

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting August 15, 2023 - 12:36 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on August 15, 2023, in Suite 405 Conference Room, of the Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:36 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, Catherine Rowe, HRA Solicitor.

PUBLIC PRESENT: Deborah Robinson, City of Harrisburg Special Assistant to the B.A. and Karl Singleton, City of Harrisburg Chief Equity and Compliance Officer (Via TEAMS).

MINUTES

The minutes of the Regular Meeting of June 20, 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 May 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 June 2023 was presented for review.

COMMUNICATIONS

Mr. Davis mentioned that he spoke with Jason Graves concerning the PSERS land down on Market along the creek. He said the city is continuing its conversation with PSERS' candidate developers and PennDOT. They are waiting for some feedback from PennDOT and Capital Area Transit concerning locations of different improvements that are related to transit so they can help move the process along. There has been some movement primarily by city staff and PSERS. Mr. Davis relayed that he has not been included in the mix, but he is certain that the Authority will be at some point because we have the RCAP money to do the work along the creek.

Mr. Davis spoke with Council President, Bowers concerning the Board vacancies and she assured him that it is the councils' goal to fill all boards and commissions by the end of this year. He said she also inquired about the population of the Harrisburg Land Bank. This at least gives us a time frame.

Mr. Davis just now received an invitation on his phone to come and join the celebration of the groundbreaking for the new Bethel Village Affordable Senior Housing that is to be constructed on the corner of Herr and N. 6th Street. This is where the old Bethel AME Church sat before it burned down in 1994.

The Redevelopment Authority sold part of this land to Bethel Village Associates LLC, the limited liability company of RB Development LLC. That closing happened a while back just before the pandemic. This is another developer who was forced to delay their new project because of the sharp increase in

Minutes of the Regular Meeting August 15, 2023
Redevelopment Authority of the City of Harrisburg
Page 2 of 2

construction costs.

Mr. Davis reported that the groundbreaking ceremony is at 1:00 pm next Tuesday, August 22nd. The location is 1012 N. 6th Street. He will forward this invitation to all the Board Members so they can RSVP.

PUBLIC COMMENT

None

OLD BUSINESS

None

NEW BUSINESS

RESOLUTION NO. 23-2023 – authorizing and approving the replacement of Vice Capital Group LLC with JMB Gardens LLC as the Designated Developer of twenty-five (25) parcels in the Uptown neighborhood in Phase I of its proposal; and amended Property list. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis informed that the McCoy Brothers are one of the principal investors of Vice Capital Group LLC. They were approved the Developer Status for twenty-five parcels located on N. 6th and Emerald Streets around the area of Schuylkill. They are preparing for closing. We have not been given a definitive date for closing but they have formed the limited partnership that is necessary for the Tax Credits.

Mr. Davis said this Resolution is due to their request to amend their prior approved resolution to now state the name JMB Gardens LLC as the designated developer for a project of affordable housing who will take title to these lots. They are the same entity, the same body who now has formed a new liability company.

OTHER BUSINESS

None

The meeting adjourned at 12:41 pm.

Respectfully submitted,


Secretary/Assistant Secretary