

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting October 17, 2023 - 12:37 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on October 17, 2023, in Suite 405 Conference Room, of the Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:37 p.m. Chaired by Nichole Johnson.

HRA BOARD MEMBERS PRESENT and/or via TEAMS Web-based Video Conferencing

Nichole Johnson
Crystal Brown (via TEAMS)
Alexander Reber

ABSENT: N/A

Also present: Janell Weaser, Harrisburg Redevelopment Authority (HRA) Controller; Bryan Davis, HRA Executive Director, and Andrew (Jake) Younts on behalf of Catherine Rowe, HRA Solicitor with Strokoff and Cowden Law Firm.

PUBLIC PRESENT: Kireston Wilson and Sonja Long, Harrisburg Residents (via TEAMS), Ahmad Collins, Special Assistant to Karl Singleton the City of Harrisburg Chief Director of Equity and Inclusion, Deborah Robinson, City of Harrisburg Special Assistant to the Mayor and Harrisburg's Mayor, Wanda R.D. Williams.

MINUTES

The minutes of the Regular Meeting of August 15, 2023, were presented for approval. Mr. Reber moved to approve: second by Ms. Brown. The motion passed unanimously.

TREASURER'S REPORT

The Treasurer's Report for June 2023 was presented for approval; subject to Audit; Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously. The Treasurer's Report for July and August 2023 was presented for review.

COMMUNICATIONS

Mr. Davis reported that the progress down at the Harrisburg Transportation Center with the PennDOT improvements is moving along at a good pace. There was a minor setback with a starting time delay concerning materials, but they worked through that. Currently, it appears as though they will be completing their construction by March or April this next year which is on schedule.

Mr. Davis said the roof was the largest part. This was a total roof replacement. The majority has been completed. He heard they are adding skylights to the window room and other locations.

PUBLIC COMMENT

Mr. Davis informed the Board Members that Kirston Wilson and Sonja Long are present via TEAMS today. He conveyed that the Authority did approve selling them two parcels a while back but have not gotten around to transferring the titles yet. They want to address the Board concerning this.

Ms. Long said we just wanted to know when this will actually occur.

Mr. Davis relayed that we've had some delays on quite a few of the parcels for different reasons but I can

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assure you that we have bumped up our outreach with our Solicitor to be able to transfer these and others as soon as possible. Unfortunately, our Solicitor is not present today. He asked if he could get back to them after the meeting.

Ms. Wilson said that would be fine. It is just that we have not received any response to our emails that were sent to you.

Mr. Davis said part of our struggle is waiting for a response internally. I will get back to you either way.

Ms. Wilson said when I can expect to hear back from you.

Mr. Davis said as soon as I can talk with our Solicitor. I cannot say if that will be today as she is in some sort of negotiations elsewhere, but I would think by the end of the week. Then I will be able to have an update for you.

OLD BUSINESS

None

NEW BUSINESS

RESOLUTION NO. 24-2023 – authorizing the Authority to extend the Potential Developer status to April 30, 2024, for Angel Fox’s project of new laundromat with apartments above and parking located at 1243-1247 Market and 8-10 S. 13th Streets. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis announced that Ms. Fox needs more time to conduct her work and financing. A six-month extension should be sufficient.

Mr. Reber commented that a lot of these issues seem to be financing. I believe it is because the rates have increased. Is that correct.

Mr. Davis said that is a factor. For a long time, there was a sharp increase in the cost of labor and materials. Now we are starting to see challenges in the financing market as well. It is a tight market.

RESOLUTION NO. 25-2023 – authorizing the Authority to extend the Potential Developer status to April 30, 2024, for McCoy Boy Realty LLC’s project of mixed-use commercial/residential housing located at 1600-1602 N. 7th, 1610 N. 7th, 1611 Wallace, 1625 Wallace, 622 Harris, 634-636 Harris Streets. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis said you are familiar with the McCoy Brothers. They have another project that was approved by the Redevelopment Authority. They are preparing to close on the N. 6th Street properties. They have finalized their financing for their JB Gardens project.

Mr. Davis said they need more time with their plans as well as the financing for this second project titled Savoy.

