

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting January 19, 2021 - 12:30 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on January 19, 2021, in the lower-level City Council Room, 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.

HRA BOARD MEMBERS PRESENT via Zoom, Web-based Video Conferencing and/or Telephone:

Stacia Zewe
Daniel Leppo
Crystal Brown

ABSENT:
Nichole Johnson

THE PUBLIC PRESENT via ZOOM were: Christopher Rice of Seven Bridges Developers, LLC and 1037 Maclay Street, LLC, Tiffanie Baldock, Sr. Deputy Solicitor with the City, Matthew Krupp & Matthew Long of Harrisburg Commercial Interiors & Associates, Inc. and Catherine Rowe with the Law Office of Strokoff & Cowden, P.C.

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 15, 2020 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 2020 was presented for approval; subject to audit. Mr. Leppo moved to approve; second by Ms. Brown. The motion passed unanimously. The Treasurers Report for November 2020 was presented for review.

COMMUNICATIONS

Mr. Davis presented to the Board Members the monthly reports from Harrisburg Commercial Interiors & Associates, Inc. (HCI) for their two projects: Capital Heights and 28-38 North Cameron Street.

PUBLIC COMMENT:

Mr. Krupp of HCI expressed his concerns about Seven Brides/1037 Maclay Street, LLC receiving another extension of time for the project at MarketPlace. Mr. Krupp said that he does not understand why the Authority is Amending and Restating a Redevelopment Contract with a Developer that has not produced for almost three years including having received opposition from the City and the Community.

Ms. Baldock from the City of Harrisburg commented that the City is in support of granting 1037 Maclay Street, LLC a brief extension to see if they can get through the planning and zoning process. She informed that they have been talking with Mr. Davis over the past few months concerning the Redevelopment Contract.

Mr. Long of HCI added his concerns and wanted to reiterate what Mr. Krupp commented.

Minutes of the Regular Meeting January 19, 2021
Redevelopment Authority of the City of Harrisburg
Page 2 of 4

OLD BUSINESS

None

NEW BUSINESS

RESOLUTION NO. 1-2021, Designation the Officers of the Board of Directors of the Harrisburg Redevelopment Authority for 2021. Mr. Leppo moved to approve; seconded by Ms. Brown. The motion passed unanimously.

RESOLUTION NO. 2-2021, approving and authorizing the selection of Catherine E. Rowe, of Strokoff & Cowden, P.C. as the Harrisburg Redevelopment Authority's Solicitor. Ms. Brown moved to approve; seconded by Mr. Leppo. The motion passed unanimously.

Ms. Zewe informed the Board Members that at the end of December and beginning of January, she and Mr. Davis had some long conversations with Ms. Rowe. They recognized how qualified, passionate, and invested Ms. Rowe is with the City of Harrisburg. Mr. Zewe believes Ms. Rowe will be a great addition to the Redevelopment Authority and to the Board Members.

Mr. Davis mentioned Ms. Rowe's brief Bio from her Company's website that was sent to each of the Members. Mr. Davis welcomed Ms. Rowe to the meeting.

Ms. Rowe greeted everyone and said how honored she is to be a shareholder with Strokoff and Cowden in Harrisburg. We are the building at the corner of Second and State Street. The Senior Partners of the Firm have been there for almost thirty years. Ms. Rowe added that she is a resident of the City and is proud to be living in Midtown. She loves the City so much that she was married at the Civic Club.

Ms. Rowe informed that she has also represented the Harrisburg Zoning Board for decades. We enjoy working with the City and with the neighbors and with the Board Members. She is looking forward to this new opportunity and is looking forward to working with everyone for many years to come.

Ms. Zewe mentioned that Ms. Rowe and Mr. Magdole had many conversations together. She said that Mr. Magdole will be available to assist Ms. Rowe and help her transition in as he has retired his position as Solicitor to the Authority.

Ms. Rowe agreed. Mr. Magdole will continue to work on projects that are before the Board right now. And will be passing things onto me as the time comes. For the time being he is still serving but from the state of Florida.

