



## Harrisburg Redevelopment Agency Minutes May 10, 2017

---

The Harrisburg Redevelopment Board met on this date at City Hall, located at 120 Smith St., at the hour of 7:57pm. Presiding was Council President Mike Caughey. Also present were as follows:

- Kimberly Downey
- Robert Boese
- Sarah Puls
- John Loshbaugh
- Adam Keaton
- City Administrator Brian Latta
- City Recorder/ACA Michele Eldridge

Absent this evening were Mayor Robert Duncan, and Youth Advisor Makenzie Thompson.

### The matter of Approving the Minutes of April 12, 2017

- Downey **motioned to approve the minutes and was seconded** by Loshbaugh. **The HRA Board then voted unanimously to approve the Minutes of April 12, 2017.**

### The matter of Approving Resolution No. HRA-51, “**A RESOLUTION STATING THE INTENT OF THE REDEVELOPMENT AGENCY TO PROVIDE FUNDS FOR THE CONSTRUCTION OF A NEW LIBRARY**”

**Staff Report:** Latta noted that Council had just repealed a resolution, which had committed money to the future Library. That included land; which was not all of it, but did include a portion of it, and \$260,000. The HRA plan has \$475,000, which includes \$150,000 for land, and \$325,000 for construction of a community building. Those funds have been envisioned for this purpose. This resolution commit's \$150,000 for the land and \$150,000 for capital costs, for a total of \$300,000. \$150,000 for land is the maximum shown for land in the HRA plan. He envisions that whatever property we buy, will be about this amount. We had set aside \$260,000 in cash, plus the cost of land, that was roughly 17,000 sq. ft. We are selling a parcel to the fire district that is about 3 times that size in total. We had a quarter to a third of that land formally dedicated to the Library building. We didn't sell the land for market value; we sold at pennies on the dollar to the Fire District. When coming up with the value of \$300,000, he used the value of the sale of the land, and used a quarter of those proceeds, which came to \$50,000 to \$60,000,

in order to come to \$300,000. If the board wants to go higher, you are welcome to do that, or you can also go less. You can use up to \$475,000 which is in the plan.

He cautions the board to not give that all away, just because it is in the report to be used for a community center/library. We don't know what opportunities there will be in the future, or how fast the Guild can fundraise. He wouldn't give all the money, but if you want to give more, it's your decision. It's there if it's needed. If the Harrisburg Library Guild (HLG) raises funds for the library, but falls slightly short, the Redevelopment Agency could make it up from that. Right now, we have conceptual plans, and as they reach their goal, we'll go into more detail on the construction; that could be more costly than what the conceptual report proposed. We should have a good contingency in that budget. Having money available, but not committed, is wise in his perspective. That's how he got the numbers. Again, as an agency, you can decide what you want.

- Caughey thought it was conservative.
- Latta said it was a little bit. He just found it was prudent to not commit it all. We might need more money, in order to get more grants.
- Keaton said you could increase it to \$260,000 plus the \$150,000 for the total available amount, but \$300,000 is a nice round figure.
- HLG President Barb Shipley would like to tell the Council that she is very pleased with what we've heard tonight. We are on the same page. We absolutely support an expansion of the Library, but our goal is always to build a new library. With that being said, we wanted to update you on what we've been doing. We meet every month. We plan our Tea Party, and our other fundraisers. We have discussed changing our by-laws to allow a Library/Community Center, so a combination of building can be done. We are in agreement for that type of use. Our schedule got really crazy, but she's happy to report that we have a lunch date with Jean Nixon. We are really looking forward to talking with her; and are looking forward to positive feedback.

As far as the resolution, and the HRA, again, we so appreciate your support. You've been with us from the beginning; and we work together well. The resolution for \$300,000 is very generous, and we appreciate it. We've eagerly waited for the results of the survey, and needed to have that before we continued onwards as well. The results are as we have expected, and it's good to know where we stand. We have support in the community. We are allocating funds to pay for a marketing specialist to complete the Capital Campaign. It's always been the goal for the Guild to go after grants, and to talk with funding agencies. She reported at the last meeting that we met with the Collins Foundation, and with Meyer Memorial. They both said that they really like we have, but that we aren't there yet. We are ready to go now, but now we don't have the land. We can't approach funders without property. We hope to work with Council to come to an agreement on getting land. If we designate a spot for the future library, then we can move it further. We hope that should land become available, that Council will fund it quickly; and purchase it, so we can move forward. With that being said, the resolution is \$300,000, and if Council could add another \$60,000, then it would look better to the funding agencies. She's anxious, and anticipating that we need to have land.

