

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

10 N. Second Street, Suite 405, Harrisburg, PA 17101 717.255.3000 www.Redevelophbg.org

REGULAR MEETING – January 20, 2026 – 12:30 P.M.

AGENDA

- I. Call to Order
- II. Minutes of the Regular Meeting of December 16, 2025.
- III. Treasurer's Report – October 2025 for approval: November & December 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. 1-2026 – Designating the Officers for the Board of Directors of the Redevelopment Authority for the year 2026.

RESOLUTION NO. 2-2026 – 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 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.

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.

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**.

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.

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_MWYxZWE1MTgtMmFhZS00OGI2LWIxMDMtZmE1ODgzYjI4NDU5%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: 218 897 122 732 87 Passcode: mx9Hx3pA

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

RESOLUTION 1-2026

Harrisburg Redevelopment Authority

RESOLVED by the Redevelopment Authority of the City of Harrisburg that the following are hereby designated as officers for the Board of Directors of the Authority for 2026:

Chair

Nichole Johnson

Vice Chairman:

Crystal Brown

Secretary/Treasurer:

Alexander R. Reber

Treasurer:

Assist. Secretary/Treasurer

Date

Secretary

RESOLUTION NO. 2-2026
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 1163-1173 Market Street Site Preparation and Public Space Improvements; 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, related site, and public space improvements 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. 3-2025
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”), in **Resolution 9-2025**, has recognized **South Central Pennsylvania Restoration LLC** as Potential Developer of 1161 Market (PID 09-039-015), 1163 Market (PID 09-039-016), 1169 Market (PID 09-039-019), 1171 Market (PID 09-039-020), and 1173 Market Street (PID 09-39-021) (collectively the “Property”) for new construction of mixed-use commercial/affordable housing; and

WHEREAS, the Authority wishes to extend **South Central Pennsylvania Restoration LLC**’s status as Potential Developer so that it may continue with its planning and negotiation for an additional (6) six 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 9-2025** is hereby extended to **July 31, 2026**. All other terms and conditions of **Resolution 9-2025** not in conflict shall remain in full force and effect.

Date

Secretary

RESOLUTION 4-2026

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") owns the Susquehanna Harbor Safe Haven ("SHSH") located at 1805 N. 12th Street, Harrisburg; and

WHEREAS, the two hot water heaters in the SHSH are ending their useful lives, with one having completely failed; and

WHEREAS, the Authority has obtained and reviewed four quotes for pricing from qualified vendors.

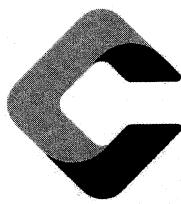
NOW THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg that the Executive Director is hereby authorized to purchase the lesser priced A.O. Smith BTR-197 100-gallon natural gas water heaters to be installed by CF Acri, of 3601 North 6th Street, Harrisburg PA in the amount of **\$29,345.68**.

Date

Secretary

Quotes:

CF Acri, Harrisburg PA	\$29,345.68	12/23/25
HB McClure, Harrisburg PA	\$34,791.00	12/29/25
Edwin L. Heim, Harrisburg PA	\$39,974.00	1/8/25
McClure Company, Harrisburg PA	\$41,315.00	12/19/25



CF Acri

An Employee Owned Company

3601 North 6th Street, Rear, Harrisburg, PA 17110 * 717-234-1675

Attn: Chris Davenport Phone: 717-255-6431 Email: jdavenport@hra-harrisburgpa.org Company: Susquehanna Safe Haven Address: City of Harrisburg , 1805 N 12th St, Harrisburg, PA 17103	Date: Dec 23, 2025 Re: PLUMBING QUOTE File Number: Q-1589 Property: Susquehanna Safe Haven Address: 1805 N 12th St, Harrisburg, PA 17103
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As requested, we are pleased to offer our proposal for the above referenced project as follows:

BID BASIS

This proposal is based on the following documentation and as indicated in the scope of work below.

SPECIFIC INCLUSIONS

2 - A.O. Smith BTR-197 100-gallon natural gas water heaters

2 - T-12 expansion tanks

Drain down, remove, and dispose of existing water heaters.

Gas line connections.

Flue pipe connections.

Copper hot and cold-water line connections.

Fill, check, and test when finished.

*Due to factors outside of C.F. Acri's control, equipment availability and current volatility in the commodities market, the proposed pricing is subject to change without notice. If awarded, materials on this proposal may need to be purchased ahead of the construction schedule to ensure that quoted pricing is maintained.

Default Section

CLARIFICATIONS

1. Proposal is good for 30 days.
2. Work to be performed Monday through Friday from 7:00 a.m. to 3:30 p.m., no Holidays.
3. Prevailing wage rates are not included.
4. Temporary utilities by the owner.

5. Dumpsters to be provided and emptied by General Contractor.
6. Any rock encountered during excavation that requires hammering will be billed at \$225/hr.
7. Excess spoils from excavation to be removed from the site by others.

EXCLUSIONS

1. Bonding, Permits, fees, and shop/engineered drawings.
2. Abatement/removal of Asbestos or any other hazardous materials.
3. Line voltage & wiring, interconnecting line voltage wiring, disconnects, starters, etc.
4. Core drilling, cutting, modifying, removal and patching of any concrete or structural partition.
5. Fire Caulking/Collars.
6. Furnish/install of any access panels.
7. House and/or equipment pads.
8. Painting of piping and equipment.

This proposal is based on the following documentation and as indicated in the scope of work below.

Total	\$29,345.68
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Total Proposal as Outlined Above..... \$29,345.68

Our goal is to provide quality construction and competitive pricing. We will accomplish this by performing efficiently, timely, safely and to your complete and total satisfaction. Thank you for allowing us to proceed by authorizing the work in the space provided below.

Sincerely,
Project manager
Ryan Jury

ACCEPTANCE OF PROPOSAL

This proposal represents the entire agreement between the parties. There are no representations, promises or other understandings unless expressly included herein.

Accepted 1-12-26 Ryan KJ

RESOLUTION NO. 5-2026

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”), in **Resolution 3-2025**, has recognized **Vice Capital, LLC** as Potential Developer of sixteen (16) parcels on Barkley Lane for new construction of single-family housing development; and

WHEREAS, the Authority wishes to extend **Vice Capital, LLC**’s status as Potential Developer that it may continue with its planning for an additional (12) twelve 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 No. 3-2025** to **January 31, 2027**. All other terms and conditions of **Resolution No. 3-2025** not in conflict herewith shall remain in full force and effect.

Date

Secretary