

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

10 N. Second Street, Suite 405, Harrisburg, PA 17101 717.255.3000 www.Redevolophbg.org

REGULAR MEETING – April 21, 2026 – 12:30 P.M.

AGENDA

- I. Call to Order
- II. Minutes of the Regular Meeting of February 17, 2026.
- III. Treasurer's Report – January 2026 for approval: February & March 2026 for review.
- IV. Communications
- V. Public Comment Regarding Matters of Concern of Authority Business or Agenda Items.
- VI. Old Business
- VII. New Business

RESOLUTION NO. 9-2026 – Authorizing the Authority to extend the Potential Developer status to **September 30, 2026**, for South Central Pennsylvania Restoration LLC's project of mixed-use, commercial, and residential housing on three (3) lots located at 1420, 1424, and 1426 Derry Street.

RESOLUTION NO. 10-2026 – Authorizing the Authority to extend the Potential Developer status to **April 30, 2027**, for Angel Fox's project of a new laundromat with apartments above and parking located on five (5) lots at 1243, 1245, 1247 Market and 8 & 10 S. 13th Streets.

RESOLUTION NO. 11-2026 – Authorizing the Authority to extend the Potential Developer status to **April 30, 2027**, for McCoy Boy Realty LLC's project of mixed-use commercial/residential housing located on eight (8) lots at 1600, 1602, 1610 N. 7th, and 1611 Wallace, and 622, 634, 636 Harris, and 1625 Wallace Streets.

RESOLUTION NO. 12-2026 – Authorizing the Authority to approve and execute a FEMA-funded Conceptual Design Service Agreement for the Paxton Creek Project to BL Companies Pennsylvania, Inc., in the amount of \$690,000.

RESOLUTION NO. 13-2026 – Authorizing the Authority to approve Wildheart Ministries as Developer and Purchaser of 1260, 1262, 1264, 1266, and 1270 Market Street for new construction of mixed-use commercial and residential housing.

RESOLUTION NO. 14-2026 - Authorizing the Executive Director to execute a Professional Services Agreement with Hamilton & Musser, P.C. to provide audit and finance services to aid the Authority in implementing controls over accounting and financial reporting in preparation for annual audits in compliance with GAAP.

- VIII. Other Business
- IX. Adjournment

Means To Attend

*** In Person Meeting Location:** Rev. Dr. Martin L. King Jr. Government Center, 10 N. Second Street, 4th Floor,
Suite 405 Conference Room, Harrisburg, PA 17101

*** Board of Directors to Join via Microsoft TEAMS:**

<https://teams.microsoft.com/meet/273251418332516?p=zj6v4AGSU0IWTi3xT7>

Meeting ID: 273 251 418 332 516 Passcode: 8gT9Bk2d

If you have trouble joining the virtual meeting, call 717-255-3150 for assistance.

RESOLUTION NO. 9-2026
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”), in **Resolution 10-2025** has recognized **South Central Pennsylvania Restoration LLC** as Potential Developer of 1420 Derry (PID 09-068-086), 1424 Derry (PID 09-068-088), and 1426 Derry Street (PID 09-068-089), (collectively the “Property”); and

WHEREAS, the Authority amended the status in **Resolution 28-2025**; and

WHEREAS, the Authority wishes to extend South Central Pennsylvania Restoration LLC’s status as *Potential Developer* so that they may continue with their planning and negotiations for an additional six (6) months.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg, hereby extends the Potential Developer status as stated in **Resolution 10-2025** is hereby extended to **September 30, 2026**. All other terms and conditions of **Resolution 10-2025** not in conflict shall remain in full force and effect.

