

# REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

## Regularly Scheduled Meeting September 17, 2024 - 12:30 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on September 17, 2024, 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) Controller; and Bryan Davis, HRA Executive Director.

PUBLIC PRESENT: Fred Lee, Harrisburg Resident, John R. Logan CLO for Hamilton Health Center, and Ami Zumkhwakla-Cook, COO for Hamilton Health Center.

### MINUTES

The minutes of the Regular Meeting of June 18, 2024, 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 April 2024 was presented for approval. Mr. Reber moved to approve: second by Ms. Brown. The motion passed unanimously.

### COMMUNICATIONS

Mr. Davis gave an update on the Broad Street Market. He said it received an allocation on approval for \$350,000 from the Commonwealth to be used primarily for deferred maintenance and for operations. With this we can now submit the official application to receive the grant agreement. Then we wait to receive the funds.

Mr. Davis mentioned 333 Market Street with Harristown Development Corporation. Mr. Reber met with the elected Representatives up on the Hill since then we have learned that the Commonwealth has agreed to extend their existing lease for an additional year which takes us up to March 2026.

Mr. Davis said there are two things coming up simultaneously with 333 Market Street. One is the extension of the one-year lease and the other is likely a cooperation agreement between Harristown Development Corporation and the Redevelopment Authority. This agreement outlines what our relationship would look like if those leases are not renewed come 2026. It will also include things concerning the property, who will maintain the site and handle the marketing. We need to know that the property is insured and who will be sharing the responsibilities at that site. Mr. Davis revealed that he has a template from when the Authority thought the Verizon Tower was going to be vacant. Fortunately, it was never implemented.

Mr. Davis announced that in Central Allison Hill TLC's Cornerstone project is nearing completion and another project on N. 6<sup>th</sup> and Emerald Street, JMB Gardens with Vice Capital Group, is as well.

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Mr. Davis informed the Board Members that the Wildheart's project is on the agenda today asking for their Potential Developer status to be extended. They completed their environmental studies ES1 and ES2, their Geo Tech study is complete, and they are at sixty percent with their architecture drawings.

Mr. Davis said On Hill Development with Shawn O'Toole and Chris "Handles" Franklin is also on the agenda today for the Regina Street lots. They have Potential Developer status on another project in the 1600 block of Market Street. They are firming up their grant applications with different sources of cash flow for affordable housing.

Mr. Davis communicated that that winddown at the Harrisburg Transportation Center is pretty much completed. We have about \$60,000 left in the bank from the Transportation Center. On the agenda today is our acknowledgement of the sale of a truck and tractor for \$30,500. And we reconciled a mid-year report from January to the end of June. Per our lease agreement with Amtrak, they pay part of the operating costs. Besides what Amtrak has paid the Redevelopment Authority the report shows that Amtrak has an underpayment of \$37,000. They are grumbling about it. There has been a lot of push back, so we may be engaging Ms. Row to deal with that. Otherwise, we have disengaged completely. A few bills were mailed to us for maintenance at the station, but we sent them back. And we are waiting to settle some credits from a few vendors.

Ms. Johnson queried on 333 Market Street. She wished to confirm that the Commonwealth will be extending their lease.

Mr. Davis reiterated that they have committed to extending it until March 2026.

**PUBLIC COMMENT**

Mr. Logan greeted the Board Members. He said in the past he had worked with the Redevelopment Authority on a number of projects through different companies in Harrisburg. He is currently serving as Chief Legal Officer for Hamilton Health Center. He is here today concerning Hamilton's project at 47 S. 14<sup>th</sup> Street.

Mr. Logan explained that they had acquired the old print shop. They redeveloped it for additional parking but lacked the funds so they worked with the Redevelopment Authority to get part of the old automotive plant that had burned so they could develop that.

Mr. Logan said from 2017 to 2020 they worked with the City of Harrisburg's Engineers, Planning and Zoning to acquire from the Authority 47 S. 14<sup>th</sup> Street. We did the economic redevelopment through remediation and removal of soils creating parking and so on. He was well involved in the project. We had a third-party administrator to administer the grant for the remediation who was CREDC. At that time, we needed the Authority to give the property to CREDC. The Sales Agreement listed us as the Developer. The property was transitioned to Hamilton via a normal deed when the project was over, and the grant was closed. So that brings us to today.

