street are going to be the playground.

Mr. Kurowski replied CAHS will only occupy the first floor or lower level of the Church. Subsequent development will happen on the other floors such as offices that would interact with them right now. At this time we are focusing on CAHS and the lower level.

Ms. Britton next reported to the Board Members on the section of the packet; Food Services. She explains that this is the first piece of our For-Profit Development. We currently have a catering division and a food truck. They allow us to do some work training. We have two (2) women that came through our Shelter who have gone through Food Service Training. They are working on the food truck and have been involved with catering. Ms. Britton reported that one of the floors in the church will be a commercial kitchen. This would allow us to better conduct training and food catering services. On the second floor we are looking to have offices and a training room as we want to build a Hub. The Church use to have a huge Community Hub so in some ways it is being resurrected to serve in that capacity again.

Mr. Magdule inquired of the M&T Financing. He wanted to know if they are financing all the things listed of the project.

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Ms. Britton informed that the financing for the church and lots are from the M&T Financing and funds with Capital Area Head Start through some grants.

Mr. Magdole summarized the HRA Lots will be a part of the Mortgage.

Ms. Brown shares how she is very excited for this project. She adds that she heard mention of it in different meetings and understands about all the various supports needing to be in place. Ms. Brown inquired of about how many children you are projecting to serve with the CAHS location.

Ms. Britton replied that Capital Area Head Start's report stated five hundred (500) families. The report did not break down to show the number of children. Ms. Britton said she could go back and inquire for an exact number.

Ms. Brown inquired for more information about the playgrounds. She wishes to know if it will be fenced in and secured or will it be open to the public.

Ms. Britton replied that it will be fenced in and secure. She adds the CAHS area will have both the 3 – 5 year old and 0 – 3 yrs for servicing families with classroom instruction.

Mr. Davis inquired with Mr. Clark, Shalom Houses Contractor, about the lower level and how many class rooms are projected.

Mr. Clark replied three (3) Head Start classrooms and one large room for the Early Head Start families. There will also be a few office spaces to accommodate the classrooms and their staff.

Mr. Leppo praised them on their project plan and noting the different challenges they have, especially with poverty. He mentioned his surprise that Tri County Community Action was not on their list of partners in the packet. He encouraged them to connect with Tri County Community Action Agency with their Work Force Development. He informs that this Agency also focuses on the population under poverty. Mr. Leppo mentions another Work Ready program: PathStone in Dauphin. They also have locations in Cumberland, Chester and Perry Counties.

Ms. Britton replied that is an over site. They absolutely are working with Tri County Community Action.

Ms. Johnson questioned if Shalom House will provide services to Men because she mentioned families. Does that mean single men with their children could participate in the program?

Ms. Britton confirmed that Shalom House does works with women and children however by partnering with Capital Area Head Start, men and children will be accepted. Ms. Britton also wished to mention that their vision is to move forward with single dwelling homes for not just the Shalom House clients but for all of our partnering agencies to utilize as well.

**OLD BUSINESS**

None

**NEW BUSINESS**

**RESOLUTION NO. 8-2019**, authorizing the Authority to approve Shalom House Transformational Services as *Potential Developer* of four (4) parcels located in the Allison Hill area on 16<sup>th</sup> Street for the purpose of affordable housing with supportive services.

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

Ms. Johnson inquired of Mr. Davis if there have been other interested parties for these same parcels of land. The reason she asks is because TLC Workforce Training had sent her an email inquiring about some land. She was waiting for today when she would meet with Mr. Davis to see if he spoke with TLC.

Mr. Davis responded saying TLC had not contacted him. Mr. Davis informed that over the past couple of years there were some interested parties by none were productive. He mentioned that TLC has been designated Potential Developer. The lots they received are distant to these parcels. TLC Workforce Training was not interested in these particular lots.

**OTHER BUSINESS**

**RESOLUTION NO. 9-2019**, authorizing the Authority to approve and amend Resolution 4-2019, from Seven Bridges Property Management as Potential Developer to 1037 Maclay St, LLC as "*Potential Developer*". Ms. Brown moved to approve; seconded by Mr. Leppo. The motion passed unanimously.

Mr. Magdole referenced Resolution No. 4-2019 where the members authorized the revestment of Title from S&A Custom Built Holmes, Inc. back to the Authority and designated Potential Developer and Construction of the same undeveloped parcels to Seven Bridges Property Management. He explains to the board members that Seven Bridges prefer to do this under a different name; 1037 Maclay St., LLC. It is an entity they previously formed with the same members. He stated that all aspects of the previous resolution will stay in full force and affect and unamended with the exception of the name change.

**ADJOURNMENT**

The meeting adjourned at 1:07 pm.

Respectfully submitted,



Secretary/Assistant Secretary