

# REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

## Regularly Scheduled Meeting January 21, 2025 - 12:30 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on January 21, 2025, 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  
Alexander Reber

ABSENT:  
N/A

Also present: Janell Weaser, Harrisburg Redevelopment Authority (HRA) Controller, Bryan Davis, HRA Executive Director, and Catherine Rowe, HRA Solicitor.

PUBLIC PRESENT: Samuel Sulkosky, Business Administrator-Chief of Staff for the City of Harrisburg, Shimah Bussey, Special Assistant to the Business Administrator, and Robert C. Kenneck II, City Finance Director.

PUBLIC PRESENT VIA TEAMS, Web-based Video Conferencing: Rodney McCoy and Theresa Jones with Vice Capital, LLC.

### MINUTES

The minutes of the Regular Meeting of December 17, 2024, were presented for approval. Ms. Brown moved to approve: seconded by Mr. Reber. The motion passed unanimously.

### TREASURER'S REPORT

The Treasurer's Report for November 2024 was presented for review. Mr. Reber moved to approve, seconded by Ms. Brown. The motion passed unanimously.

### COMMUNICATIONS

Mr. Davis said he would highlight the things on the agenda today. Tarik Casteel with TLC just completed the construction of fifty units up in central Allison Hill. They have just submitted their preliminary plans for phase II. It includes twenty-five more parcels from the Redevelopment Authority. This is Resolution number two on the agenda today.

Mr. Davis reported another for consideration today is Vice Capital, LLC who is interested in the Barkley Lane lots. The Authority had posted an RFP but did not get a strong response to that request for proposals. They would like to construct new single-family town homes of which already has an approved land development plan from the mid-1990s.

Mr. Sulkosky noted the number of parcels and noted sixteen townhomes.

Mr. Davis confirmed.

Mr. Davis next pointed out Resolution number four. We have been asked to be the sponsor of an application through the Pennsylvania Department of Community Economic Development for their local

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shares fund, or as we commonly call it, gaming grant money. You must have a local municipality to be a sponsor, so we agreed that we would and followed up with a resolution to confirm that.

Mr. Davis mentioned that there has been a flurry of activity with our contract being executed on the \$500,000 EPA grant. There have been three meetings since our last board meeting. We have another large group meeting scheduled for this Friday. It will allow all the engineers to understand the scope of work they need to perform, as well as understand how that intersects with CRW. And their work of demolishing the different bridges and bottlenecks that would involve our partnership with the City. Mr. Davis said there will be twenty people attending. That is a lot of engineers.

Mr. Davis said he does not have much to up them concerning Governors Square. The City has filed a petition to appoint a Receiver for Governors Square.

Ms. Rowe said she could give an update on Governor Square. The intention is to try and get somebody there quickly. I believe efforts have been made for years to try and do that, but the City is finally able to file a petition to appoint a receiver. A hearing date has not yet been scheduled. I am expecting that to happen soon. I know the Redevelopment Authority will be present for that. We are not a party to this application, but we will be intimately involved in the process going forward as witnesses and reviewing the applications to hopefully get a receiver who will maintain and keep the property safe.

Ms. Rowe continued by updating the Board Members on 333 Market Street. We did get confirmation from Harristown that the Commonwealth has agreed to a contract for another two years; up to March 31, 2027. This gives us a little more cushion. The Authority has asked to be at the table in terms of redeveloping 333 Market Street and will keep pursuing that because this is a very important asset, and a huge liability for both the Authority and the City.

Mr. Reber conveyed that he was invited to speak at Representative Patty Kim's swearing-in. She mentioned her commitment to the downtown region, which is excellent. But then the Senate came forward and mentioned one of her big priorities is getting rid of all their unused real estate in state buildings. Mr. Reber said he would not anticipate any further extensions.

Ms. Rowe said she heard some conversations where UPMC was mentioned as a possible tenant.

Ms. Rowe pointed out that upgrades would need to happen to that building to make it usable for any kind of use outside of just government office space.

Ms. Rowe said the one thing that does make 333 Market Street unique is that the Commonwealth currently houses its media office there. It is outfitted for the governor's addresses and other PR efforts. The media office has made it clear that they want to stay. This is another option about potentially looking at pulling their specific space out and preserving that through the Commonwealth.

Mr. Reber commented that data centers require additional water and air.

Ms. Rowe agreed. They need water coolers for the cooling of airflow.

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Mr. Reber agreed. The building would need to be adapted and everything to accommodate that type of reuse.

Ms. Rowe informed there is a ten-million-dollar expense. The elevators need upgrading in this building. Harristown needs to have some accountability and effectuate work being performed with the Commonwealth. If they fail to do so, we do have legal rights to try to force them to do what is necessary.

Ms. Johnson thanked Ms. Rowe.

**PUBLIC COMMENT**

Ms. Jones wanted to offer a brief comment on the Barkley Lane project. She said Vice Capital's goal is to create stronger, more vibrant neighborhoods in Harrisburg. The Barkley Lane project addresses a critical need for affordable homeownership opportunities in Harrisburg, providing sixteen town homes. Those will empower families to build equity and stability while strengthening the community overall. These townhomes will offer families a path to security and a stake in their neighborhood's future, while also contributing to the local economy.

Ms. Jones said we look forward to developing the Barkley Lane townhomes to ensure more residents can invest in their community and continue to call Harrisburg home.

Ms. Johnson thanked Ms. Jones.

**OLD BUSINESS**

None

**NEW BUSINESS**

RESOLUTION NO. 1-2025 – Designating the Officers for the Board of Directors of the Redevelopment Authority for the year 2025. Mr. Reber moved to approve, seconded by Ms. Brown. The motion passed unanimously.

RESOLUTION NO. 2-2025 – authorizing the Authority to approve TLC Work-Based Training Programs, Inc. (TLC) the status “Designated Developer” of twenty-five (25) parcels in the Central Allison Hill neighborhood, for its project of new affordable housing. Mr. Reber moved to approve, seconded by Ms. Brown. The motion passed unanimously.

RESOLUTION NO. 3-2025 – Authorizing the Authority to approve Vice Capital, LLC the status of “Potential Developer” of sixteen (16) parcels located at 2532 – 2547 Barkley Lane for the project of newly constructed Townhomes. Mr. Reber moved to approve, seconded by Ms. Brown. The motion passed unanimously.

Mr. Reber wanted to confirm with Mr. Davis that the Barkley Lane lots were indeed sent out (RFP) Requests for Proposal.

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Mr. Davis affirmed and said this was the best proposal that the Authority received.

RESOLUTION NO. 4-2025 - Authorizing the Authority to approve a Sponsorship of the Handles Helping Hands Foundation's \$300,000 Local Share Grant application to the Pennsylvania Department of Community Economic Development in support of new affordable housing to be constructed at 1605 – 1613 Market Street with the current Potential Developer, On Hill Development; and authorize the Executive Director and appropriate Officers to execute all necessary documents and agreements, subject to approval by the Authority's Solicitor. Mr. Reber moved to approve, seconded by Ms. Brown. The motion passed unanimously.

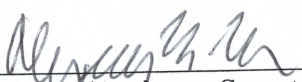
**OTHER BUSINESS**

None

**ADJOURNMENT**

The Meeting was Adjourned at 12:47 pm.

Respectfully submitted,

  
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Secretary/Assistant Secretary