Mr. Logan explained that we've gone through COVID and undergone several changes. It has been five

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years since we transitioned the property from CREDC. First, he wishes to introduce Ms. Zumkhawakla-Cook who joined Hamilton Health back in February. She is the new Chief Operations Officer. He is nearing retirement. The ongoing relationship between the City of Harrisburg and the Redevelopment Authority will be through Ms. Zumkhawakla-Cook. Ms. Zumkhawakla-Cook is no stranger to Harrisburg and with Health Care Agencies around here.

Mr. Logan said the second thing is that his board brought up a matter concerning the part in our agreement that states we are to have a 2500-square-foot building on the property. This was Hamilton's plan in the beginning. Your solicitor at that time and Mr. Davis worked on a one-page agreement that states our Board agrees to build a 2500 sq ft building within five years of the Sale of the property. He said Mr. Magdole was relentless about this. However, while there was a signed agreement predating the property going to CREDC, CREDC could not sign it nor could the funding agency that was funding the remediation of the soils agree to that condition. So, it never made it into the deed transferring to us. But out of good faith our board would like to clarify and address this matter.

Mr. Logan relayed that before COVID, with 450 people on our 50<sup>th</sup> anniversary, we aired our plans for the building including the engineering drawings. This was submitted to City Council. Seven days later, March 6<sup>th</sup> came the shutdown. We were unable to construct the building. A while later the Governor, Patty Kim and John Desanto our State Senator and State Representative came through with 2.5 million dollars to build in Steelton. We had to utilize the RACP funds and proceeded to build it in Steelton instead of 17<sup>th</sup> Street. We completed the First Phase in Steelton which is about 80 to 90 some hundred square feet of first floor. We are currently working on Phase two which will be funded through a Federal Grant. This is to add a pharmacy on the first floor.

Mr. Logan said Hamilton's goal was to acquire the land at 47 S. 14<sup>th</sup> Street and the quonset hut there. We did that and made it into a Center. We also acquired the Hill Top Diner, Gas Station, and the Hot Dog Shop there. There are more properties that we intend to acquire. We are working with Geoffrey Knight and Ann Montgomery as well as some other City staff to create a wire signalized intersection off Mulberry Street and remove some other buildings there to make the traffic flow better for entering Hamilton's parking lot. Mr. Logan said we are very close to its completion.

Mr. Logan said there are some grant submissions for the 17<sup>th</sup> Street project. In the meantime, Hamilton is ready to acquire that last parcel of property that will allow us to do what we need. We would rather construct a 56000 square foot building, but we need more time. Most likely a few more years because we need to add 10,000 more square feet in Steelton.

Mr. Logan asked the Board Members to release Hamilton from the agreed 2500 square foot building that was to be constructed in the middle of a field that would hinder their long-term plans to build a medical center and allow them to tear down three buildings that would create a whole new 17<sup>th</sup> street area right at the intersection at Piccolos Cafe.

Ms. Johnson pointed out that your intensions was always to build.

Mr. Logan replied they wanted to build and have Capital Area Head Start in a little building in the middle of a field connected by a walkway. Truth be told, I also Chair the Keystone Human Services Board. I

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oversee Capital Area Head Start. Yes, there is a bit of a conflict there but, nonetheless, it just didn't fit right. Hamilton providing medical services to South Allison Hill is much more important than having Capital Head Start. I hate to say it, but I do; we need to be able to expand and so constructing a building right in the middle of a field would hinder our new design with a layout of putting five parcels together.

Mr. Logan said our board meets next Tuesday. He hopes they give him the final approval for a medical center located near Mayflower Street that he is working on with Capital Region Water. They have the park over there and we have the whole plan for Allison Hill. We can build a daycare center utilizing local people to run it instead of it being a large commercial and the backside of that would be on Mayflower Street. We are working on a private partnership where we would maintain the park and all the esthetics and in the meantime the daycare center can grow to serve a whole neighborhood.