Date

Secretary

RESOLUTION NO. 10-2026

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”), in **Resolution 26-2021**, has recognized **Angel Fox** as *Potential Developer* of 1243 Market (PID 09-045-006), 1245 Market (PID 09-045-005), 1247 Market (PID 09-045-004), 8 S. 13th (PID 09-045-009), and 10 S. 13th (PID 09-045-010) Street (the “Property”) for a new Laundromat with apartments above and parking; and

WHEREAS, the Authority amended the status in **Resolution 4-2022, Resolution 12-2022, Resolution 9-2023, Resolution 24-2023, Resolution 7-2024, Resolution 21-2024, and Resolution 13-2025.**

WHEREAS, the Authority is willing to extend Angel Fox’s status as Potential Developer so that she may continue with its planning and negotiations for an additional twelve (12) months.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Authority of the City of Harrisburg hereby extends the Potential Developer status as stated in **Resolution 26-2021**, Item 1, to **April 30, 2027**. All other terms and conditions of **Resolution 26-2021** not in conflict herewith shall remain in full force and effect.

Date

Secretary

RESOLUTION NO. 11-2026

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) in **Resolution 6-2022**, has recognized **McCoy Boy Realty LLC** as *Potential Developer* of 8 parcels: 1600 N. 7th (PID 07-024-003), 1602 N. 7th (PID 07-024-002), 1610 N. 7th (PID 07-024-001), 1611 Wallace (PID 07-024-011), 622 Harris (PID 07-024-021), 634 Harris (PID 07-024-015), 636 Harris (PID 07-024-014) and 1625 Wallace (PID 07-024-004) Street (the ”Property”) for a mixed use project of commercial and residential housing; and

WHEREAS, the Authority amended the status in **Resolution 19-2022, Resolution 10-2023, Resolution 25-2023, Resolution 6-2024, Resolution 20-2024, and Resolution 12-2025.**

WHEREAS, the Authority wishes to extend McCoy Boy Realty LLC’s status as *Potential Developer* so that they may continue with their planning and negotiations for an additional twelve (12) months.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg, hereby extends the Potential Developer status as stated in **Resolution 6-2022** to **April 30, 2027**. All other terms and conditions of **Resolution 6-2022** not in conflict herewith shall remain in full force and effect.

Date

Secretary

HARRISBURG REDEVELOPMENT AUTHORITY

RESOLUTION NO. 12-2026

RESOLVED by the Redevelopment Authority of the City of Harrisburg that the Executive Director is hereby authorized to award a FEMA funded Paxton Creek Redevelopment: Conceptual Design For Natural Stream, Bridges, Structures, Hydraulic and Hydrologic Modeling Professional Services Agreement to BL Companies Pennsylvania Inc. in the amount not to exceed \$690,000.

Date

Secretary

Proposals Received:

<u>Company</u>	<u>Cost</u>
AKRF	\$1,073,885
BayLand Consultants & Designers, Inc.	680,800
MICHAEL BAKER INTERNATIONAL, INC.	685,000
BL Companies Pennsylvania, Inc.	690,000

HRA Paxton Creek Design RFP Summary 3/13/26

Grant Amount: \$712,000 FEMA Congressional Appropriation FY 2024

RFP Opening/Public Notice: 12/16/25

RFP Closing: 1/27/26

Proposals Received and Amount

- | | |
|------------------------------|-------------|
| 1) AKRF | \$1,073,885 |
| 2) Bayland | \$ 680,800 |
| 3) Michael Baker (MB) | \$ 685,000 |
| 4) BL Companies | \$ 690,000 |

Proposal Review Team

- 1) **Bryan Davis**, HRA
- 2) **Chris Davenport**, HRA
- 3) **Joel Seiders**, Harrisburg City Engineer
- 4) **Claire Maulhardt**, Capital Region Water

Scoring on PennBid (Davenport, Seiders) – see attached

Meetings Summary:

Review team initial meeting on 2/24/26. Based on quantitative (scoring), qualitative review and budget – 2 proposals were deemed most qualified – Michael Baker and BL Companies, with similar qualifications. Team determined to ask these two for in person interviews/presentations. MB presented on 3/11/26 and BL on 3/13/26. Review team met on 3/13/26 and unanimously determined BL as most qualified and best option for project goals. Presentation summaries were:

MB: Solid credentials and references to previous work. Heavy emphasis on bridge work.

