

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

10 N. Second Street, Suite 405, Harrisburg, PA 17101

717.255.3000

www.Redevolophbg.org

REGULAR MEETING – November 18, 2025 – 12:30 P.M.

AGENDA

- I. Call to Order
- II. Minutes of the Regular Meeting of August 19, 2025.
- III. Treasurer's Report – June and July 2025 for approval; and August, September, and October 2025 for review.
- IV. Communications
- V. Public Comment Regarding Matters of Concern of Authority Business or Agenda Items.
- VI. Old Business
- VII. New Business

RESOLUTION NO. 27-2025 – Authorizing the Authority to approve a Sponsorship of South Central Pennsylvania 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 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.

RESOLUTION NO. 28-2025 – Authorizing the Authority to extend the Potential Developer status to **March 31, 2026**, for South Central Pennsylvania Restoration LLC's project of mixed-use, commercial, and residential housing on three (3) lots located at 1420, 1424, and 1426 Derry Street.

RESOLUTION NO. 29-2025 - Authorizing the Authority to extend the *Potential Developer* status to **April 30, 2026**, for Christopher/Erica Bryce's project of mixed-use commercial/residential housing located at 1700, 1702, 1706, 1708, 1712, and 1714 N. 6th; 1707 & 1709 N. 5th; 1708 & 1710½ Wood; and 510, 512, and 514 Hamilton Streets.

RESOLUTION NO. 30-2025 – Authorizing the Authority to Amend Resolution # 2-2025; Designated Developer status for TLC Work-Based Training Programs, Inc. of Twenty-five (25) parcels for new affordable housing. The Authority and Developer wish to increase the development to include seven (7) additional parcels located at 1614, 1623, 1625, 1627, 1629, and 1631 Regina Street.

RESOLUTION NO. 31-2025 – Approving Handles Helping Hand Foundation as the Designated Developer of 1605-1613 Market Street.

RESOLUTION NO. 32-2025 – Authorizing the Authority's Executive Director to execute a Grant Agreement (FEMA funding) with the Commonwealth of Pennsylvania, acting through the Pennsylvania Emergency Management Agency, for engineering and design services for the Dechannelization of the Paxton Creek, in the amount of \$712,500.

- VIII. Other Business
- IX. Adjournment

Means To Attend

*** In Person Meeting Location:** Rev. Dr. Martin L. King Jr. Government Center, 10 N. Second Street, 4th Floor,
Suite 405 Conference Room, Harrisburg, PA 17101

*** Board of Directors to Join via Microsoft TEAMS:** https://teams.microsoft.com/l/meetup-join/19%3ameeting_OTRjNjBINjltNWewZS00OWQ1LWE5NjQtMzVmZmRhZGUwN2M2%40thread.v2/0?context=%7b%22Tid%22%3a%22f639450b-581a-4e26-b7dd-8ba0e623af21%22%2c%22Oid%22%3a%22ae286958-78ba-41b3-ac74-caee65bf7c40%22%7d

Meeting ID: 286 854 942 906 15 Passcode: kZ94E6X9i

If you have trouble joining the virtual meeting, call 717-255-3150 for assistance.

RESOLUTION NO. 27-2025
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) owns 1148, 1150, 1161, 1163, 1169, 1171, and 1173 Market Street, Harrisburg, PA (collectively the “Property”); and

WHEREAS, in Resolutions 9-2025 and 22-2025, the Authority has designated South Central Pennsylvania Restoration LLC as the Potential Developer of the Property for the new construction of twenty-four (24) new affordable housing apartments and first-floor commercial space; and

WHEREAS, the Big Us Workforce Training Inc. is part of South-Central Pennsylvania Restoration LLC; and

WHEREAS, the Authority is willing to sponsor the Big Us Workforce Training Inc. in a \$1,000,000 Local Share application to the Pennsylvania Department of Community and Economic Development for this affordable housing project; and

WHEREAS, the Authority’s Sponsorship of this application reflects our shared commitment to enhancing the quality of life in the City and empowering organizations dedicated to improving our neighborhoods.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg hereby approves Sponsorship of the **Big Us Workforce Training Inc.’s** \$1,000,000 Local Share Grant application to the Pennsylvania Department of Community and Economic Development in support of new affordable housing to be constructed at 1148, 1150, 1161, 1163, 1169, 1171, and 1173 Market Street, Harrisburg, PA; and authorizes the Executive Director and appropriate Officers to execute all necessary documents and agreements, subject to approval of substance and form by the Authority’s Solicitor.

Date

Secretary

Redevelopment Authority of the City of Harrisburg
10 N. Second Street, Suite 405
Harrisburg, PA 17101
FEIN: 23-6005423

Nichole Johnson, Chair
Crystal Brown, Vice Chair
Alexander Reber, Secretary/Treasurer

Bryan Davis, Executive Director
(717) 255-6639
bdavis@hra-harrisburgpa.org

Catherine Rowe, Solicitor

RESOLUTION NO. 28-2025
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a Proposal, dated 12 December 2024, from **South Central Pennsylvania Restoration LLC** with its office located at 1400 Karen Drive, Harrisburg, PA, 17109 for the purchase of 1420 Derry (PID 09-068-086), 1424 Derry (PID 09-068-088), and 1426 Derry Street (PID 09-068-089), (collectively the “Property”); and

WHEREAS, the Authority amends the status of **Resolution 10-2025**, and

WHEREAS, the Authority wishes to extend South Central Pennsylvania Restoration LLC’s status as *Potential Developer* so that they may continue with their planning and negotiations for an additional six (6) months.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg, hereby extends the Potential Developer status as stated in **Resolution 10-2025** is hereby extended to **March 31, 2026**. All other terms and conditions of **Resolution 10-2025** not in conflict shall remain in full force and effect.

