

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting March 21, 2023 - 12:30 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on March 21, 2023, in Suite 405 Conference Room, of the Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:30 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) Administrative Project Manager; Bryan Davis, HRA Executive Director, and Catherine Rowe, HRA Solicitor.

PUBLIC PRESENT: None

PUBLIC PRESENT via TEAMS: Kireston Wilson, a resident of Harrisburg.

MINUTES

The minutes of the Regular Meeting of February 21, 2023 was presented for approval. Mr. Reber moved to approve: second by Ms. Brown. The motion passed unanimously.

TREASURER'S REPORT

The Treasurer's Report for November 2022 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 December 2022 and January 2023 were presented for review.

COMMUNICATIONS

Mr. Davis shared with the Board members that this is the year the Authority solicits for Auditors. We give sixty- or ninety-days response time.

Mr. Reber asked Mr. Davis to let him know when then the RFPs are sent out because he would like to forward them to some Firms in the hopes of acquiring more bids.

Mr. Davis acknowledged and said we have been fortunate over the years to obtain more than one bidder.

Mr. Davis mentioned that they have become much more complex since 2008 when he started working for the Authority. The annual reports used to be just seven pages, only consisting of financial statements. Our current Auditors have done a great job of keeping us abreast of any new developments and requirements.

Mr. Reber wondered if the Authority does a three-year contract with an option of two or more one-year additional service. Mr. Reber shared that he is on the City's Audit Committee and said this is what the city does.

Mr. Davis replied that we have only done the three years with no options. But we can include the one-year option.

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additional funding. All the projects that received tax credits from PHFA during the pandemic had the battle of additional costs for materials as well as delays, supply line issues for the delivery of materials.

PUBLIC COMMENT

None

OLD BUSINESS

Ms. Rowe inquired of Mr. Davis if Ms. Harding or anyone else from a prior Board Meeting had followed up with him concerning the Sunshine Act notices on the website. If there was any follow-up correspondence from Ms. Harding to let us know what she believes we have that she was accusing us of not providing.

Mr. Davis reported that he did not receive anything from anyone who attended that Board Meeting. We did invite them to share with us.

NEW BUSINESS

RESOLUTION NO. 6-2023 – authorizing the Authority to approve the sale of 131 Sylvan Terrace to Christopher M. McGraw for an accessory side yard to his adjacent property. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis disclosed that 131 Sylvan Terrace is a small unbuildable lot that the Authority acquired back in 1987. It is adjacent to his property.

RESOLUTION NO. 7-2023 authorizing the Authority to extend the *Potential Developer* status to September 30, 2023, for Christopher/Erica Bryce and Harrisburg Commercial Interiors and Associates, Inc.'s mixed-use project of thirteen (13) parcels located on N, 5th, N. 6th, Hamilton, and Wood Streets. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis said their projected new building will have commercial on the first floor and residential above. They have made progress on their other projects and on this one they have begun drafting the Land Development Plan for submittal to the Planning Bureau. There is movement. That is why we are recommending another six-months extension.

Mr. Reber commented that he recalls them having some issues with timely payments for some other things. Have those issues been resolved.

Mr. Davis stated that it is actually the opposite - they had problems getting money from their vendors.

Ms. Brown asked for more information on why they need additional time.

Mr. Davis explained that this is the group that bit off a ton of properties all at once. We were willing to entertain them as Potential Developer on this as well so long as it did not languish. The purchase price is extremely fair as far as the Authority is concerned.

RESOLUTION NO. 8-2024 authorizing the Authority to designate Rivas Property Investments LLC the status of "*Potential Developer*" of four (4) lots located at 2452, 2454, 2456 & 2458 N. 6th Street to construct a new parking lot and green space adjacent to their store, "Market Fresh Mini Market" at 2446 N. 6th Street, Harrisburg. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis said attached to the Resolution are a copy of their drawings to give you a sense of what they would like to construct. He noted that the Authority has had several individuals interested in these lots over the last couple of years, but the Planning Bureau did not approve those plans for this area.

Mr. Davis informed that these lots continue to have illegal dumping and abandoned vehicle issues which contribute to the blight in the neighborhood. This proposal would be of much better use compared to what is happening right now. We try to stay in alignment with the Planning Bureau for what they want in each area. I wanted to give them the opportunity as a Potential Developer to move this forward with the Planning Bureau, Planning Commission, and the Zoning Hearing Board.

Ms. Johnson was trying to recall the store's location. She believes there are a couple of housing in between the store and the parking lot.

Mr. Davis said he believes there are one, maybe two houses. It is not an adjacent property.

Mr. Reber announced that they appear to have the funds and that their proposal seems to be a very solid plan.

Ms. Brown agreed.

OTHER BUSINESS

None

ADJOURNMENT

The meeting adjourned at 1:50 pm.

Respectfully submitted,

 4/25/23
Secretary/Assistant Secretary