

ITALO S. CAPPABIANCA, MEMBER

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House of Representatives  
COMMONWEALTH OF PENNSYLVANIA  
HARRISBURG

COMMITTEES

INTERGOVERNMENTAL AFFAIRS, CHAIRMAN

February 20, 1996

Mr. Gary E. Lenker  
Vice President & Director of Operations  
DONCO Construction, Inc.  
330 William Penn Highway  
P.O. Box 123  
Dauphin, PA 17018

Dear Mr. Lenker:

I read with great interest that the Pennsylvania Housing Finance Agency voted earlier this month (February 8) to accept criteria under which Gleichman & Company could become eligible for tax credits necessary to renovate the old Boston store in Erie. I write to stress the importance of this project to the revitalization of the Erie downtown.

I seek your careful consideration of this project and ask your attention to the Gleichman proposal. This company is a proven developer with a substantial track record of successes. It is imperative that the Commonwealth show a desire and willingness to work with the Gleichman company on the Boston store project. We can not afford to allow this opportunity to pass us by. The Boston store has long been the centerpiece of the old downtown and now has the chance to become the new jewel in our revitalization. This project is invaluable in the grand scheme of the Erie downtown and I ask your attention to this project. It means a great deal to the Erie community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Italo S. Cappabianca'.

Italo S. Cappabianca  
Representative, 2nd District

ISC/cmr

*sent to all  
Bd. members*

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House of Representatives  
COMMONWEALTH OF PENNSYLVANIA  
HARRISBURG

COMMITTEES

INTERGOVERNMENTAL AFFAIRS, CHAIRMAN

March 18, 1996

Honorable Catherine Baker Knoll  
Treasurer, Commonwealth of Pennsylvania  
129 Finance Building  
Harrisburg, PA 17120

Dear Treasurer Knoll:

Thank you for your support and favorable vote, on Thursday, as a member of the Board of the Housing Finance Agency, to finance tax credits for the Boston Store Apartments project. As I have said in my previous correspondence, this project is vitally important to the economic revitalization of the downtown area in Erie.

While I realize that there may have been some concern over the fact that this approval process for these credits is somewhat new and the criteria has only recently been established for projects such as this, I stress that economic revitalization is a key to changing the face of urban areas. Many urban areas have buildings such as the Boston store that, if developed, could pave the way for a turn-around in those cities.

I applaud your foresight and again thank you for your support. We, in Erie, know that this project could not have gained approval without your vote. I am grateful for your vote, and for your confidence in this project. I am sure you will be pleased with the outcome.

Sincerely,

A handwritten signature in black ink, appearing to read 'Italo S. Cappabianca'.

Italo S. Cappabianca  
Representative, 2nd District

ISC/cmr

March 22, 1996

The Honorable Italo Cappabianca  
State Representative  
Box 73 Main Capitol Building  
Harrisburg, Pennsylvania 17120

Dear Italo:

I wish to thank you for your support and efforts on behalf of the Boston Store redevelopment project.

The vote was close and thanks to the work of Secretary Hagen and Catherine Baker Knoll, the day was won.

Again, as always, I know you are working for our city and often times don't receive the credit you deserve. But know that I know and am always appreciative.

I look forward to seeing you soon in Erie.

Sincerely,



Joyce A. Savocchio  
Mayor

JAS/mnl

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House of Representatives  
COMMONWEALTH OF PENNSYLVANIA  
HARRISBURG

COMMITTEES  
FEDERAL-STATE RELATIONS, CHAIRMAN

March 1, 1993


Honorable Michael Hershock  
Secretary of the Budget  
238 Main Capitol Building  
Harrisburg, PA 17120

Dear Mike:

Former Representative Ben Dombrowski and I wish to express our gratitude to you for allowing Brian Lecher to travel to Erie, on Friday, February 26 to review our redevelopment proposals. Brian was extremely helpful and keenly interested in our plans. As you know, the Bayfront holds great promise for the City of Erie. If we can, through General Obligation Bonds finance such projects as Discovery Square, and the Baseball Stadium, and continue to promote the Niagara, we can surely make Erie a showcase for the Commonwealth.

Your continued interest and support of these projects is invaluable. Please know that your efforts are appreciated. We are encouraged by your advocacy of our City. Thank you again, and thank Brian Lecher. He was most impressive.

Sincerely yours,

  
Italo S. Cappabianca,  
State Representative

ISC/cmr





Commonwealth of Pennsylvania  
Office of the Treasurer  
Harrisburg  
17120

CATHERINE BAKER KNOLL  
TREASURER

February 26, 1996

The Honorable Italo S. Cappabianca  
House of Representatives  
Room 30, East Wing  
Harrisburg, Pennsylvania 17120-2020

Dear Representative Cappabianca:

Thank you for your letter of February 12, 1996, concerning the Gleichman & Company proposal for the Boston Store in Erie. I share your interest in assuring the renovation of this landmark of downtown Erie as an essential part of the City's revitalization. As a member of the Board of the Pennsylvania Housing Finance Agency, I greatly appreciate your communicating with me on this subject of mutual concern.