Mr. Logan said we have a master plan. We just need one more parcel of property and hopefully we will be able to acquire it in the next couple of months. We need an extension and your permission to not construct the previously agreed 2500 square-foot building so we can instead construct a 56000 square-foot two-story building for future development on the remaining parcels of lots for a larger scale development.

Mr. Reber disclosed that his first place in the City was on Kelker Street. It was around the corner of the old Hamilton Health Center which had seen a lot of wear, so he was very excited for the new facility. He had been there a couple of times. It is really a fantastic facility that gives patients dignity and that is important. Mr. Reber said thank you for that and let's hope things will go well and you acquire the funding needed so you can expand your project.

Mr. Logan stated that Hamilton is here to stay. A Federally Qualified Health Center is needed for the people in Harrisburg. That is our mission. Not to build buildings, but to provide care.

Ms. Johnson said both my parents are going to Hamilton's Health Center. My father just moved to the one in Steelton. I have been there. It is really a nice facility.

Mr. Reber said it is just great to see your extension throughout the whole community where there is a lot of need.

Ms. Brown agreed. When I was still with Brethren Housing, I recall the initial plans. So, I appreciate you and your board taking on this need for the community.

Mr. Davis asked Mr. Logan if he would like to work on drafting a formal resolution for the Authority to adopt at its next meeting in October.

Mr. Logan agreed and said he will work on it right away and email it to him.

Mr. Logan introduced Ms. Zumkhawakla-Cook to the Board.

Ms. Zumkhawakla-Cook stated I wish I could absorb Mr. Logan's ability to tell the 3D picture of Hamilton and its properties, its development. I have come as its COO and have been working very closely with our

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leadership and board for the planning and advancement of our facility and its services. Mr. Logan mentioned that I am no stranger to the Harrisburg area. I have served as a Hospital Procurement Administrator and with many of our local systems such as the Holy Spirit, Penn State, Geisinger, etc. And it is now an honor to be serving at Hamilton. She looks forward to working with the Authority as Hamilton continues to evolve.

Mr. Lee said he came to see if there is an update on his proposed sales of 1613 Chestnut and 2506 Agate Street properties.

Mr. Davis said that he has been pushing the Authority's legal team to get that moving but there has been no progress. I can share those details with you after the meeting. If you do not mind waiting, we can chat after the meeting.

Mr. Lee agreed.

**OLD BUSINESS**

None

**NEW BUSINESS**

RESOLUTION NO. 14-2024 – authorizing the Authority to approve On Hill Development LLC the status of “Potential Developer” for their project of newly constructed affordable housing on five (5) lots located at 1623, 1625, 1627, 1629, 1631 & 1633 Regina Street. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

RESOLUTION NO. 15-2024 – authorizing the Authority to approve the sale of 26 S. 13<sup>th</sup> Street to Zahid Alizada/ZAC Penn LLC for an accessory yard/green space to his adjacent property. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis said it is an unbuildable lot, and it is adjacent to his existing parcel.

RESOLUTION NO. 16-2024 – authorizing the Authority to extend the Potential Developer status to March 31, 2025, for Wildheart Ministries' project of mixed-use, commercial, and residential housing located on five (5) lots at 1260, 1262, 1264, 1266, and 1270 Market Street. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

RESOLUTION NO. 17-2024 – authorizing the Authority to approve the sale of a truck and tractor that was used exclusively for maintenance at the Harrisburg Transportation Center for the total price of \$30,500. Mr. Reber moved to Table this Resolution; second by Ms. Brown.

Mr. Reber said more supportive documentation is needed before he could comfortably vote on this Resolution. He proposed to table it until the next scheduled meeting. Mr. Davis said that we could do that. The Resolution was tabled until our next meeting.

**OTHER BUSINESS**

None

**EXECUTIVE SESSION**

The Regular Meeting was interrupted for an Executive Session to discuss other business affairs concerning the Redevelopment Authority.

**ADJOURMENT**

The Meeting was Adjourned at 1:10 pm.

Respectfully submitted,

  
Secretary/Assistant Secretary