

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting August 19, 2025 - 12:37 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on August 19, 2025, in Suite 405, Conference Room of the Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:37 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: Samuel Sulkosky, City of Harrisburg Business Administrator-Chief of Staff, and Antonio Megna, Special Assistant to BA.

MINUTES

The minutes of the Regular Meeting of June 17, 2025, were presented for approval. Mr. Reber moved to approve, seconded by Ms. Brown. The motion passed unanimously.

TREASURERS REPORT

The Treasurer's Report for April and May 2025 was presented for approval; reports for June and July 2025 were presented for review. Mr. Reber moved to approve, seconded by Ms. Brown. The motion passed unanimously.

COMMUNICATIONS

Mr. Davis gave a brief overview of the items on the Agenda. Mr. Davis stated that the first two items are the Potential Developer, South Central Pennsylvania Restoration LLC. They have been granted the Potential Developer status on three (3) locations: Walnut, Market, and Derry Streets. They are requesting permission for another project located at 1148 and 1150 Market Street. Their preliminary proposal is attached to Resolution number 22-2025.

Mr. Davis said he has some concerns, such as the height of the building being feasible, but if they can acquire the proper approvals, it is not impossible. These lots are in a narrow footprint. He is suggesting six months to give them a chance. This is another one of those sites where, for years, we have had no one showing any interest.

Mr. Davis said concerning resolution 26-2025, they have obtained \$350,000 of PHFA's PHARE Housing Grant, and they have applied for Federal Home Loan Bank (FHLB) of Pittsburgh money. One of the requirements of the FHLB grant is that you have site control through the end of the year, and what we had previously approved for them did not quite get them there to satisfy the Home Loan Bank's requirements. This is why we have an item on today's agenda requesting to extend them to February 28th.

Mr. Davis pointed out that the third item on the agenda quotes an upgrade to our computer hardware; two workstations are needed for Ms. Weaser and Mr. Davenport. My computer is fine; it was recently upgraded.

Mr. Davis disclosed that Wildheart Ministries for the 1200 block of Market has a similar situation to

Minutes of the Regular Meeting August 19, 2025
Redevelopment Authority of the City of Harrisburg
Page 2 of 4

satisfy their application for the Home Loan Bank of Pittsburgh.

And for the last item, Mr. Davis announced to the Board Members that the City of Harrisburg has been granted \$140,000 in funds through PEMA from FEMA for the Paxton Creek project concerning environmental work and environmental assessments.

Mr. Davis said we have reached the place where he would like the Board to be proactive. The Authority does not have 100% of the city's approval yet, but his desire is for the Authority to be able to say yes, we agree with this contract in its form and substance.

Mr. Davis added that we are scheduling the closing of 1433 Swatara Street, which is the last parcel needed for the Swatara Park project. Tri-County HDC stated \$6,000 for the purchase.

PUBLIC COMMENT

None

OLD BUSINESS

None

NEW BUSINESS

RESOLUTION NO. 22-2025 – Authorizing the Authority to approve South Central Pennsylvania Restoration LLC the status of '*Potential Developer*' for their project of mixed-use, commercial, and residential housing on two (2) lots located at 1148 and 1150 Market Street. Mr. Reber moved to approve, seconded by Ms. Brown. The motion passed unanimously.

RESOLUTION NO. 23-2025 – Authorizing the Authority to extend the '*Potential Developer*' status to **February 28, 2026**, for South Central Pennsylvania Restoration LLC's project of mixed-use, commercial, and residential housing on two (2) lots located at 1257 and 1259 Walnut Street. Mr. Reber moved to approve, seconded by Ms. Brown. The motion passed unanimously.

RESOLUTION NO. 24-2025 – Authorizing the Authority's Executive Director to purchase two new Desktop Computers for \$1,742.38. Ms. Johnson moved to approve, seconded by Ms. Brown. The motion passed unanimously.

Mr. Reber asked why Desktops and not Laptops. He is fine with spending more to get Laptops that are portable.

Mr. Davis said we do not have the need for Laptops. He is especially concerned about the program, QuickBooks, and how we can access the program with the way it is set up currently on the Server because there is a competition between the Laptop that Jennifer Steigelman is using and Ms. Weaser's computer. Neither can access the finance program at the same time. Plus, we currently have nice-sized monitors. Mr. Davis also mentioned that no one takes the computers home to work. Only he remotes in if needed.

RESOLUTION NO. 25-2025 – Authorizing the Authority to extend the '*Potential Developer*' status to

February 28, 2026, 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, seconded by Ms. Brown. The motion passed unanimously.

RESOLUTION NO. 26-2025 – Authorizing the Executive Director to execute a contract with the City of Harrisburg through its Department of Engineering for approximately \$140,000, for engineering, design, and planning related to the Paxton Creek De-channelization. Mr. Reber moved to approve, seconded by Ms. Johnson. The motion passed unanimously.

OTHER BUSINESS

Mr. Davis gave an update concerning the professional services the Authority hired (Government Finance Solutions) as a result of the last audit. He said first was all the cleanup of our accounting books, and then training for Ms. Weaser's added expertise, especially in recording certain complex transactions such as the bonds.

Mr. Davis commended Ms. Weaser for doing a great job and handling the load with all the complexities of accounting with Ms. Steigelman. Ms. Steigelman has been coming every Thursday since the middle of last month. Once in a while, they require my historical context on things.

Mr. Davis wanted the Board Members to know that Ms. Weaser has been working very hard and doing the heavy lifting.

All the Board Members commended Ms. Weaser.

Ms. Brown inquired if there was any movement of new members joining the board. She mentioned that she keeps bringing it up to City Council Members.

Mr. Reber said he has been doing the very same thing.

Ms. Brown thanked Mr. Reber.

Mr. Davis's answer was no.

Mr. Sulkosky stated the City had a news conference last week, on Monday. The conference was to announce an affordable housing grant program. The funds are \$8,000,000. It is a match-type program that would disperse some additional private development. September 5th is the deadline for applying. He said the application is on the City's website.

Ms. Brown asked if he knew who the committee would be reviewing those grant applications.

Mr. Sulkosky replied that the Mayor is looking over some final candidates, but Doug Hill, the former executive director of the County Commissioners Association, was one who was agreed upon. Two more will be selected. He has no further information at this time. Mr. Sulkosky said he will inquire later today.

Minutes of the Regular Meeting August 19, 2025
Redevelopment Authority of the City of Harrisburg
Page 4 of 4

Mr. Reber inquired of Mr. Davis if there is any update concerning Christopher Bryce and Justin Heinly with Midtown Development, who attended the last Board Meeting.

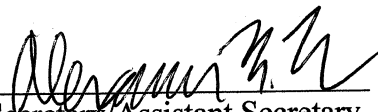
Mr. Davis replied No, he has not heard anything from either of them.

Mr. Davis said he has an update on the Broad Street Market brick build schedule. There was a Prebid walkthrough yesterday. We were told that they had some forty different contractors or companies attend. The bids are due September 2nd. The following week is set aside for the bid review. And the next week is set aside for the contracting period. They will be able to sign a contract quickly and proceed in mid-September.

ADJOURNMENT

The Meeting was adjourned at 12:55 pm.

Respectfully submitted,


Secretary/Assistant Secretary