Respectfully yours,

A handwritten signature in cursive script that reads "Catherine".

CATHERINE BAKER KNOLL  
Treasurer

CBK/ajb



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF COMMERCE  
HARRISBURG

OFFICE OF SECRETARY

February 23, 1996

Honorable Italo S. Cappabianca  
House of Representatives  
Room 30, East Wing  
Harrisburg, Pennsylvania 17120

Dear Italo:

Thank you for your February 12 letter on the Boston Store project and Gleichman & Company.

As you know, the Department of Commerce staff and I worked closely with Secretary Bostic from DCA and the Pennsylvania Housing Finance Agency staff to get this project to this point in time. Under the longstanding program allocations for tax credits there would not have been enough for the Gleichman project. Through my initiative we encouraged the PHFA staff to find a way to handle a large inner city housing project such as the Boston Store. The PHFA staff quickly developed the set aside program; however, two crucial votes were required to be made by the Board, and both were extremely close. First, the Board had to approve the basic concept of a tax credit set aside. This vote resulted in a tie, with Secretary Bostic breaking the tie in favor of the proposal. Then, the Board had to approve the criteria to be used in evaluating applications for the set aside. The second vote on the criteria passed by a one vote margin. In both cases, I was very disappointed that Treasurer Knoll's representative voted in the negative both times. She has always stated her support for economic development measures within the Commonwealth, but unfortunately did not follow her support up with action in this particular instance.

All that aside, having the tax credit set aside available will serve as an important tool for downtown and neighborhood community revitalization throughout the Commonwealth with projects comparable to the Boston Store. It is my understanding that the Gleichman application is now under review by PHFA staff and I have requested that it be processed at the earliest possible time. After their review is finished, it will be sent to Commerce for our review on the community economic development impact, and I can assure you that we will expedite it through our Department.

Thank you for your continued support of this project.

Sincerely yours,

A handwritten signature in dark ink, appearing to read 'Tom' with a stylized flourish.

Thomas B. Hagen  
Secretary of Commerce

cc: Mayor Savocchio

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House of Representatives  
COMMONWEALTH OF PENNSYLVANIA  
HARRISBURG

COMMITTEES

INTERGOVERNMENTAL AFFAIRS, CHAIRMAN

February 12, 1996

Honorable Catherine Baker-Knoll  
Treasurer  
129 Finance Building  
Harrisburg, PA 17120

Dear Treasurer Knoll: *Catherine*

I read with great interest that the Pennsylvania Housing Finance Agency voted last week to accept the criteria under which Gleichman & Company would become eligible for tax credits necessary to renovate the old Boston store in Erie. While I have written on this subject previously, I am again writing to stress the importance of this project to the revitalization of the Erie downtown.

I seek your support of this project and ask your attention to the Gleichman proposal. This company is a proven developer with a substantial track record of successes. I firmly believe it is imperative that the Commonwealth show a desire and willingness to work with the Gleichman Company on the Boston store project. We can not afford to allow this opportunity to pass us by. The Boston store has long been the centerpiece of the old downtown and now has the chance to become the new jewel in our revitalization. This project is invaluable in the grand scheme of the Erie downtown, and again I ask your support throughout this process.

Thank you for your continued attention to this project, it is greatly appreciated by all concerned.

Sincerely,

*Italo S. Cappabianca*  
Italo S. Cappabianca  
Representative, 2nd District

ISC/cmr



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## Fall '95 Newsletter

A downtown Erie landmark, the old Boston Store may be getting a long awaited face lift, if all the pieces fall into place. I have been working with Mayor Savocchio and state officials in trying to secure tax credits necessary for Gleichman & Company, of Portland Maine, to begin construction and renovation of the Boston store building, possibly as early as next spring.

Pamela Gleichman came to tour the building earlier this year and laid out plans to build approximately 160 residential units in the building, with retail space on the ground level. I am extremely excited about this possibility and have met with members of the Administration and staff to gain support and assistance for this project. My family has long held the Boston store close, ever since we opened our travel agency on the street level of the building.

In the coming months I plan to continue my quest to gain support for Gleichman & Company to ensure their investment in this great Erie property. Certainly, I am not alone in my interest in seeing this key building renovated and restored. Who doesn't remember meeting "under the clock" of the old Boston store? The City of Erie will not only gain much needed housing and retail space downtown, it will recapture a part of its' history.