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RESOLUTION NO. 26-2023 – authorizing the Authority to extend the Potential Developer status to October 30, 2024, for Christopher/Erica Bryce and Harrisburg Commercial Interiors and Associates, Inc.'s project of mixed-use commercial/residential housing located at 1700, 1702, 1706, 1708, 1712 and 1714 N. 6th; 1707 & 1709 N. 5th, 1708 & 1710 ½ Wood; and 510, 512, and 514 Hamilton Streets. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis mentioned that they have completed a great deal of planning on the building and with their land development plan. They need additional time to work with the planning bureau and to finalize their financing.

Ms. Robinson inquired if they have substantial design work.

Ms. Johnson noted this requested extension is for one year compared to the usual six months.

Mr. Davis confirmed and said this is because they have substantial work done on their plans.

Mr. Reber remarked that we've approved several extensions for this project.

Mr. Davis affirmed.

Mayor Williams addressed their need to finalize their plans for financing. I thought they said their finances were already in place. Or am I mistaken.

Mr. Davis said not on for this project. This is for mixed-use.

Mayor Williams understood and said she is glad they are doing work in the City of Harrisburg and are doing good. I just thought from the information presented before me that this was already in place. She also noted that this is their second or third extension.

Mr. Reber wished to know what the criteria is that allows for one-year verses six months.

Mr. Davis explained that our practice has been to grant longer extensions for Potential Developer's that have a large degree of land development planning and design work completed. This Developer has a large amount of design work done on the building itself.

Mr. Reber reiterated, so it is about the amount of completion and not necessarily the size of the project although this is a larger project.

Mr. Davis replied yes and no. There can be other factors. We have a similar project, 1175 Bailey Street. They've had trouble with their site planning which is a totally different thing. We have also been approved for a years' extension.

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RESOLUTION NO. 27-2023 – authorizing the Authority to extend the Potential Developer status to April 30, 2024, for Rivas Property Investment LLC's project for new off-street parking located at 2452-2458 N. 6th Street. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis said the Riveras' are anxious to purchase this land. They just need to get their parking lot plan approved by the planning bureau.

RESOLUTION NO. 28-2023 – authorizing the Authority to approve the sale of 2506 Agate Street to Fred R. Lee who proposes to rehab the existing structure into Residential Housing. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis mentioned that Mr. Lee was approved prior for a similar project on 1613 Chestnut Street. He had asked if the Authority had more properties that need rehabbing. We only have one property left with a blighted house on it. Mr. Lee wishes to rehab that as well. The plans are the same for residential row house.

Mr. Davis reported there has been a delay in the sale of 1613 Chestnut Street as well. Ms. Rowe told him that there was a problem with the deed. We are working that out with Ms. Rowe.

Mayor Williams wanted to be sure that Mr. Lee is rehabbing for a single family and not going to rent out rooms. She explained that this is a big issue right now.

Ms. Johnson enquired further about the subject.

Mayor Williams answered there have been a couple incidents where people are coming from other states and renting out rooms illegally. If we catch them, we will close them down. However, there are some that were grandfathered, already in place prior to the law changes.

Mayor Williams said I'd rather have single family homes for families that want to live here.

Mr. Reber added that they often prey on immigrants.

Mayor Williams agreed.

RESOLUTION NO. 29-2023 – authorizing the Authority to approve N.F. String & Son, Inc.'s change of use plans at 1365 Howard Street, to accessory green space for its business located at 1380 Howard Street, Harrisburg, and its employees. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis mentioned that their original proposal was to build a parking lot. They expressed the need for safer parking for their employees. Their plan was to have fenced in and gated parking. What they have now is gravel for their business vans.

Mr. Davis said he was confused when they recently sent him their changed plans that now say they would rather have the lot for just green space for their employees.

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Mr. Davis said we do not normally object to someone purchasing our lots for green space if it is adjacent to their home. This is adjacent to their business or across the street from it. Possibly at some later time they may decide to do surface parking or something else. They would need to obtain approval from the planning bureau.

Mr. Davis added that this property on Howard Street has been a challenge. There has been a lot of dumping, and someone had illegally parked a travel trailer and was living in it. This would certainly put it into new ownership that would care for it and keep it reputable.

OTHER BUSINESS

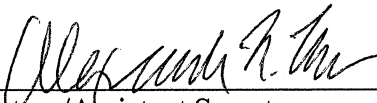
None

EXECUTIVE SESSION

The Regular Meeting was suspended for an Executive Session.

The meeting after the Executive Session and adjourned at 1:29 pm.

Respectfully submitted,


Secretary/Assistant Secretary

11/27/23