

# **REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG**

## **Regularly Scheduled Meeting November 27, 2023 - 12:33 P.M.**

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on November 27, 2023, in the Lower-Level Conference Room, of the Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:33 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 Catherine Rowe, HRA Solicitor (via TEAMS).

PUBLIC PRESENT: Jennifer Cruverkibi, CPA Principle of the Harrisburg Office of Mahr Duessel, and Damion Scott, resident in Harrisburg (both via TEAMS).

### **MINUTES**

The minutes of the Regular Meeting of October 17, 2023, were presented for approval. Mr. Reber moved to approve: second by Ms. Brown. The motion passed unanimously.

### **TREASURER'S REPORT**

The Treasurer's Report for July and August 2023 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 September and October 2023 was presented for review.

### **COMMUNICATIONS**

Mr. Davis introduced Ms. Cruverkibi to the Board Members informing them that she is present to explain and answer any questions concerning the Authority's year-end 2022 Audited Financial Statements.

Ms. Cruverkibi greeted the Board Members. In looking at the Financial Statements themselves right after the table of contents is our independent auditor's report and the opinion, we gave the Redevelopment Authority's Financial Statements what we call an unmodified opinion. This is the best opinion the Authority can receive.

Ms. Cruverkibi informed that the financial statements were presented fairly in all material respects in accordance with the accounting principles generally accepted in the United States of America which is (GASB) the Governmental Accounting Standards Board. They require what is called a management discussion analysis. But like previous years the Redevelopment Authority has not included it. This does not change our opinion. We just include the paragraph talking about this, but it is not included in the report. In addition, there were no new accounting policies that were adopted so no new GASB implementation that the Authority had to worry about.

Ms. Cruverkibi stated that there were no significant changes and no significant accounting policies that changed from the prior year. We noted all transactions were properly recorded and there were no transactions that had a lack of authoritative guidance or consensus. We had no significant difficulties in

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working with management as part of the audit. There were no disagreements that arose as part of our audit. We did receive a representation letter from Management, like representations from prior years to acknowledge there were no consultations with other accountants about auditing or accounting matters that would try to arise to obtain a second level of opinion.

Ms. Cruverkibi said on page one right after the independent auditor's report is the Redevelopment Authority's statement of net position. This includes all the funds of the Authority as well as the Harrisburg Land Bank which is a blended component unit. You will see the total assets decreased from the prior year. This is due to the decrease in lease receivables noted in footnote number five. The capital assets have also decreased. There were no additions to the capital assets.

Ms. Cruverkibi stated the liabilities have increased due to primary government line item increase during the year due to the City making a guaranteed payment and the accrued interest included in that. This whole discussion is in footnote seven. The debt decreased based upon the regularly scheduled amortizations. The maturity schedules offset with the accretion. The deferred lease revenue decreased in accordance with the amortization schedule.

Ms. Cruverkibi mentioned that the Authority's net position increased, and your general fund improved during the year. The long-term debt rolled forward as noted in footnote seven.

Mr. Reber and the other Board members thanked Ms. Cruverkibi.

Mr. Reber inquired with Mr. Davis about page three, line three, where it talks about the Verizon tower lease payments. Will they be renewing their lease.

Mr. Davis explained that there are three different leases, three different towers. The Authority does not see these payments. They go directly to the Fulton Bank Trustee Accounts. He said it all gets recorded in our books as debt services.

**PUBLIC COMMENT**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

RESOLUTION NO. 30-2023 – authorizing the release of Audited Financial Statements for year ended December 31, 2022. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

RESOLUTION NO. 31-2023 – authorizing the Authority to extend the Potential Developer status to June 30, 2024, for the YMCA's Cornerstone Phase 2 project of new single-family affordable homes at 2728-2732 Jefferson Street. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis reported that these are vacant lots located at the intersection of Division and Jefferson Streets just across from the Uptown Plaza.

Mr. Davis said the YMCA had provided us with a preliminary proposal, however during this process their Executive Director, Jamien Harvey left. He was successful in reaching the new leadership. They just provided the Authority with a letter saying they are still committed to constructing new single-family homes that have the opportunity of homeownership just like they did on Jefferson Street.

Mr. Davis informed that the YMCA asked for additional time so they can examine how they were successful with Woodbine Street to then do the same with the Jefferson Street lots.

Mr. Davis recommends a six-month extension.

#### **EXECUTIVE SESSION**

The Regular Meeting was suspended for an Executive Session.

#### **OTHER BUSINESS**

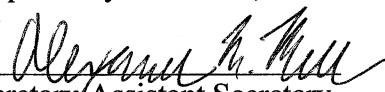
Mr. Reber inquired with Ms. Rowe if there are any updates concerning Governor's Square.

Ms. Rowe reported that there are no updates at this time.

Ms. Rowe also stated that she has no updates on the Worship Academy School located at the Harrisburg Transportation Center. She said we have filed a Confession of Judgement against the Worship Academy because they failed to pay rent and have damaged portions of the Transportation Center. She believes that it has been two years now. The Judgement was filed about two months ago. Someone from the Worship Academy, not a Lawyer, has indicated that they are objecting to the Confession of Judgement. Ms. Rowe said we are now just waiting for the court to issue an order for a hearing. But unfortunately, we are stuck because they have due process. They have tenant rights that we must respect until a hearing is scheduled.

The Meeting was Adjourned at 1:18 pm.

Respectfully submitted,

  
Secretary/Assistant Secretary