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House of Representatives  
COMMONWEALTH OF PENNSYLVANIA  
HARRISBURG

COMMITTEES

INTERGOVERNMENTAL AFFAIRS, CHAIRMAN

October 30, 1995


Ms. Emily White, Deputy Secretary  
for Program Operations  
Department of Commerce  
433 Forum Building  
Harrisburg, PA 17120

Dear Ms. White:

I want to take a moment to thank you and Matt Tunnell for meeting me last week. As I said in our conversation, the Boston store means a great deal to the City of Erie and obtaining the necessary tax credits for its redevelopment is a priority for me.

I appreciated your supportive comments and hope that we can somehow obtain those credits. Please keep me posted on the status of this situation, as it progresses through the process. Thank you again for coming to meet with us.

Sincerely,

  
Italo S. Cappabianca  
Representative, 2nd District

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INTERGOVERNMENTAL AFFAIRS, CHAIRMAN



House of Representatives  
COMMONWEALTH OF PENNSYLVANIA  
HARRISBURG

October 30, 1995

Honorable William Bostic, Secretary  
Department of Community Affairs  
317 Forum Building  
Harrisburg, PA 17120

Dear Secretary Bostic:


As you may be aware, the City of Erie has, for some time, been looking to attract a developer for the old Boston store in the center of the downtown area. They have the good fortune of now working with the Gleichman Company to renovate this building and turn it into apartments and lower level shops and offices. I can not stress enough the importance of this project to the revitalization of the Erie downtown area. This store has long been the psychological hurdle to completing the renewal of our downtown.

It seems that in order to commit to this project, Pamela Gleichman, President of Gleichman & Company, has requested approximately \$1.3 Million in tax credits. To date, I have met with Karl Smith of PHFA and Emily White, Deputy Secretary of Commerce and discussed Ms. Gleichman's needs and requests. It is my understanding that the next round of credits will be decided in February, 1996. It is also my understanding that while these credits are currently assigned by region, and the Northwest is allocated approximately \$1.3 million of the entire year, it is not mandatory that they be awarded in such a manner. It is conceivable, is it not, that such a project could receive credits perhaps from another region, or up front from all those available for the year? This is a very viable project, and we need to be creative in allocating these credits.

I ask your assistance in reviewing the Gleichman proposal for the Boston store. She is a very highly respected developer, and brings a very good reputation with her. This project means a great deal to Erie, and if at all possible, I ask that you consider any and all avenues available for awarding the necessary tax credits to this project.

I would be glad to meet with you and discuss this situation directly, if you should so desire. Please do not hesitate to call my office and arrange a time, at your convenience. Thank you for your kind attention to this matter. It is certainly appreciated by all concerned.

Sincerely,

  
Italo S. Cappabianca  
Representative, 2nd District

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House of Representatives  
COMMONWEALTH OF PENNSYLVANIA  
HARRISBURG

COMMITTEES

INTERGOVERNMENTAL AFFAIRS, CHAIRMAN

October 19, 1995

Mr. Karl Smith, Executive Director  
PA Housing Finance Agency  
P.O. Box 8029  
2101 North Front Street  
Harrisburg, PA 17105

Dear Mr. Smith:

I want to take a moment to thank you for meeting with Rita Capella, Mayor Savocchio's assistant and me yesterday. As I said in our conversation, the Boston store means a great deal to the City of Erie and obtaining the necessary tax credits for its redevelopment is a priority for me.

I appreciated your supportive comments and hope that we can somehow obtain those credits. Please keep me posted on the status of this situation, as it progresses through the process. Thank you again for coming to meet with us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Italo S. Cappabianca'.

Italo S. Cappabianca  
Representative, 2nd District

ISC/cmr



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COMMITTEES

INTERGOVERNMENTAL AFFAIRS, CHAIRMAN



## House of Representatives

COMMONWEALTH OF PENNSYLVANIA  
HARRISBURG

September 13, 1995

Honorable Tom Hagen, Secretary  
Department of Commerce  
433 Forum Building  
Harrisburg, PA 17120

Dear Tom:

Congratulations and thanks for your recent meeting with Gleichman & Co., and all your past work on securing a tenant for the old Boston store. As you know, this building is in the heart of my legislative district and as such I have been following your efforts closely.

As I understand it, several options now being reviewed are available to you, within your jurisdiction, and at your discretion. Certainly, these routes would be the most expeditious and easily obtainable, however, I want to offer my ear and support, should you need to do anything legislatively to facilitate this building being occupied. Subsequently, I would be more than glad to meet with you in the future, to assist in this effort.

Please feel free to call me, should you need my help on this matter. I would be more than pleased to draft whatever may be necessary on this end.

Sincerely,

A handwritten signature in black ink, appearing to read 'Italo'.

Italo S. Cappabianca  
Representative, 2nd District

ISC/cmr