

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting September 17, 2019 - 12:35 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on September 17, 2019, in Suite 405, Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:35 p.m. by Stacia A. Zewe, Board Chair.

PRESENT:

Stacia Zewe
Nichole Johnson
Crystal Brown (via Phone)

ABSENT:

Daniel Leppo

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

MINUTES

The minutes of the Regular Meeting of July 16, 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 May 2019 was presented for approval, subject to audit. Ms. Johnson moved to approve; seconded by Ms. Brown. The motion passed unanimously. The Treasurer's Report for June, July & August, 2019 was presented for review.

COMMUNICATIONS

Ms. Brown inquired if the Harrisburg Housing Authority's (HHA) MulDer Square Project was fully leased. Mr. Davis said from his last conversation with Sangor Manns, the CEO/Pesident of the HHA they were not fully leased however, they are working on leasing all the structures. Mr. Davis said he will get an update from HHA.

Ms. Zewe inquired about the Authority's Website. She asked if there have been any progress on updating it. Mr. Davis replied that it is on his to-do list. Mr. Davis informed that at the time the Website was created it was the norm to hire a web designer who created and managed it. The HRA website is an older platform unlike some contemporary platforms, like WordPress. HRA staff cannot access it to make any modifications. We pay a minimal amount to a web designer who edits things for us. Mr. Davis shared that the Capital Area Coalition on Homeless' website has been transitioned to the WordPress platform. The Coalition can log in and manipulate that site. Mr. Davis said he needs to set aside some staff time to research some comparisons and have a sense on what the cost will look like for the needed software platform. Mr. Davis added that it is his preference as well for the HRA Website to have a facelift and have staff personally manage it.

Ms. Zewe then inquired about Authority's FaceBook page. She wondered if staff maintains that. Mr. Davis confirmed they do. He said they make posts on a routine basis. Ms. Zewe was curious to know about how many followers there are. Mr. Davis reported that there are about four to five hundred fans.

Mr. Davis mentioned Resolution number 13-2019 to the Board Members. He informed that the Authority owns a small bit of land, 430 Kelker Street. It is adjacent to land that is owned by the developer who turned the old Hamilton Health building into Veteran Housing. TLC Work-Based Training Programs, Inc. wishes to redevelop the other vacant land that went with that building. 430 Kelker Street Lot would give them enough vacant land to build town houses. Mr. Davis said if the Board grants them the status of Potential Developer, it will set the stage for them to get a full proposal.

Mr. Davis added that this is a good example where the Authority owns a small parcel on a larger tract of vacant land. It assures that whatever is constructed will be within the parameters the City's urban renewal plans prior to transferring the Title. Mr. Davis explained that this is the first step for Potential Developer Status. HRA would then remove the land temporarily from the market to give the Potential Developer some time to finalize their plan's

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specifications and submit them to us otherwise; they lose their Potential Developer status.

Ms. Zewe wanted to know if Mr. Davis had worked with TLC Work-Based Training before. Mr. Davis replied yes. He informed that the Authority had about 40 – 45 Lots in Central Allison Hill area of N. 15th and Regina Streets that was approved for TLC Work-Based Training Program. They offer hands on construction training to Veterans and some Ex-Offenders. Mr. Casteel also has a Construction Company. That project just received Low Income Tax Credits from PHFA.

Ms. Zewe wanted to know if he developed that project and kept it or did he sell it to an investor. Mr. Davis stated that they formed a Limited Partnership, much like the one the Harrisburg Housing Authority did, with the project at MulDer Square. TLC will be the managing general partner. The limited partner is the investor. The project will be governed by the Tax Code for the affordability period of fifteen (15) years. Mr. Davis added that it will remain in the entities name for the first fifteen (15) years. Ms. Johnson shared that a lot of entities are granted extended use agreements after the first fifteen (15) years, especially if they have other funding. One example is HOME Funding.