Boese was curious as to why you are asking for \$360,000? Shipley told him that the higher amount we had previously, was the \$260,000 plus the value of the land. We had about

\$420,000 in our campaign from that, but the value of land was probably being overstated somewhat. The \$360,000 are those two amounts, being more conservative with the land value. The board can do the \$300,000 if you want, and we would be grateful for that. Latta said that this pink house next door is going to be for sale. The house next to it belongs to Nancy Stuck; her husband just passed away, and we could probably reach out to her about the property. That might be an opportunity there, to reach out with a letter or phone call to them. He's not sure if they would be interested or not. Boese thought that they would be. Latta said then if your conversation with Jean didn't go well, this can get the conversation going; you can take the opportunity to reach out to them right way. He was curious....what is the purpose for a marketing specialist? Do you envision the City going out for a bond? Shipley told him no....we are looking to professionally market our capital campaign. Again, we have every intention of applying for those grants, but we may need to rely on the City. Latta said that he thinks that the HRA is committed to doing this, and it's there in the plan; he thinks we are on the same page.

Eldridge, who is also on the HRA board, said that she had a question. As they know, the City made an offer to Jean Nixon, but her counter offer was wide apart from the City's offer. When HLG meets with Jean Nixon, we certainly don't have the authority to negotiate with her. We were thinking about asking her to consider allowing the City to ultimately pay the amount we had offered her, by paying her price and asking her to donate back the difference between the offers in order to take a large tax write off for her and her family. She asked how the HRA Board felt about that type of a solution, if we brought it back to them. Puls said that would be a write off for their own taxes. Downey said that it really helped her with capital gains tax to make a donation back when her property was purchased. Keaton didn't think that someone could do that....but Downey told him that Non-Profits can do that. Latta suggested that when you talk with her, bring up every possibility under the sun. You can bring back whatever solutions that she might be responsive to, and we can work out details. Spangler suggested that we allow her to name the Library, and Latta said that we had presented that idea to her too.

Downey said that if you write a grant that requires a match; then you know you can come here and suggest that we provide some of that. Latta said it's important to remember that we aren't committing to the Harrisburg Library Guild. It's a commitment to the Library, and the City. We aren't paying the Guild. When we construct the building, we are the ones that build it. With \$300,000, we aren't committing all the money that is set up there. We don't know what's in the future, or what our needs might be. It's nice to have the ability to have money for other uses, but otherwise, it can go to Library Construction. If the funders say that you are falling short on commitment, then tell us what you need, and we can make a decision then. He thinks that we are all on the same page; it's an exciting project. Shipley said that we've worked really hard to get to where we are. Caughey was appreciative of all of their efforts.

- **Downey motioned to approve Resolution No. HRA-51, "A RESOLUTION STATING THE INTENT OF THE REDEVELOPMENT AGENCY TO PROVIDE FUNDS FOR THE CONSTRUCTION OF A NEW LIBRARY". She was seconded by Loshbaugh, and the HRA Board voted unanimously in support of Resolution No. HRA-51, and thereby committing to provide the funding for the construction of a future Library/Community Center for the City of Harrisburg.**

**Others:**

- Latta said that the HRA Board and the City Council are both meeting on the 24<sup>th</sup> in order to go over the details of the bond issue. This is to get money for street projects, and other things that are on the plan. We will have more detail for you at the meeting. We entered into some meetings, in regards to bond counsel; so there is some background work that had taken place already. We'll know the interest rate, and we'll have information to proceed as fast as we can with the money. This will provide bonds for the projects, as well as refinancing current bonds.
- Downey asked when our budget committee was meeting.
- Latta told her that was the 22<sup>nd</sup>, and the City Council and HRA meeting is on the 24<sup>th</sup>.
- Puls said that unfortunately, she's out of state that week.
- Latta expressed hopes that we would complete the budget in one week again.

**With no further business to discuss, the HRA Board meeting adjourned at the hour of 8:26pm.**

---

**Chairperson**

---

**City Recorder**