BL: Balanced and comprehensive approach with combination of project experience and practical emphasis on moving project forward for successful implementation

RESOLUTION NO. 13-2026

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) in **Resolution 3-2024**, has recognized **Wildheart Ministries** as Potential Developer of 1260 Market (PID 09-013-053), 1262 Market (PID 09-013-054), 1264 Market (PID 09-013-055) 1266 Market (PID 09-013-056), and 1270 Market (PID 09-013-057) (collectively the “Property”) for new construction of mixed-use development; and

WHEREAS, **Wildheart Ministries** plans have progressed to the level that staff has recommended that **Wildheart Ministries** be designated as the Developer of the Property.

NOW, THEREFORE, BE IT RESOLVED that (A) **Wildheart Ministries** is hereby Designated as Developer of the Property, and (B) the proper Officers of the Board of Directors of the Authority are hereby authorized to execute a standard Special Warranty Deed, Redevelopment Contract, Quit Claim Deed, and all necessary documents for the conveyance of the Property to Developer, contingent upon the following conditions being met:

1. The Property shall be developed as affordable residential housing and related site improvements.
2. Consideration for the Property shall be \$15,000, plus developer shall pay all Authority’s closing costs, including but not limited to the 2% transfer tax.
3. **Wildheart Ministries** shall be in compliance with all applicable local regulations, including but not limited to, the building, planning, zoning, and affirmative action regulations of the City of Harrisburg.
4. **Wildheart Ministries** shall have secured all financing necessary to construct and complete the improvements described within its February 2024 Proposal.
5. Settlement may occur at any time, subject to all terms and conditions of the Redevelopment Contract.
6. The Property shall remain subject to all real estate taxes in perpetuity, regardless of whether the use qualified for an exemption from the same under any applicable law.
7. The Property shall be subject to re-capture by the Quit Claim Deed if the Developer does not abide by the terms of the Redevelopment Contract.
8. Such other conditions that the staff of the Authority and its Solicitor deem reasonable and appropriate.

Date

Secretary

RESOLUTION NO. 14-2026

Harrisburg Redevelopment Authority

RESOLVED by the Redevelopment Authority of the City of Harrisburg that the Executive Director is hereby authorized to execute a professional services contract with Hamilton & Musser, P.C., 176 Cumberland Parkway Mechanicsburg 17055, to provide audit and finance services to aid the Authority in implementing controls over accounting and financial reporting in preparation of annual audits in compliance with GAAP, for the base contract amount of \$7,500, plus reasonable additional expenses more fully detailed on the attached Services Agreement.

Date

Secretary

**Proposal for
Audit Assistance and
Monthly Accounting Oversight**

**Redevelopment Authority of the
City of Harrisburg**

April 19, 2026

Submitted to:

Bryan Davis, Executive Director
&
Janell Weaser, Controller

Prepared by:

Nicholas Shearer, CPA, CGFM, CFE, Shareholder
Hamilton & Musser, P.C.
176 Cumberland Parkway
Mechanicsburg, PA 17055
717-697-3888 ext. 134
nshearer@hnmcpas.com



HAMILTON & MUSSER, P.C.
Certified Public Accountants • Consultants to Management

Audit Assistance and Monthly Accounting Oversight The Redevelopment Authority of the City of Harrisburg

Dear Mr. Davis & Ms. Weaser,

Hamilton & Musser's Government Client Advisory Services (GCAS) is pleased to submit this formal proposal to The Redevelopment Authority of the City of Harrisburg. The GCAS team will partner with the Authority to provide audit readiness support specifically preparing necessary accruals in accordance with GAAP and updating QuickBooks with standardized board reporting. We will also provide monthly oversight for its internal financial reporting processes from May 2026 to April 2027.

Below is an outlined scope of our services based on our discussions and requests.

Scope and Timing of Services

1. **Audit Preparation May / June 2026**
 - a. We will verify the reconciliation of beginning balances of 2025 to the ending balances of the 2024 audit.
 - b. We will verify or reconcile all bank accounts within QuickBooks.
 - c. We will verify all balance sheet accounts are updated through December 31, 2025.
 - d. We will scan through revenue and expense accounts noting any large or unusual transactions.
 - e. Additional verification or reconciliation of accounts in accordance with GAAP as deemed necessary.

