

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

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

717.255.3000

www.Redevolophbg.org

REGULAR MEETING – May 13, 2025 – 12:30 P.M.

AGENDA

- I. Call to Order
- II. Minutes of the Regular Meeting of March 18, 2025, and the Special Meeting on March 27, 2025.
- III. Treasurer's Report –December 2024 & January 2025 for approval; and February & March 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. 12-2025 – Authorizing the Authority to extend the Potential Developer status to **April 30, 2026**, for McCoy Boy Realty LLC's project of mixed-use commercial/residential housing located on eight (8) lots at 1600, 1602, 1610, N. 7th, and 1611 & 1625 Wallace, and 622, 634, and 636 Harris Streets.

RESOLUTION NO. 13-2025 – Authorizing the Authority to extend the Potential Developer status to **April 30, 2026**, for Angel Fox's project of a new laundromat with apartments above and parking located on five (5) lots at 1243, 1245, and 1247 Market, and 8 & 10 S. 13th Streets.

RESOLUTION NO. 14-2025 - Authorizing the Authority to extend the Potential Developer status to **May 31, 2026**, for the Latino Hispanic American Community Center's project of a parking lot on three (3) lots located at 218, 232, and 236 S. 13th Street.

RESOLUTION NO. 15-2025 – Authorizing the Authority to approve the Pennsylvania Emergency Management Agency's required Resolution language for the receipt of approximately \$750,000 in federal and state funds for flood hazard mitigation activities related to the Paxton Creek de-channelization.

RESOLUTION NO. 16-2025 – Authorizing the Executive Director to execute a Professional Services Agreement with Yost Strodoski Mears, Inc. to provide architectural design, grant compliance, and related services for the construction of the new Swatara Street Park.

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

* **Join via Microsoft TEAMS:** https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZDA1ZDg2N2MtZTBiNC00MGUzLTk1YTgtNDZhYWQ2MjJkMjZh%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: 233 700 180 108 2

Passcode: 4Bm2Vb6a

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

RESOLUTION NO. 12-2025

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) in **Resolution 6-2022**, has recognized **McCoy Boy Realty LLC** as *Potential Developer* of 8 parcels: 1600 N. 7th (PID 07-024-003), 1602 N. 7th (PID 07-024-002), 1610 N. 7th (PID 07-024-001), 1611 Wallace (PID 07-024-011), 622 Harris (PID 07-024-021), 634 Harris (PID 07-024-015), 636 Harris (PID 07-024-014) and 1625 Wallace (PID 07-024-004) Street (the ”Property”) for a mixed use project of commercial and residential housing; and

WHEREAS, the Authority amended the status in **Resolution 19-2022, Resolution 10-2023, Resolution 25-2023, Resolution 6-2024, and Resolution 20-2024**.

WHEREAS, the Authority wishes to extend McCoy Boy Realty LLC’s status as *Potential Developer* so that they may continue with their planning and negotiations for an additional twelve (12) 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 6-2022** to **April 30, 2026**. All other terms and conditions of **Resolution 6-2022** not in conflict herewith shall remain in full force and effect.

Date

Secretary

RESOLUTION NO. 13-2025

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”), in **Resolution 26-2021**, has recognized **Angel Fox** as *Potential Developer* of 1243 Market (PID 09-045-006), 1245 Market (PID 09-045-005), 1247 Market (PID 09-045-004), 8 S. 13th (PID 09-045-009), and 10 S. 13th (PID 09-045-010) Street (the “Property”) for a new Laundromat with apartments above and parking; and

WHEREAS, the Authority amended the status in **Resolution 4-2022, Resolution 12-2022, Resolution 9-2023, Resolution 24-2023, Resolution 7-2024, and Resolution 21-2024**.

WHEREAS, the Authority is willing to extend Angel Fox’s status as Potential Developer so that she may continue with its planning and negotiations for an additional twelve (12) 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 26-2021**, Item 1, to **April 30, 2026**. All other terms and conditions of **Resolution 26-2021** not in conflict herewith shall remain in full force and effect.

Date

Secretary

RESOLUTION NO. 14-2025

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a Proposal, dated November 13, 2024, from **Latino Hispanic American Community Center** with its office located at 1301 Derry Street, Harrisburg, PA, 17104 for the purchase of 218 S. 13th Street (PID 02-012-022), 232 S. 13th Street (PID 02-012-025), and 236 S. 13th Street (PID 02-012-027) Street in Harrisburg (collectively the “Property”); and

WHEREAS, the Authority amended the status in **Resolution 22-2024**.

WHEREAS, the Authority wishes to extend the Latino Hispanic American Community Center’s status as *Potential Developer* so they may continue with their planning and negotiations for an additional twelve (12) 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 22-2024** to **May 31, 2026**. All other terms and conditions of **Resolution 22-2024** not in conflict herewith shall remain in full force and effect.

Date

Secretary

RESOLUTION NO. 15-2025
Harrisburg Redevelopment Authority

DESIGNATION OF AGENT

BE IT RESOLVED by the Board of Directors of the Redevelopment Authority of the City of Harrisburg

THAT Bryan K. Davis, Executive Director

is hereby authorized to execute for and on behalf of

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG,

a public entity established under the laws of the Commonwealth of Pennsylvania, all required forms and documents for the purpose of obtaining financial assistance for the Hazard Mitigation Grant Program (HMGP) or the Pre-Disaster Mitigation (PDM) program under the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Public Law 93-288 as amended by Public Law 100-707) or the Flood Mitigation Assistance (FMA) program, Repetitive Flood Claims (RFC) program or Severe Repetitive Loss (SRL) program under the National Flood Insurance Act of 1968 (42 U.S.C. 4001 et seq), National Flood Insurance Reform Act of 1994 (Public Law 103-325) and the Flood Insurance Reform Act of 2004 (Public Law 108- 264), as pertains to federal mitigation grant programs indicated below (check all that apply):

☒ HMGP ☐ BRIC ☐ FMA

Passed and approved this 13th day of May 2025.

CERTIFICATION

I, Alexander R. Reber, duly appointed and Secretary of the Redevelopment Authority of the City of Harrisburg, do hereby certify that the above is a true and correct copy of a resolution passed and approved by the Board of Directors of the Redevelopment Authority of the City of Harrisburg on the 13th day of May, 2025.

(Signature)

(Official Position)

(Date)

RESOLUTION NO. 16-2025

Harrisburg Redevelopment Authority

RESOLVED by the Redevelopment Authority of the City of Harrisburg that the Executive Director is hereby authorized to execute a professional services contract with YOST STRODOSKI MEARS, INC., 19 South Newberry Street, York, PA 17401, to provide architectural design, grant compliance, and related services for the construction of the new Swatara Street Park, for the base contract amount of \$21,400, and as more fully detailed on the attached Services Agreement.

Date

Secretary