Ms. Rowe told the Board Members that with the signing; approving of our Contract, she will be resigning the Zoning Hearing Board. Doing so will avoid any conflict of interests.

Mr. Leppo shared by saying having staffed the Zoning Hearing Board for the better part of two decades, he is quite aware of the caliber of legal advice and guidance that has been given by Strokoff and Cowden. He is sad to hear but, of course understands they will be ending their relationship with the Zoning Hearing Board. Mr. Leppo said that Jim Cowden has been excellent for all the eight years he has served. Mr. Leppo added that he is looking forward to working with everyone at the Firm.

Ms. Brown stated that she is looking forward to working with Ms. Rowe.

Minutes of the Regular Meeting January 19, 2021
Redevelopment Authority of the City of Harrisburg
Page 3 of 4

RESOLUTION NO. 3-2021, authorizing the Authority to execute an Amended and Restated Redevelopment Contract between the Authority and the Developer, 1037 Maclay Street, LLC, in substantially the same form and substance incorporated in the attached Exhibit "A" Amended Contract. Mr. Leppo moved to approve; seconded by Ms. Brown. The motion passed unanimously.

Mr. Davis said starting this past September he and Ms. Zewe had several meetings with the Development Team to secure specific performance dates and benchmarks. Eventually we got to a point in our conversations where we agreed it would be more simplified by not having a first amendment to our Redevelopment Contract and to secure time frames that the Authority have an Amended and Restated Redevelopment Contract. Section 6 is the primary section that contains the area of development schedule and expenditures. Within it specifies a series of benchmarks. Dates are outlined specifying things that must be accomplished and submitted to the Authority. The final deadline is May 31, 2021.

Mr. Davis informed that Seven Bridges/ 1037 Maclay Street LLC must obtain a Zoning Amendment and Land Development Plan for their Phase I of Development. If they fail to get that then the Contract ultimately terminates on June 30, 2021.

Mr. Davis mentioned that the Authority did give some time allowance due to the COVID-19 Pandemic. He shared that Mr. Magdole and the City helped with the language contained in this Amended and Restated Redevelopment Contract.

Ms. Zewe stated that it is good that we finally have dates established and that all parties agree on those dates and understand the outcome. She said it is up to Seven Bridges/1037 Maclay Street LLC to execute at this point.

Mr. Leppo concurred. He believes giving five more months is fair and agrees that if things are not accomplished that the Authority should move on with other interested parties. Mr. Leppo mentioned the correspondences from Mr. Magdole and that he expects action to be taken within fourteen days.

OTHER BUSINESS

Ms. Zewe wanted to address concerns about the Harrisburg Transportation Center. She inquired about the Authority's contract with William Gladstone and NAICIR Real Estate. Ms. Zewe asked if the Authority could have an early termination and move on with a different Realtor.

Mr. Davis said that we will have to look at the language within the agreement. The Board approved the Real Estate Contract a few years back and that it has since renewed annually. He believes the renewal time expires this August 2021. Mr. Davis said we could certainly entertain a change.

Ms. Zewe replied that we should, and her suggestion is inquiring with Wendell Hoover of Iron Valley Real Estate of Central PA. Ms. Zewe informed the Board Members that he sold the Fire Station on Second Street. Mr. Hoover seems to have access to other interests that he could possibly bring to the Train Station. She mentions that he is dedicated to the City.

Ms. Brown shared that she has worked with Mr. Hoover in the past through Brethren Housing. We had a wonderful experience. She agrees that he is invested in the City.

Mr. Leppo added that he has worked with both agencies throughout the years and enjoyed both relationships. He said from time-to-time you need to shake things up and agreed that it is a good idea.

Minutes of the Regular Meeting January 19, 2021
Redevelopment Authority of the City of Harrisburg
Page 4 of 4

Ms. Zewe reiterated with Mr. Davis to look at the Real Estate Contract and for them to have a conversation with Mr. Hoover to see if he would be interested in working with them at the Train Station.

Mr. Davis affirmed.

ADJOURNMENT

The meeting adjourned at 12:54 pm.

Respectfully submitted,


Secretary/Assistant Secretary