2. **Monthly oversight of the following areas May 2026 to April 2027**
 - a. Review of bank accounts and reconciliations.
 - b. Review of due to / due from and transfer reconciliations
 - c. Review of Income Statement transactions to identify potential classification changes needed.
 - d. Generation of standard monthly board reports from QuickBooks.

*All Oversight Services will assume the cash basis of accounting

3. **As Needed:**
 - a. Monthly questions regarding accounting support, including client inquiries
 - b. Other Accounting support as requested

The reconciliation services will begin in May 2026 and end with the start of the audit (approximately July 5th). The monthly oversight services will begin for the May 2026 reporting and continue to April 2027 after which they can be cancelled by management of Redevelopment Authority of the City of Harrisburg or designee of GCAS. GCAS prefers and encourages remote services. All services will be performed approximately on the second Tuesday in the subsequent month end to ensure records are prepared for the board meeting on the third Tuesday of the month.

It is anticipated that GCAS will provide approximately 4 – 6 hours a month of work in support of the services stated above.

Audit Assistance and Monthly Accounting Oversight The Redevelopment Authority of the City of Harrisburg

Proposed Fees

We highly encourage the Authority to provide virtual access to the accounting system and records. The Authority will be responsible for the cost and management of the software needed to gain access to the accounting software.

The audit assistance will be billed at standard hourly rates. Jada Dunlap, CPA will be billed at the rate of \$200 per hour and Nick Shearer, CPA, CGFM, CFE will be billed at the rate of \$275 per hour. We have not performed a complete analysis of the work and hours needed to complete the reconciliations. Based on review of 2024 auditor trial balances, 2024 auditor journal entries, and financial statements we expect the audit assistance to be around \$7,500.

The monthly oversight services will be billed at a fixed monthly rate. GCAS will provide a three-tiered approach to the monthly services:

Tier 1 – Standard oversight services - \$1,000 per month.

Tier 2 – Provide specific items that need to be corrected within the General Ledger – Based on Hourly Rates

Tier 3 – GCAS will make the corrections to the General Ledger – Based on Hourly Rates

Work in Tier 2 or Tier 3 performed by Jada Dunlap, CPA will be billed at the rate of \$200 per hour. Work in Tier 2 or Tier 3 performed by Nick Shearer, CPA, CGFM, CFE will be billed at the rate of \$275 per hour.

Proposed fees are guaranteed for 1 year from the date of the proposal after which they may be subject to change.

Assumptions:

The scope of services and related fees have been prepared based on the following assumptions:

1. The Authority will continue to utilize QuickBooks for their accounting processes.
2. GCAS will be given appropriate access to files and / or systems as deemed necessary to conduct duties as assigned.
3. Maher Duessel will provide H&M all prior audit accrual workpapers.
4. GCAS will not provide any attest services as part of our services.

Professional References:

Highspire Borough – Monthly oversight and board report preparation.

Mark Stonbraker – Borough Manager – (717) 939-3303

Resumes:

Nick Shearer, CPA, CGFM, CFE

- Hamilton & Musser, PC – Shareholder – July 2014 – Present
- Shippensburg University – Accounting Major, Finance Major, Economics Minor – 2013

Jada Dunlap, CPA

- Hamilton & Musser, PC – September 2025 – Present
- Lower Paxton Township – Finance Manager – November 2020 – September 2025
- Susquehanna University – Accounting Major, Economics Minor – Summa Cum Laude – 2017

We are confident that the transition to Hamilton & Musser, P.C., CPAs would be a smooth one and that your decision to select our firm would be confirmed by our work and assistance to The Redevelopment Authority of the City of Harrisburg.

Thank you again for the opportunity to submit our proposal. Please contact me with any questions you may have. We look forward to serving you.

Sincerely,



Nicholas L. Shearer, CPA, CGFM, CFE
Shareholder