

The Special Council meeting was called to order at 5:45 p.m. by President, Jeffery L. Wright, with the pledge of allegiance, followed by a moment of silence.

In Attendance:

Jeffery L. Wright
Lisa Wiedeman-Krosnar
Michael Kovach
Dennis Heefner
Michael Albert

Thomas Acri, Mayor

John M. DeSanto, Jr., Secretary-Treasurer
Kathleen D. Handley, Assistant Secretary-Treasurer

Absent:

Stephen Shaver
MaryJo Szada
David Wion, Solicitor

Cheryl Stulpin, Vice-President Winn Development.

Ms. Stulpin distributed copies of Felton Building Apartments Proposal. A copy of which is on file in the Borough Secretary's Office.

Ms. Stulpin noted that Winn Development is based in Boston and has over 35 years of development experience in new construction, historic adaptive re-use and rehabilitation of multi-family properties and is very proud of the awards received for these projects. She added that they own or manage over 290 properties throughout the Northeast and Mid-Atlantic States.

Ms. Stulpin said that the project team includes: the Contractor - Quandel Group, Inc.; the Architect - Bink Architectural Partnership; Civil Engineer – Navarro & Wright; Mechanical Engineer – IEQ Engineering; Management Agent – Winn Residential; Service Provider – Community Action Commission.

She said they plan to have high-end loft style units. They plan to restore as much of the exterior as possible, keeping much of it intact; the gymnasium will be a two-story parking area with the rest of the parking spaces on site for a total of 100 parking spaces with each household getting a permit; they will give the grounds a face lift and add some nice ornamental fencing.

Mr. Heefner asked if they were going to have permit parking. Ms. Stulpin said yes, on site. Mr. Heefner said he is for this project, but he is concerned that there will be more than one vehicle per unit and cause a hardship for the surrounding residents. Ms. Stulpin said

that some of the units will more than likely have seniors as tenants and they usually have one or no cars. Mr. Heefner asked if Winn Development would be willing to paint parking stalls on South Fourth Street, Walnut Street, Elm Street and South Third Street. Ms. Stulpin said they would be willing to do that, adding that this matter could be discussed and incorporated into the plan. She said what they have done in other areas, is to actually purchase metered spaces from the Borough if that is an option. Mr. Musser said Council may have to talk to Mr. Wion about the requirements and regulations. Mr. Musser suggested possibly making Fourth Street one-way in that block and parking on both sides. He noted that Winn Development was willing to put more parking in the gymnasium area but the Historical Society won't allow them to do that. Ms. Stulpin said the auditorium will stay in its present form and they will build in offices, the stage will stay intact; we have to keep the curtains so it will be mainly a community center for the residents.

Ms. Stulpin said there will be 100 units, 650 square feet to 1200 square feet, noting that this is still an on-going conversation., she said there will be 1, 2 and 3 bedroom units; and as mentioned there will be a community room with kitchen space, a café, laundry and fitness area and state of the art security system with exterior cameras.

Mr. Heefner asked Ms. Stulpin to explain the rental. Ms. Stulpin referred to the chart in the proposal which shows the number of units for each income category, noting that it is income qualified. She said that 5 units will be Section 8 subsidy; 46 units in the 50% category; 42 units in the 60% category; and 16 units at the market rate. She said every year they have to apply and a state agency monitors them.

Mr. Musser said that the Commissioners and he took a trip up to Boston to look at the projects and they are all immaculate. Ms. Stulpin said they are very involved in the community. Mayor Acri asked why Winn decided to come to Steelton. Ms. Stulpin said they have wanted to get into the Harrisburg area and when the school became available, she fell in love with it; the neighborhood and everyone has really worked with Winn and they are excited about the project adding that it will be a model for this area. Mr. Musser added that when the Borough had the presentation at the Hilton, interest was generated. Ms. Stulpin said she likes to be involved in neighborhood revitalization. Mr. Wright asked if they would increase the section 8 units. Ms. Stulpin said they would not. Mr. Musser said they took that into account and those units will probably be used for persons with disabilities. Ms. Stulpin said that a lot of communities have concerns about Section 8, but she believes that it is about the on-site management. Mr. Kovach said the key word is every year they have to evaluate the tenants. He said from the beginning I thought this was a great project and encouraged his fellow Council persons to approve it.

Mr. Heefner again asked if they would paint the lines for the parking spaces on the street. Ms. Stulpin said 'you can put it in the minutes'. Mayor Acri said he believes the rate scale is on the money for this area. Ms. Stulpin said that Central Air, heat and hot water is included, adding that she thins it will be a very successful project.

Ms. Stulpin said she will be meeting with the School Board, the County Commissioners and she will talk to people at the state today about funding. She said we have to make sure that we have the zoning in place. Ms. Stulpin said that if they can get everything done within a 60-90 day period they may be able to close and start construction by the end of the year.

Mr. Heefner asked her to define disabled. Ms. Stulpin said there are several definitions. Mr. Heefner asked if it just wheel-chair bound. Mrs. Stulpin responded no.

Mr. DeSanto said he believes this will be a tremendous asset to the Borough. Mr. Wright asked Ms. Stulpin to have Mr. Musser and Mr. DeSanto work with her when she meets with Navarro and Wright, Engineers. Mr. Wright said when we get closer to the 90-day mark, we will have an opportunity to meet again.

ADJOURNMENT:

On a motion by Mr. Albert, seconded by Mr. Kovach, the Special Meeting adjourned at 6:30 p.m.

Respectfully submitted,

John DeSanto, Jr.
Borough Secretary

Kathleen D. Handley
Assistant Secretary-Treasurer