

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting January 20, 2026 - 12:30 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on January 20, 2026, 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, Bryan Davis, HRA Executive Director, and Antonio Megna, Special Assistant, BA Office, City of Harrisburg.

PUBLIC PRESENT: None.

MINUTES

The minutes of the Regular Meeting of December 16, 2025, was presented for approval. Mr. Reber moved to approve, seconded by Ms. Brown. The motion passed unanimously.

TREASURERS REPORT

The Treasurer's Report for October 2025 was presented for approval; the report for November 2025 was presented for review. Mr. Reber moved to approve, seconded by Ms. Brown. The motion passed unanimously.

COMMUNICATIONS

Mr. Davis conveyed that we are focused on items for the Swatara Street Park that DCNR requires. We have a contract sub-recipient agreement that the City needs to execute with the Redevelopment Authority, and we also need the City to finalize and execute a contract with Char Magaro, and her team for the five-year maintenance once it is placed in service.

Mr. Davis said it is critical that we complete both. We have expressed this to the Mayor's office and to the staff that oversees grants. We have emphasized to the law bureau that these are needed. They were given a heads-up a long time ago that these items are needed. We gave the law bureau two samples that DCNR gave us, as far as the sub-recipient agreement is concerned. Once the final drafts are completed, we will be ready to proceed.

Mr. Davis mentioned that the Paxton Creek environmental work continues under the \$500,000 EPA grant, and we have the \$712,000 FEMA grant coming from the Pennsylvania Emergency Management Agency. This has been put out to bid. This will give us 30% drawings and specifications for the actual placement of the Paxton Creek joined together.

Mr. Davis added that this environmental work is necessary, no matter what we acquire along the Creek. The \$700,000 helps us determine what real estate we may need to acquire. It will actually show more precisely what the boundaries of the de-channelization will look like.

Mr. Davis said he has informed the Mayor that we are willing to be a participant, volunteering to participate in any kind of economic development and revitalization planning, as there may be

Minutes of the Regular Meeting January 20, 2026
Redevelopment Authority of the City of Harrisburg
Page 2 of 5

opportunities for real estate that the Redevelopment Authority and the Harrisburg Land Bank would be more than willing to sit at the table as those plans come together.

Mr. Davis reported that we now have the title to the Riverside Firehouse. We hold two deeds that need to be combined into one. The planning bureau is to consolidate those lots, and once this is done, then we will put a request for proposals out to the public. There have been many people interested in acquiring this property. He has saved all their emails, promising to inform them once it is ready for the bidding process. One organization group is the Riverside Neighbors. They are anxious to see it redeveloped, or more so, preserved. We do have an appetite for historic preservation. This will be spelled out in the RFP.

Ms. Johnson inquired about the location.

Mr. Davis replied that it is up on N. 4th Street, at Lewis Street, North of Division Street.

Mr. Davis informed that the auditors were here for the last two weeks. He asked Ms. Weaser to share with the board members how the process was going.

Ms. Weaser reported that they have new staff. She is hoping they complete the audit quickly. They are mostly looking at grant documents.

Ms. Weaser said Jennifer Steigleman is still doing cleanup in QuickBooks. We are now at things that are over ten years old. Things from before her time with the Redevelopment Authority. Jennifer has a co-worker named Susan who lives in Williamsport. She is coming to this area to help with the more advanced things of QuickBooks.

Ms. Weaser added that Ms. Steigleman is now helping her with things for the 2025 Audit, and then we should be done with Government Finance Solution's services.

Mr. Davis added that Ms. Steigleman showed us how to record the bond statements on the Strawberry Square property, 333 Market Street, and went back in time to clear up some things. Plus, she came one day when the auditors were here to help explain some of the things that were cleaned up.

Mr. Davis thanked Ms. Weaser, saying how much he appreciated all her work and the heavy lifting that goes on with Audits.

Mr. Davis also mentioned that the 2024 audit has six months of activity from the Harrisburg Train Station. The next step is to put out an RFP for another three years with an auditing firm. We have a draft of the RFP. This will be ready by the next board meeting.

Ms. Weaser informed that Ms. Steigleman gave her more names of auditing firms to be added to our RFP list.

