

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting December 21, 2021 - 12:35 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on December 21, 2021, in Suite 405, of the Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:35 p.m. Chaired by Crystal Brown, Treasurer/Secretary.

HRA BOARD MEMBERS PRESENT via TEAMS

Web-based Video Conferencing or Telephone

Crystal Brown
Daniel Leppo
Alexander Reber

ABSENT:

Nichole Johnson

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

MINUTES

The minutes of the Regular Meeting of November 16, 2021 were presented for approval. Mr. Leppo moved to approve; seconded by Mr. Reber. The motion(s) passed unanimously.

TREASURER'S REPORT

The Treasurer's Report for October 2021 was presented for approval; subject to Audit; Mr. Leppo moved to approve; second by Mr. Reber. The motion passed unanimously.

COMMUNICATIONS

Mr. Davis said there are two projects that he can give updates on. One is Capitol Heights with the Bryce/HCI Team. They have obtained the final approval from City Council for their Phase I Capitol Heights Land Development Plan. The location of Phase I is Logan, N. 3rd, Harris to the south and Hamilton to the North. They plan to construct a Community Center with twelve units above and seven townhouses. We can proceed to closing on the real estate. Mr. Davis relayed that they had voiced their desire to close quickly but for some reason they have been delaying. The second project is also with the same development team for MarketPlace Townhomes, which we awarded via Request For Proposals. As he reported last month, Erica Bryce requested they purchase the land in phases instead of what they proposed in their bid to which he told her that would not be acceptable to the Redevelopment Authority's Board. Mr. Davis explained that there is a third party that we need to satisfy, who is the previous developer. We have an agreement that the Authority will reimburse them back about \$240,000 from the proceeds of sale. Mr. Davis informed that Ms. Bryce suggested they pay this first and then purchase the land a little bit at a time to which his reply was no. The Redevelopment Authority must receive the same amount of money and they take title to the land.

Mr. Davis reported that the Authority is finishing up paperwork for the Harrisburg Transportation Center with PennDOT. He thanked Ms. Rowe for turning her document around so quickly this morning. The paperwork is for FTA funds via PennDOT. Mr. Davis said we will have that finished and turned over to them sometime this week. He relayed that we could possibly see the issuance of the bid package for the work in January. They have most of the plans complete so he believes they could launch this in January. Mr. Davis said it is hard to give a timeline. There would be ninety days turnaround for the bids and then

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the Authority Board must formally award the contracts. Then, construction start will depend on the successful bidder's schedule.

Ms. Brown inquired of Ms. Hippensteel who was present last month representing the community with concerns about the projects Capitol Heights and MarketPlace. Ms. Brown wondered if Ms. Hippensteel or anyone else from the Community had reached out to the Authority with anything further.

Mr. Davis replied, no. There were no further communications from anyone. Mr. Davis said you may recall that last month I did encourage her to meet with me. I gave her my business card and Mr. Leppo along with other Board Members provided her good advice about the Planning Bureau and the City's Boards and Commissions. She had found that very helpful. Mr. Davis said he was not surprised that he had not heard from her. He was informed that she followed up with the Development Team. Ms. Hippensteel is not being dismissed. Mr. Davis added that it is a challenge when residents have a particular notion of what this new construction will look like balanced against what the market is demanding or will hold and there are times whenever what is being planned, the size of the building or the design or the types of population it might house. It does fit with modern urban renewal planning and smart growth. But that is not necessarily a topic about which residents are even aware. There is a lot of balancing going on.

PUBLIC COMMENT

None

OLD BUSINESS

None

NEW BUSINESS

RESOLUTION NO. 36-2021, authorizing the Authority to approve the General Operating Budget for the fiscal year beginning January 1, 2022 in approximate amount of \$663,782. Mr. Reber moved to approve; second by Mr. Leppo. The motion passed unanimously.

Mr. Davis mentioned the new Budget is like this past year. There is one employee that I included for a step increase because of their strong performance during the pandemic at the Harrisburg Transportation Center.

RESOLUTION NO. 37-2021—approving the Harrisburg Redevelopment Authority Board meeting dates, place and time for the 12-month period beginning January 2022. Mr. Reber moved to approve; second by Mr. Leppo. The motion passed unanimously.

Mr. Davis commented on the possibility of the meeting attendance being in person again. He is hoping that by this spring the COVID cases will have decreased, and we can go back to meeting in person. Mr. Davis informed that the Authority staff have received their vaccinations and the boosters.

RESOLUTION NO. 38-2021, authorizing the Authority to extend the "*Potential Developer*" status to June 30, 2022 for RB Development LLC's project of affordable housing located at 1175 Baily Street. Mr. Leppo moved to approve; second by Mr. Reber. The motion passed unanimously.

Mr. Davis said the Developer's primary contact is Ryan Sanders. Their Potential Developer status was scheduled to expire at the end of this month. About two weeks ago Mr. Sanders contacted him requesting his team advance to Designated Developer Status. Mr. Davis denied his request explaining that they first must have financing secured, among other things finalized in accordance with Step Two of our Guide. Mr. Davis said they qualify to hold their Potential Developer status. We knew they planned to seek Low Income Housing Tax Credits from the start with their proposal and that the application process does not open until this Spring. They will need another six months to try and obtain this type of financing.

OTHER BUSINESS

Mr. Davis expressed his deepest gratitude to Daniel Leppo and Stacia Zewe for their years of dedication. They attended all the meetings they possibly could and provided meaningful review of all business of the Redevelopment Authority offering up truly helpful guidance not only to staff but also to developers and residents who would come into our meetings. Mr. Davis addressed Mr. Leppo personally saying we started working together back in 2002. You have been highly skilled and highly knowledgeable. You stayed on top of the latest with urban planning and urban development and I know planning was your expertise from the start. Thank you so very much.

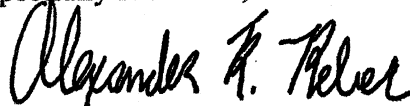
Mr. Leppo replied, Thank you so very much. It has been a pleasure and it has been interesting. I hope this agency continues to do great things.

Ms. Brown also conveyed her gratitude to Mr. Leppo.

ADJOURNMENT

The meeting adjourned at 12:53 pm.

Respectfully submitted,



Secretary/Assistant Secretary

1/18/22