

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting April 25, 2023 - 12:34 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on April 25, 2023, in Suite 405 Conference Room, of the Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:34 p.m. Chaired by Nichole Johnson.

HRA BOARD MEMBERS PRESENT and/or via TEAMS Web-based Video Conferencing

Nichole Johnson (via TEAMS)
Crystal Brown (via TEAMS)
Alexander Reber

ABSENT:

N/A

Also present: Janell Weaser, Harrisburg Redevelopment Authority (HRA) Administrative Project Manager; Bryan Davis, HRA Executive Director, and Jake Younts on behalf of Catherine Rowe, HRA Solicitor with Strokoff and Cowden Law Firm.

PUBLIC PRESENT: Crystal Davis, Harrisburg Resident.

MINUTES

The minutes of the Regular Meeting of March 21, 2023, was presented for approval. Mr. Reber moved to approve: second by Ms. Brown. The motion passed unanimously.

TREASURER'S REPORT

The Treasurer's Report for December 2022 and January 2023 were presented for approval; subject to Audit; Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously. The Treasurer's Report for February and March 2023 were presented for review.

COMMUNICATIONS

Mr. Davis said you might recall from our last Board Meeting that the construction at the Train Station was halted by Amtrak. That lasted only a week and a half. They have resumed select demolition and are at the very beginning of construction.

Mr. Davis informed that an Amtrak Tenant, the Harrisburg Chapter of the National Railroad Historical Society located on the second floor Director's Office, had their attorney send us a letter saying the work would affect the air conditioning in their suite which would cause damage to the railroad's preserved equipment and materials. They were very congenial, however they felt that they were left out of the communications. Mr. Davis informed that the Director's Office contains all the old electronics from the 70 's or 80's that are no longer in service.

Mr. Davis said we alerted PennDOT and the Representative Contractors for PennDOT. Everyone took immediate action. Our Maintenance Supervisor, Chuck, spoke with the Historical Society. Explained to them that all is well. Mr. Davis was surprised that they involved an attorney. They could have just emailed and saved themselves some money.

Mr. Reber questioned which Historical Society is this.

Mr. Davis replied, "The Pennsylvania Chapter for the National Railroad".

Mr. Reber shared that he has been there. And was amazed by everything.

Mr. Davis reported that the owner on the first floor, Transit News, is retiring. Bill and Martha Cologie had a hard time trying to sell their business. We were concerned that they would just close the shop and we would have another vacancy. Fortunately, they did get a buyer. This is on today agenda for the approval of the new tenant, Transit News LLC.

Mr. Davis announced that they received some great news today for the Capital Area Coalition on Homelessness. George Payne was a key in obtaining a special award of funding under the Continuum of Care Program. HUD provides funding for the Continuum of Care each year. The Authority's staff prepares the annual application on behalf of the Coalition and organizes the whole thing. This is a great deal of work and George does most of the heavy lifting. But last year there was a special additional Continuum of Care Funding for Rural and Unsheltered people. And HUD just announced that only two recipients in Pennsylvania received this funding: One at the commonwealth level and the other us. This brought a lot of money to Harrisburg and Dauphin County. The total award is over 2.7 million dollars just short of a million dollars over three years. And become automatic renewals. This gives the Coalition an added one million dollars on top of what we normally receive.

Mr. Davis explained that he was on the Coalition's board for a long time. He is not currently, but we still provide critical and vital support especially in the form of grant writing, grant application submissions and meeting those deadlines.

Mr. Reber asked what the plans are for this funding.

Mr. Davis relayed that it will support Christian Churches United, Gaudenzia, and Thrive's Youth program. It is all devoted to street outreach and rapid rehousing. Rapid Rehousing gained a lot of attention during the pandemic. Rapid Rehousing can also take the form of housing preservation. Such as mortgage and renter's assistance.

