



## Harrisburg Redevelopment Agency Minutes

June 22, 2016

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The Harrisburg Redevelopment Agency met on this date at City Hall, located at 120 Smith St, at the hour of 8:32pm. Presiding was Chairperson Robert Duncan. Also present were as follows:

- Kimberly Downey
- Mike Caughey
- Robert Boese
- Sarah Puls
- Adam Keaton
- City Administrator Brian Latta
- City Recorder /Assistant City Administrator Michele Eldridge
- Finance Officer Tim Gaines

Absent was Councilor John Loshbaugh

Concerned Citizens in the Audience: Everyone present were here for items on the agenda.

### The matter of Approving the Minutes from June 8, 2016

- Downey **motioned to approve the minutes, and was seconded** by Puls. **The Board then motioned to approve the minutes from**

### The matter of a Resolution Approving Appropriation's for the Harrisburg Redevelopment Agency for Fiscal Year 2016-2017

- Downey **motioned to approve Resolution No. HRA-49, "A RESOLUTION MAKING APPROPRIATIONS FOR THE HARRISBURG REDEVELOPMENT AGENCY FOR THE FISCAL YEAR 2016-2017"**. Caughey **seconded the motion**.
- Gaines said that he was concerned about the Moore St. Project. He should have thought about this previously. We are proceeding with the Moore St. Project, but he wasn't thinking about the timing, for when our tax dollars come in. The project will likely bid higher than anticipated; if the money is not yet in the bank account, then we have to decide how to pay for it.
- Puls said that you said it was higher, but it's actually under.
- Gaines said that the original number was lower than that. He's talking about the original estimate.
- Latta added that the original estimate was a much lower budget.
- Downey was concerned that we aren't starting on the project then?
- Latta told her no, we are. We just need to borrow money from the city for the HRA, and then the HRA has to pay it back.
- Downey liked that better than having to pay back a bank.
- Latta said that it's likely we will have other projects this year. If we do, we might want to go to a bank to obtain a loan.

- Caughey asked if we already had the rights to do that. We do, correct? Or do we have to get outside agency approval?
- Latta told him we do have the rights. We could decide to go to a bond, because we have enough debt that is planned for the projects to do that. We could apply for a few million.
- Gaines noted that he preferred that we really, really, really try not to do that.
- Latta agreed. He was just using an example for them. If we need to, we can add on another project. Over the next few years, we could get a bond to do the street projects, get them all done, and pay them off.
- **The HRA Board then voted unanimously to approve Resolution No. HRA-49, and therefore, the appropriations for the budget in fiscal year 2016-2017.**

**Others:**

- Latta said that the fire district is arranging to apply for a bond, but in buying the property we own, which includes the Cedar Square building, he had to notify the doctor about the possibility of eviction as of June 13, 2017. He's talked to both the dentist, and the doctors. He talked with the dentist, and he is excited about the prospect of staying, and building somewhere in the City. It would be great to keep him in the HRA boundaries, and if we could do a project for him. The City has land but it's slated for the Library. He's talking to contractors and the bank. He'd like to do a two story brick building, and maybe get another tenant on the side, along with the clinic. We are moving really quickly, so he wouldn't be surprised to hear from him in the next few months.
- Downey asked if the house with the flower shop is in the HRA district.
- Latta told her no; it's outside. The boundaries extend to Macy, otherwise, it's down 3<sup>rd</sup> St and the right-of-way.
- Downey asked if he had talked with the doctor yet.
- Latta told her he hadn't, but the dentist has. One challenge is that the plumbing in a dentist office is so unique, that it's hard to retrofit. The dentist would really like new construction.
- Downey thought that was wonderful. She was excited to see the fence go up around the Dollar General.
- Latta said that they are fenced off now, and ready to roll. They plan on opening the doors by the end of the year.
- Mayor Duncan asked if anyone had talked to Heidi yet at Grocery Deals.
- Downey said that she had.
- Latta said that she's actually excited about it, and thinks it will bring more business.
- Downey said that the people at the gas station thought that she should be worried, but Heidi isn't. She has such a variety of stuff there.

**With no further business to discuss, the HRA Board adjourned at the hour of 8:42pm.**

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Chairperson

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City Recorder