

# REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

## Regularly Scheduled Meeting March 19, 2024 - 12:32 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on March 19, 2024, in Suite 405, Conference Room of the Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:32 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 Catherine Rowe, HRA Solicitor (Via TEAMS)

PUBLIC PRESENT: Fred Lee, Resident of Harrisburg, Tannon Herman, Executive of Wildheart, Cristina Herman, Managing Director of Wildheart, and Eric Brenize, Owner Impact Services of Wildheart Love the Hill.

### MINUTES

The minutes of the Regular Meeting of December 19, 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 November, December 2023, and January, February 2024 was presented for review.

### COMMUNICATIONS

Mr. Davis asked Ms. Rowe if she could give an update on the progress at Governor's Square.

Ms. Rowe informed that four lots that were a part of Governor's Square have been sold to Homeland. They were originally listed to have the right of first refusal.

Ms. Rowe said in terms of the remainder of Governor's Square we are currently in a holding pattern. Some concerns have been expressed by both the Redevelopment Authority and the City about the ability of the potential purchaser's ability to improve and maintain the properties to where it is livable for the current tenants.

Ms. Rowe also reported that HUD rejected the sale to the potential purchaser because they failed to meet HUD's requirements. Efforts are being made to encourage somebody to come in whether it is the same potential purchaser or someone else who can do the work needed at Governor's Square.

Ms. Johnson inquired as to how long the hold will last.

Ms. Rowe needed to pull up the court documents to see when the next scheduled court date is. She wished to note that bankruptcy is out of her practice's skills. Another counselor with McNees and Wallace was hired to represent the Authority's interests in the bankruptcy matter. He has been representing the City's interests as well. He has been moving this matter forward and working with the Bankruptcy court to file

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objections.

Mr. Davis said while Ms. Rowe is looking that up, he wished to mention that we have been successful in talking with the Mayor's office and City Council to both agree to fund the Redevelopment Authority's operations this year. He and Alex had worked on finetuning the budget. We are waiting for this to be put on the schedule for the next City Council Meeting. Once this has been finalized then we can advertise George Payne's replacement. Meanwhile, Janell Weaser is doing yeoman's work in juggling anything and anything I am not juggling. He shared that it is fascinating when you cut your staff in half just how much you realize what all needs to be done, for example finding the time to open the mail.

Mr. Davis mentioned that the Train Station is operating as normal. And the other thing that you are requested to sign today is the paperwork to open new bank accounts due to the attempted fraud in our current accounts at Citizens Bank. We will be opening the new accounts at Mid Penn Bank and going with their Positive Pay and other protections that they have available.

Mr. Reber added that they are located just across the street.

Ms. Rowe conveyed that the next court hearing will be on April 2<sup>nd</sup>. She pointed out that there is always the possibility of another continuance.

Mr. Davis communicated that we've had great success at repopulating the Broad Street Market Alliance Board. He is excited about the new Members' experience and that they are very energized. He said we have accomplished a lot of heavy lifting here and that he wanted to thank Alex Reber. His team was very helpful with the support of the monthly bookkeeping.

Mr. Davis said it looks as though there will be an announcement soon about when the tent will be open and the vendors who will be there. In his last report they predicted that it would be ready in four weeks, maybe less. There will be a scheduled date for the Grand Opening.

Mr. Davis added that he and the Broad Street Market Board have been very grateful to the Redevelopment Authority for their willingness to lend his services to them during this difficult time. It is very much appreciated that our Board lent him out in such a big capacity.

**PUBLIC COMMENT**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

RESOLUTION NO. 1-2024 – designation of the Officers of the Board of Directors of the Harrisburg Redevelopment Authority for 2024. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

RESOLUTION NO.2-2024 – authorizing the Authority to approve the sale of 2150 N. 6<sup>th</sup> Street to Mervat Gharib for an accessory yard/green space to her adjacent property. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis reported that this is one of those lots that are not buildable. We found someone who is interested in adding it to their adjacent property. The cost is \$2,000 plus they will pay all the Authority's costs.

RESOLUTION NO. 3-2024 – authorizing the Authority to approve Wildheart Love the Hill the status of "Potential Developer" for their project of mixed-use, commercial, and residential housing on five (5) lots located at 1260, 1262, 1264, 1266 and 1270 Market Street. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis relayed that before the meeting he had emailed the Board Members a copy of Wildheart's proposal. It contains different sections including their drawings and a description of their project. He informed that they are offering \$3,000 per lot, \$16,000 in total plus the Redevelopment Authority's costs.

Mr. Davis introduced the Wildheart Love the Hill team as they are present today to speak on behalf of their project.

Mr. Herman thanked the Board for having them. We are excited to have this opportunity to serve the community in this way. This project is the inauguration of some of our efforts that we are looking to do long term in serving the community. Along with our organization we have been working inside Allison Hill since 2016 and have lived there since 2013. It's been just an adventure getting to know the neighbors. And getting to know what their needs are.

Mr. Herman said they had long conversations with other groups in the field like Gary Lenker and Tarik Casteel as well as others in addressing those issues. We believe there is room for us to jump in and be a participant to really help the community through the construction of housing.

Mr. Herman said you may have noticed that we are calling our project the Gateway Project. It is a mixed-use construction because of its location on Market Street which is zoned Commercial Neighborhood. We wish to meet the City's needs as well. We worked with Geoffrey Knight in the City's Planning Bureau. He was on board from the start. Mr. Knight advised us on how to put the project together and what goals we wanted accomplished. What we hope to see happen beyond creating residential opportunities for the neighbors in those commercial spaces are more opportunities to service the community. As you know Allison Hill is largely an underserved area. Some of the vendors that we are looking to participate with are Hamilton Health with an outpatient clinic or perhaps UPMC for greater access to healthcare. Another is Giant Foods. They are experimenting with what they call Giant Express, a smaller store front grocery store. Allison Hill is also a food desert. We are trying to target individuals who are inside the community.

It could be people who are moving into the residences as well as in those market spaces.

Mr. Herman noted his wife Cristina Herman beside him has been the brainchild in the whole thing including the development and Eric Brenize also present sitting on his right has been serving on their committee for three years. We wanted to come to you with something that you would be confident in as well.

Mr. Herman added that they have a single page pdf that is a summary of what Mr. Davis forwarded to the Board Members.

Mr. Davis agreed and asked that they forward it to him.

Mr. Reber inquired if the Mayor's Office reviewed the project.

Mr. Davis confirmed that the Mayor has reviewed it and approves, with some concern about the success of retail/commercial first-floor space.

Mr. Reber stated there is a huge need for affordable housing.

Each Board Member thanked the Wildheart love the Hill team for coming and congratulated them.

**EXECUTIVE SESSION**

The Regular Meeting was interrupted for an Executive Session to discuss personnel issues.

**OTHER BUSINESS**

None

**ADJOURNMENT**

The Meeting was Adjourned at 12:54 pm.

Respectfully submitted,

  
Secretary/Assistant Secretary 5/21/24