Date

Secretary

RESOLUTION NO. 29-2025
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) in **Resolution 8-2021**, has recognized **Christopher/Erica Bryce** as Potential Developers for the purchase of 1700, 1702, 1706, 1708, 1712 and 1714 N. 6th Street; 1707 & 1709 N. 5th Street; 1708 & 1710 ½ Wood Street; and 510, 512, and 514 Hamilton Street collectively, (the “Properties”), to provide a mixed-use residential building and parking lot in the Midtown area; and

WHEREAS, the Authority amended the status in **Resolution 8-2021**, **Resolution 34-2021**, **Resolution 17-2022**, **Resolution 7-2023**, **Resolution 26-2023**, and **Resolution 23-2024**.

WHEREAS, the Authority wishes to extend Christopher/Erica Bryce’s status as *Potential Developer* so that they may continue with their planning and negotiations for an additional six (6) months.

NOW, THEREFORE, BE IT RESOLVED, the Redevelopment Authority of the City of Harrisburg hereby extends the Potential Developer status, as stated in Resolution 8-2021 is hereby extended to **April 30, 2026**. All other terms and conditions of **Resolution 8-2021** not in conflict shall remain in full force and effect.

Date

Secretary

RESOLUTION NO. 30-2025
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) in **Resolution 2-2025**, has recognized **TLC Work-Based Training Programs, Inc.** as Designated Developer of twenty-five (25) parcels for new construction of affordable housing apartments and homes; and

WHEREAS, TLC Work-Based Training Programs, Inc. wishes to increase the development to include an additional seven (7) parcels located at 1614 Regina (PID 09-024-056), 1623 Regina (PID 09-028-20), 1625 Regina (PID 09-028-021), 1627 Regina (PID 09-28-022), 1629 Regina (PID 09-028-023), 1631 Regina (PID 09-028-024), and 1633 Regina (PID 09-028-025) (collectively the “Property”); and

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) owns the Property; and

WHEREAS, the Authority wishes to amend its Resolution 2-2025 to include the Property.

NOW, THEREFORE, BE IT RESOLVED that the Redevelopment Authority of the City of Harrisburg hereby amends its **Resolution 2-2025** to include 1614 Regina (PID 09-024-056), 1623 Regina (PID 09-028-20), 1625 Regina (PID 09-028-021), 1627 Regina (PID 09-28-022), 1629 Regina (PID 09-028-023), 1631 Regina (PID 09-028-024), and 1633 Regina (PID 09-028-025); the purchase price shall be \$2,500 for each parcel. All other terms and conditions of Resolution 2-2025 not in conflict herewith shall remain in full force and effect.

Date

Secretary

RESOLUTION NO. 31-2025

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) in **Resolution 8-2025**, has recognized **Handles Helping Hand Foundation** as Potential Developer for the purchase of 1605-1613 Market Street in Harrisburg (the “Property”) for new construction of affordable housing; and

WHEREAS, **Handles Helping Hand Foundation** plans have progressed to the level that staff has recommended that **Handles Helping Hand Foundation** be designated as the Developer of the Property.

NOW, THEREFORE, BE IT RESOLVED that (A) **Handles Helping Hand Foundation** is hereby Designated as Developer of the Property, and (B) the proper Officers of the Board of Directors of the Authority are hereby authorized to execute a standard Special Warranty Deed, Redevelopment Contract, Quit Claim Deed, and all necessary documents for the conveyance of the Property to Developer, contingent upon the following conditions being met:

1. The Property shall be developed as affordable residential housing, and related site improvements.
2. Consideration for the Property shall be \$15,000, plus developer shall pay all Authority’s closing costs, including but not limited to the 2% transfer tax.
3. **Handles Helping Hand Foundation** shall be in compliance with all applicable local regulations, including but not limited to, the building, planning, zoning and affirmative action regulations of the City of Harrisburg.
4. **Handles Helping Hand Foundation** shall have secured all financing necessary to construct and complete the improvements described within its April 2021 Proposal.
5. Settlement may occur at any time subject to all terms and conditions of the Redevelopment Contract.
6. The Property shall remain subject to all real estate taxes in perpetuity, regardless of whether the use qualified for an exemption from the same under any applicable law.
7. The Property shall be subject to re-capture by the Quit Claim Deed if the Developer does not abide by the terms of the Redevelopment Contract.
8. Such other conditions that the staff of the Authority and its Solicitor deem reasonable and appropriate.

Date

Secretary

RESOLUTION 32-2025

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) has partnered with the City of Harrisburg in planning for the Paxton Creek Dechannelization; and

WHEREAS, the Paxton Creek Dechannelization and restoration would be the most significant and sizeable urban renewal and economic development project the City of Harrisburg has undertaken in decades, it will benefit existing commercial properties and provide myriad opportunities for new commercial, light industrial, and residential development integrated into a natural stream design with an urban greenspace design: and

WHEREAS, the Paxton Creek Dechannelization will provide flood relief and development potential to over 400 acres (220 parcels), including removing 133 acres (73 parcels) entirely from the FEMA 100-year floodplain and no longer subject to flood insurance requirements; and

WHEREAS, the Authority has been awarded \$712,500 in Federal Emergency Management Agency (FEMA) funding for engineering and design services for the Paxton Creek Dechannelization; and

WHEREAS, the FEMA funds are being delivered to the Authority through the Pennsylvania Emergency Management Agency.

NOW THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg, that the Executive Director is hereby authorized to execute a Grant Agreement with the Commonwealth of Pennsylvania, acting through the Pennsylvania Emergency Management Agency, for the above-referenced engineering and design services for the Dechannelization of the Paxton Creek, in the amount of \$712,500.

Date

Secretary