

## **REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG**

**Regularly Scheduled Meeting January 21, 2020 - 12:30 P.M.**

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on January 21, 2020, in Suite 405, Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:30 p.m. by Stacia A. Zewe, Board Chair.

### **PRESENT:**

Stacia Zewe

Daniel Leppo

Crystal Brown

### **ABSENT:**

Nichole Johnson

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

### **MINUTES**

The minutes of the Regular Meeting of December 17, 2019 were presented for approval. Ms. Brown moved to approve; seconded by Mr. Leppo. The motion passed unanimously.

### **TREASURER'S REPORT**

The Treasurer's Report for October and November 2019 were presented for approval, subject to audit. Mr. Leppo moved to approve; seconded by Ms. Brown. The motion passed unanimously.

### **COMMUNICATIONS**

Mr. Davis shared with the members the current status with the project Marketplace Townhomes. He said the Redevelopment Authority's Potential Developer, Seven Bridges/1037 Maclay St. LLC had pulled their official application to change the zoning. In their January report Mr. Ian Wewer expressed that they are not abandoning the project. Their next step is to hold additional community meetings and to talk some more with the residents. Mr. Davis said he gave them some feedback on their presentations. He hopes they will improve with their presentation to the residents. They plan to resubmit their application to change zoning for the whole area and if it is not approved they intend to proceed with other projects and continue to get the public's comments at the Planning Commission Meetings and other Public Meetings on projects.

Next Mr. Davis announced that Amtrak did send the money to the Authority that was necessary to pay off the PIB Loan. The funds were sent to the Commonwealth at the end of December. At this same time PennDOT began to pick up where they left off for the improvements of the Window Room and the Roof System replacement at the Harrisburg Transportation Center. Mr. Davis said they have some modifications to their original plans. Currently, they are updating their plans and specifications to reflect the minor changes. They will resubmit the permit application to the City for review and approval. Mr. Davis reported that PennDOT is negotiating with us. We are waiting to see what kind of paperwork they forward to us. He suspects PennDOT will propose that the Redevelopment Authority be a conduit of grant funds, the same as other past projects. If this is the case then the Authority will issue a request for proposals and hopefully have bids that are acceptable from reputable firms. Then upon the Board's approval we will issue those awards.

Ms. Zewe remarked, the Authority does all of this. Mr. Davis replied that is how we have done it in the past. Ms. Zewe inquired if the Authority charges a fee for this. Mr. Davis said yes, we can collect a fee for being the Administer of the Grant Funds.

Mr. Davis mentioned that this afternoon he will be in another conference call about the RCAP Funds for both MulDer Square and the Paxton Creek. He said we are close to getting them under contract.

Mr. Davis pointed out one item on the Agenda today is 28 to 38 N. Cameron Street. Last month I stated there were two interested parties. One has dropped out. The Krupp party is still interested. They provided additional paperwork

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of which Mr. Davis sent electronically to each Board Member. The reuse from a zoning standpoint is fine but some considerations need to be taken into account with renovations. The Residential units are drafted to be on the second floor of the 38 N. Cameron Street building. Mr. Davis said we do have the ability to provide them with Potential Developer status and give them some time to develop the actual numbers and further their details with the scope of work.

Mr. Davis added that the Authority just started to move forward on the EPA County Wide Assessment Grant.

Mr. Leppo asked Mr. Davis to explain again what we are assessing with the County Wide Assessment.

Mr. Davis explained that it is similar to the area wide plan that we just completed up at Allison Hill. One similarity is that we will have community meetings and have the community's input. The Redevelopment Authority will do an inventory of the properties and identify some specific properties that could use the assessment funds. Mr. Davis gave two examples; such as the old gas station on 17<sup>th</sup> Street right next to the Hamilton Health Center and the Mumma property that was beside the rail line where huge oil tanks and several tracks were to work on various things including rail cars years ago. He said most likely there are underground storage tanks and asbestos existing in the old industrial buildings that still stand there. Mr. Davis informed that environmental assessments can run from \$15,000 to \$30,000 depending on the site. He hopes to convince the existing owners to have an assessment done.

Mr. Davis went on to say that it is tying into the western part of Allison Hill, picking up Cameron Street and along the creek up to Market Street. Dress for Success and the Atomic Warehouse is located there. We do not need to take title to anything to use the money. From an environmental standpoint it adds value to all the properties.

Ms. Zewe inquired if the Authority applied for this grant. Mr. Davis confirmed and stated that we were one of a handful across the Nation that received the award from Washington.

Ms. Zewe wanted to know how much the award is. Mr. Davis replied \$300,000. He added this is the second direct grant from the EPA that the City of Harrisburg ever received.

**PUBLIC COMMENT:**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

**RESOLUTION NO. 1-2020**, Designation the officers of the Board of Directors of the Harrisburg Redevelopment Authority for 2020. Mr. Leppo moved to approve; seconded by Ms. Brown. The motion passed unanimously.

In regards to Resolution Number 2-2020, Mr. Davis noted that the price has not been negotiated to our satisfaction. Their initial offer was \$5,000. Granting them Potential Developer status will take the properties off the market and it will give them a period of time to finalize their plans and financing. The location will be the headquarters for Harrisburg Commercial Interiors & Associates.

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**RESOLUTION NO. 2-2020**, authorizing the Authority to approve "Potential Developer" status to Harrisburg Commercial Interiors & Associates and Alli, LLC for the purchase of 28 and 38 N. Cameron Street for the renovation of the buildings. Ms. Brown moved to approve; seconded by Mr. Leppo. The motion passed unanimously.

**OTHER BUSINESS**

Mr. Leppo brought up the need to work on recruiting additional Board Members. He pointed out that they are down a member from Michael Wilson having resigned and added they have another ready to step aside.

Ms. Zewe asked Mr. Leppo if he had anyone in mind. Mr. Leppo replied he did not.

Ms. Zewe inquired the specifics of the Bi-Laws; must the person reside in the City or could they just work in the City. Mr. Davis stated they may have a business in the City and/or they have a residence in the City.

Mr. Davis asked the members to direct their thoughts on potential candidates to him or Ms. Zewe. His recommendation is to replace what they have lost and are losing. We are in need of a skill set in planning with real estate and someone with experience in lending and banking. The person could be an Attorney or a professional who has an understanding in the dynamics of complex financing. More so, Mr. Davis shared his thoughts of how great it would be if we could have each board member come from and represent for each area of the City.

**ADJOURNMENT**

The meeting adjourned at 12:44 pm.

Respectfully submitted,

  
Secretary Assistant Secretary