Mr. Davis gave an update on the Paxton Creek Re-channelization. It is at the stage where it involves the Army Core of Engineers. Some money came to the city that will provide help to obtain a feasibility study. There is a great deal of technical engineering involved that needs to be completed before FEMA will give its approval. Unfortunately, this project requires a lot of engineering and technical work by professional engineers and governmental agencies before we can get to the point of construction.

Mr. Reber shared with the Board that George has also worked on a DCED Grant for a park at 13th and Swatara Streets. Mr. Reber and Char Magaro, the Coach Chair of the Environmental Committee of the Harrisburg Rotary Club, are working together on this project.

Mr. Reber informed that a study was done by the Community Action Commission several years ago involving 700 hundred people over several years to identify a space and put together a plan. They pinpointed a location for a park around 13th and Swatara Streets where the Redevelopment Authority has some land. We have some drafts and sketches of this project. We also had a clash with some high ended donors and are trying to raise about \$40,000, some start up cash to go with this DCED grant and perhaps

Minutes of the Regular Meeting April 25, 2023
Redevelopment Authority of the City of Harrisburg
Page 3 of 6

some county gaming funds. And then for DCNR to try and create an urban oasis, something beautiful for the people in South Allison Hill.

Mr. Reber said George has really been instrumental as well as helpful over this past year.

Ms. Brown wondered if the Authority's Potential Developer, Keystone Community Development Corporation, who has a project of a parking lot with a fresh food stand located on 13th and Derry Street will be close to this park.

Mr. Reber said he does not know, but Capital Region Water is creating a community garden with a rain basin right next door to it. Plus, we are already talking about Phase I and Phase II. Phase II is privately owned. We tried to reach out to see about acquisition in terms of Harrisburg Parks and Partnership being a 501c3 conduit. Mr. Reber told the members that they most likely will see some resolutions down the road concerning this project.

PUBLIC COMMENT

None

OLD BUSINESS

None

NEW BUSINESS

RESOLUTION NO. 9-2023 – authorizing the Authority to extend the *Potential Developer* status to October 31, 2023, for Angel Fox's project of a new laundromat with apartments above and parking located at 1243-1247 Market and 8 & 10 S. Cameron Street. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis disclosed that this extension is for her to continue her work with financing and planning.

RESOLUTION NO. 10-2023 authorizing the Authority to extend the *Potential Developer* status to October 31 2023 for McCoy Boy Realty LLC's project of mixed-use, first-floor retail/commercial with approximately fifty (50) residential units on eight (8) parcels in the Midtown area. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis said this project is relatively new. It is located a block away from the new federal courthouse. The front will face N. 7th Street.

Mr. Younts asked how many extensions they have received so far.

Mr. Davis responded I believe this makes their second extension.

Ms. Brown inquired if they had given any information on what is delaying the project. Have they specified

Minutes of the Regular Meeting April 25, 2023
Redevelopment Authority of the City of Harrisburg
Page 4 of 6

why they need an extension.

Mr. Davis said it is the same as our friends at Capital Heights and MarketPlace in that they have several projects and a great deal of land all at the same time. But they have demonstrated their ability to follow through. They have the resources and an experienced team. The primary reason for the extension is because their project on N. 6th Street has demanded much of their time. That project was awarded Low Income Tax Credits. This project is advancing toward closing.

Mr. Reber inquired as to what block on N. 6th Street.

Mr. Davis replied just a bit south of Emerald Street all the way up to Schuylkill Street. The project will be on both sides, plus a large section of land the Authority owns, a northeast corner of Emerald and N. 6th Street, and the 600 block of Schuylkill.

Ms. Johnson added that we've had quite a few other projects that had more than two extensions. I do not believe that is unusual.

Mr. Davis continued saying if I felt the life has completely fell out of a project and that it being unwise for us to continue, I would not ask your approval to extend them. He said what is still impacting our development today is us coming out of the pandemic. This has not only affected the Authority, but it has also impacted the large real estate in the City. The Harrisburg Housing Authority is in the same position with its Multifamily project at the Bethel AME site. And we are not alone, it is across the country. The Commonwealth of Pennsylvania is very far behind. The tax credit project's construction has been delayed due to the increased cost associated with the supply chains.

