

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting October 18, 2022 - 12:30 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on October 18, 2022, 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) Administrative Project Manager; Bryan Davis, HRA Executive Director, Catherine Rowe, HRA Solicitor.

PUBLIC PRESENT: None

MINUTES

The minutes of the Regular Meeting of September 20, 2022 was presented for approval. Mr. Reber moved to approve: second by Ms. Brown. The motion passed unanimously.

TREASURER'S REPORT

The Treasurer's Report for June and July 2022 was presented for approval; subject to Audit; Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously. The Treasurer's Report for August 2022 was presented for review.

COMMUNICATIONS

Mr. Davis informed that the bidding process is underway for the improvements at the Transportation Center. Those are due before our November Board meeting. Hopefully those will come within budget, and we will be able to authorize the contracts and find out when they can start the work.

Mr. Davis shared with the Board some concerns with the Tenant, The Worship Academy School of the Arts. They are about \$30,000 behind in their rent and starting this past September when the school season started their student count doubled in size to about 60 or more students that are now sharing the second floor with other office tenants.

Mr. Davis explained that the school was awarded a grant of \$50,000 coming from the city which can be used to pay rent. The city confirmed this. Contracts were delayed due to the city's process. Their contract was just signed about sixty days ago and we have been patiently waiting for the fund's availability and disbursement.

Mr. Davis said the Authority's Realtor, Bill Gladstone is working with us to try and help resolve the situation. We are looking to move the school to the third floor once their rent is paid. They will still use suite 209 where the new flooring was installed for their dance classes. The school's main office and classrooms will be on the third floor.

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Mr. Reber inquired if this is a preschool.

Mr. Davis replied no it is a K-12th grade. The majority are young students.

Ms. Johnson asked how long the Director, Shakara Alcorn-Beckem is with the students.

Mr. Davis answered every school day. She does have staff. She is there every day running it.

Mr. Reber asked what's the status on the grant.

Mr. Davis relayed that the grant was executed and delivered to the city. And he will inquire down stairs to find out if they dispersed any checks.

Mr. Davis communicated that since last month's meeting there have been no major changes at Governors Square. Mr. Davis said he will contact them as soon as he hears of anything major or substantial.

Mr. Davis mentioned that Neil Grover had offered to come today. He did not have anything new to report, so I told him that he did not need to join us today.

PUBLIC COMMENT

None

OLD BUSINESS

None

NEW BUSINESS

RESOLUTION NO. 20-2022 authorizing the Authority to approve the sale of 1210 Bailey Street to Damion Scott for an accessory yard/green space to his adjacent property. Ms. Brown moved to approve; second by Mr. Reber. The motion passed unanimously.

Mr. Davis conveyed that Damion Scott owns three lots. The Authority's property is in the middle, which would make them contiguous. Mr. Scott reached out to us and the Summit Terrace Homeowner's Association proposing that he would like to support them by having a community garden or community green space. The Authority's lot is narrow and can be used for green space.

Ms. Johnson commented that should he later wish to do something else with the lot, he can seek the city for approval.

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RESOLUTION NO. 21-2022 authorizing the Authority to retake Title of 57 N. 13th Street from Habitat for Humanity of Greater Harrisburg who back in 2009 desired to build houses on this property along with other adjacent lots. At this present time, they are unable to build on this property. Ms. Brown moved to approve; second by Ms. Johnson. Mr. Reber abstained. The motion passed unanimously.

Mr. Davis said we received a communication from the new director, Serina Gaston who asked if we would be willing to take back title of 57 N. 13th Street. They have paid the taxes on this lot but not the others which are now on the Repository List.

Mr. Davis informed that originally the Authority acquired these lots from the Repository with money received from Impact Harrisburg. The lots were all vacant and contiguous. All are under this Redevelopment Contract. His last conversation with Ms. Gaston was that he believed the Board would be fine with taking back title as long as they cover the total cost.

Mr. Davis informed Ms. Rowe that he has seen this through a Deed in Lieu of Condemnation because of the Redevelopment Contract was attached and technically they are in violation or default of that contract. He said this is what we did at Capitol Heights.

Ms. Johnson noted that this project was from 2009. She wondered why they waited so long.

Mr. Davis responded saying Habitat had changes in leadership and right after 2009 was the collapse of the housing market. He did not know if that had any impact. It did have an impact on people building houses. He is leaning more towards the void in leadership.

Mr. Reber announced that he is abstaining from this vote due to a potential future conflict.

RESOLUTION NO. 22-2022 authorizing the Authority to approve the sale of 1613 Chestnut Street to Fred R. Lee who proposes to rehab the existing structure into Residential Housing. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis said Tarik Casteel with TLC Cornerstone who is constructing the fifty units up in Allison Hill on our land came in with Fred Lee asking to acquire 1613 Chestnut Street. The house on this property is in terrible condition. Mr. Casteel wants to use his program to renovate the house. Mr. Lee is providing the funding and then will lease it for residential housing. The Authority will execute a Redevelopment Contract with Mr. Lee.

OTHER BUSINESS

Regarding the TLC Cornerstone project, Ms. Rowe said we have been pushing through to get the land transferred over. A few months ago, we provided them with the Redevelopment Contract. They did get back to us and we turned it around within a day comprised with our responses. That is moving forward.


Ms. Rowe said they expect a closing date in November.

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ADJOURNMENT

The meeting adjourned at 12:45 pm.

Respectfully submitted

A handwritten signature in cursive script, appearing to read "Alexander R. Mc", is written over a horizontal line.

Secretary/Assistant Secretary