Mr. Reber asked if Maher Duessel was willing to put in a bid. He asks this because he has seen some of their existing clients

Mr. Davis confirmed that they are willing to put in a bid.

PUBLIC COMMENT

None

OLD BUSINESS

Mr. Reber wondered if there was any update on 333 Market Street, especially now that the City Council has approved the development plan.

Mr. Davis replied No. The last he heard anything was this past mid-December. He was hoping Ms. Rowe had updates, but she could not be present today. This past December, he was sent an email asking to postpone until January. He believes they are getting all their ducks in a row, then they will say something like they are ready, giving the Authority short notice to complete the sale. This has been his past experience with Harristown Development Corporation.

NEW BUSINESS

RESOLUTION NO. 1-2026 – Designating the Officers for the Board of Directors of the Redevelopment Authority for the year 2026. Mr. Reber moved to approve, seconded by Ms. Brown. The motion passed unanimously.

RESOLUTION NO. 2-2026 – Authorizing the Authority to approve a Sponsorship of South Central Pennsylvanian Restoration LLC’s Big US Workforce Training Inc.’s \$1,000,000 Local Shares application to the Pennsylvania Department of Community and Economic Development in support of new affordable housing and Public Space Improvements to be constructed at 1148, 1150, 1161, 1163, 1169, 1171, and 1173 Market Street with the current Potential Developer, South Central Pennsylvania Restoration LLC, 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.

Mr. Davis said this resolution should look familiar because we just passed it last month. It is identical with the exception of one phrase that DCNR asked us to add. It references public space improvements. Their site plan for the building includes renovating some complex stair access that goes up the back of the property. The Commonwealth asked us to include this because they are planning to use some of this money for improvements to the site.

RESOLUTION NO. 3-2026 – Authorizing the Authority to extend the Potential Developer status to **July 31, 2026**, for South Central Pennsylvania Restoration LLC’s project of mixed-use, commercial, and residential housing on five (5) lots located at 1161, 1163, 1169, 1171, and 1173 Market Street. Mr. Reber moved to approve, seconded by Ms. Brown. The motion passed unanimously.

Mr. Davis said this is a sister resolution to the one we just passed. Their potential developer status ran through December 31st of last year. It was an oversight. We thought this was passed already when we

Minutes of the Regular Meeting January 20, 2026
Redevelopment Authority of the City of Harrisburg
Page 4 of 5

drafted the other resolution. This is why it is on the agenda today to grant them another six-month extension.

RESOLUTION NO. 4-2026 – Authorizing the Authority to approve the company, *CF Acri* to install a new A.O. Smith BTR-197 100-gallon natural gas water heater at the Susquehanna Harbor Safe Haven for \$29,345.68. Mr. Reber moved to approve, seconded by Ms. Brown. The motion passed unanimously.

Mr. Davis announced that this is actually for the replacement of two hot water heaters. The reason being the originals were installed back in 2009. They are now fifteen years old, and one of them has failed completely. They foresee the other failing fairly soon.

Mr. Davis explained that part of the Safe Haven's rent that comes from Christian Churches United is deposited into the Authority's CSM Fund. It contains funds to pay for things such as this. We do have sufficient funds to cover this cost.

Mr. Davis pointed to the bottom of the resolution, which shows four different entities, including CF Acri. They are qualified to do the work. They are a reputable firm. They will obtain the necessary permits for the city of Harrisburg. And all quoted pricing for the very same hot water boilers.

RESOLUTION NO. 5-2026 – Authorizing the Authority to extend the Potential Developer status to January 31, 2027, for Vice Capital, LLC's project 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. Davis said he has seen very little movement on this in the last twelve months. At the same time, the Mayor's office and I are pushing them to get their design work done and to finalize their financing for these parcels.

Mr. Davis added that they are also potential developers on other vacant lots. They are working on phase two with their JMB Gardens located on N. 6th Street. There is another on N. 7th Street behind the federal courthouse. We are simultaneously pressing them on all three locations. We hope to see some serious movement on any or all within this year.

OTHER BUSINESS

None

ADJOURNMENT

The Meeting was adjourned at 12:49 pm.

Respectfully submitted,


Secretary/Assistant Secretary