Mr. Davis said the last Resolution on today's agenda is number 15-2019. You may recall the Authority acquiring a piece of land from the City's Vacant Property Reinvestment Board. On 1828 Walnut Street there was an abandoned church located near Reservoir Park. It was the church just past 17th Street that sat on the left, on the north side of Walnut Street. The building was recently demolished. Mr. Davis said Dieu Than Bang has worked for the City a long time and is in good standing with us. She had a plan along with her family and other people of Buddhist faith to have a new Buddhist Temple constructed. They own the adjoining vacant lot next to 1828 Walnut Street. She did disclose to us that her desire was not to have her name on the Deed when we closed. She would have preferred they have the non-profit formed before then. Dieu Than Bang did continue with the Closing so they could start the demolition and get things moving forward. Mr. Davis said she has contacted him saying the non-profit has been completed. Its sole purpose is for the owning and caring of the new facility. She has asked the Redevelopment Authority to authorize the transfer of the Deed. Mr. Davis explains further to the Board Members that attached to every sale is an HRA Contract that requires the owner to make the improvements they pledge or the Title is revested back to the Authority. Another condition is there cannot be a transfer of Title without express permission from the Redevelopment Authority. Please note that in our Resolution today is written that the new owner will be subject to the existing Redevelopment Contract.

PUBLIC COMMENT:

Ms. Britton from Shalom House reported to the Board Members the progress made on the old Unitarian Church building located within the 1500 block of Market Street. She informed that Capital Area Head Start is scheduled to start classes this coming Thursday, September the 19th. And today, if the Authority approves the transfer of lots, they can start building a playground for the children.

Ms. Britton went on to say about how many of the neighbors in the Allison Hill Community are excited about the project. They had many inquiries as to what was happening. She said the folks are happy and glad that security cameras are being installed.

Mr. Davis said this brings us to Resolution number 14-2019 that is on the agenda today. If the Board will grant Designated Developer Status to Shalom Properties, the Authority can schedule a closing date to transfer the Title. Shalom can then start the work on the new playground.

OLD BUSINESS

None

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NEW BUSINESS

RESOLUTION NO. 13-2019, authorizing the Authority to approve TLC Work-Based Training Programs, Inc. as “*Potential Developer*” for 430 Kelker Street. Ms. Johnson moved to approve; seconded by Ms. Brown. The motion passed unanimously.

RESOLUTION NO. 14-2019, authorizing the Authority to grant Shalom Properties status from Potential Developer to “*Developer of the Property*” of four (4) parcels located on N. 16th Street. Ms. Johnson moved to approve; seconded by Ms. Brown. The motion passed unanimously.

RESOLUTION NO. 15-2019, authorizing the Authority to approve a *transfer of ownership of property* at 1828 Walnut Street from Developer, Dieu Than Bang to **Chua Tinh Do**, a charitable organization, for the purpose of owning and acting as custodian of the faith-based facility and place of worship to be constructed at the Property. Ms. Johnson moved to approve; seconded by Ms. Brown. The motion passed unanimously.

OTHER BUSINESS

Mr. Davis brought to the member’s attention that the Auditors will be present for the next month’s HRA Board Meeting to review and highlight the audited financials from 2018. Mr. Davis mentioned of a time that he recalled where the Auditor was presenting with a board member being on the speaker phone. He expressed to the members how problematic that was.

Mr. Davis said to watch for an invitation that will be sent to the members for our Annual Holiday Luncheon - get together. He is hoping that everyone will be able to attend.

Ms. Zewe inquired with Mr. Davis about the last Board Meeting attendees; the YMCA and RB Development LLC. She wished to know if they give him monthly updates or if he reaches out to him. Ms. Zewe was wondering the process. Mr. Davis replied that the official practice is once an entity is granted the status of Potential Developer for any HRA land they must provide us with monthly updates on their progress. He does not always receive them directly from the developer. At times he inquires directly downstairs in the Planning Bureau to make sure they are following up with what they promised. Mr. Davis said he has talked with the YMCA about three or four times since the last Board meeting. Mr. Davis added that once they are interested in a piece of our real estate then we definitely have regular communication. It is the speculators, the ones who ask to have a list of HRA properties or ask what do we have available, with whom we usually only talk with for about three days and then never hear from them again. We prefer to talk with them instead of sending a list so we can get to know them and get a sense for their capacity. Mr. Davis said he could also help narrow down their search as the Authority has many scattered sites all over the City. He said he can help save them a great deal of time.

Ms. Zewe said the reason she asked is because sometimes people call her and ask about certain land or about a project.

Mr. Davis said he is deeply appreciative of the Board Members contacting him. He said to please call him; be it day or night about anything.

Ms. Zewe inquired if Mr. Davis had an interactive map that highlights all the properties for example in Midtown. Mr. Davis replied no. I have printed maps right next to my desk. He said that he could give her more details outside of this meeting.

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ADJOURNMENT

The meeting adjourned at 12:55 pm.

Respectfully submitted,



Secretary/Assistant Secretary