RESOLUTION NO. 11-2023 authorizing the Authority to approve a (5) five-year Lease with Harrisburg Transit News LLC for a Suite located on the Main level at the Harrisburg Transportation Center. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis mentioned that this is the Resolution that he talked about earlier. This lease has an additional two – five-year renewals. It is a fifteen-year lease.

Mr. Reber pointed out that it is a great amenity for the people.

Mr. Davis conveyed that the new owner asked if they could sell lottery tickets and food items that do not require a health license. He added that it will be interesting to see what the new owner's contemporary changes will be. He said we drew the line with video gaming.

RESOLUTION NO. 12-2023 authorizing the Authority to approve and execute a Contract for Security Guard Services at the Harrisburg Transportation Center with Allied Universal Security Services in the amount of \$100,428.12. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis said, as you can see this is a costly expense for the Authority at the Train Station. Unfortunately, Amtrak still will not agree to provide security for the whole building.

Mr. Davis explained that the security company opens and closes the building. They walk rounds inside and out to make sure that everything is secure and that no one is in the building that should not be there.

Mr. Davis disclosed that our current vendor, Allied Universal Security Services was dropping the ball with its service. There were nights that no guards showed up. They would have someone call off and not have a replacement. Their statement to us was that we do not pay enough for them to pay and keep people. So, we decided to put out a Request for Proposal to see what the current pricing looks like. Plus, see if there are other professional companies that could give us the same service for maybe the same price.

Mr. Davis said Janell contacted many private security firms that provide this type of service. She sent our RPF directly to the companies that were interested. Not all of them replied. So, we offered Allied Universal the opportunity to bid on the job. Mr. Davis directed the Board Members to the bottom of the Resolution. Listed at the bottom are the three bids we received. You can see that United Protection Security Services and INA; Information Network Associates' proposed prices were substantially higher. Allied Universal's bid price is about 30% more than what we currently pay.

Mr. Reber queried if the Authority will receive a higher level of service than what we are being guaranteed.

Mr. Davis revealed that we have not finalized the contract yet. This will give us the authorization to finalize that. We will require a 30-day notice to terminate within the first year of the contract. There will be a strict probation period. He had discussed this with Chuck because if security does not show up, he must go back into lockup and then open again.

Mr. Reber said, I assume that if there is a no show that they are not billing us for that hourly work that was not performed.

Mr. Davis stated we do not pay for work that was not performed. They have billed us for work that has not been performed. We do comb through each monthly bill.

Ms. Johnson asked if the contract will be for three years.

Mr. Davis replied, yes. The first year is one and then we are going to renew it. Now we have not considered putting in an option to renew for another three years. I know we talked about the Auditor's Contract having the option to renew for another year to assist us should another event like the pandemic occur again, where bidding would be difficult.

Ms. Brown asked if over the three years would the price remain the same or escalate each year.

Mr. Davis said we have not negotiated that yet. All the bids were for one year. We will have to negotiate what the renewals will be. We have similar situations with preventative maintenance contracts at the station such as HVAC and the water treatment of the HVAC system. Mr. Davis said let's see how we make out with this contract because we may be up against this same scenario. This is purely personnel driven and the cost of labor. But that will not deter us in our push to establish firm increases each year. That is what caused all this trouble. The contract limited any increases and their cost shy rocketed higher

Minutes of the Regular Meeting April 25, 2023
Redevelopment Authority of the City of Harrisburg
Page 6 of 6

than our 3% annual increase.

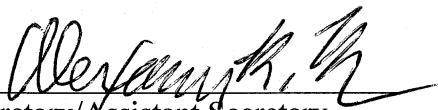
OTHER BUSINESS

None

ADJOURNMENT

The meeting adjourned at 1:07 pm.

Respectfully submitted,


Secretary/Assistant Secretary