

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting November 18, 2025 - 12:30 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on November 18, 2025, 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
Alexander Reber

ABSENT:
N/A

Also present: Janell Weaser, Harrisburg Redevelopment Authority (HRA) Controller, Bryan Davis, HRA Executive Director, and Catherine Rowe, HRA Solicitor.

PUBLIC PRESENT: Samuel Sulkosky, City of Harrisburg Business Administrator-Chief of Staff.

MINUTES

The minutes of the Regular Meeting of August 19, 2025, were presented for approval. Ms. Brown moved to approve, seconded by Mr. Reber. The motion passed unanimously.

TREASURERS REPORT

The Treasurer's Report for June and July 2025 was presented for approval; reports for August, September, and October 2025 were presented for review. Mr. Reber moved to approve, seconded by Ms. Brown. The motion passed unanimously.

Mr. Reber inquired how things are going with the new Financial Consultant. He asks because he noticed in the Treasurer Reports that there are still some items, for example, in the General Fund that show a balance of \$1.00 retirement payable, and some other smaller accounts that probably could be journal entries to zero and cleaned up. You are working with them on all that correct. We want to make sure this is done before the next audit.

Ms. Weaser replied that she has been working with Jennifer Steigelman each week. Ms. Steigelman had surgery, so we missed about two to three weeks. At first, we were looking at the smaller figures to clean up, such as old purchase orders, and then we focused solely on the Train Station (TCO) account since that account was closed out, and the auditors are coming the first week of January to audit the year-ending 2024.

Ms. Weaser said she had pointed out some figures under reconciliations that were very old and stuck in there that needed to be cleared. We created some new line items or chart of accounts in order to do some journal entries. We also pulled Mr. Davis in over a couple of things that went back ten years or more, before her employment started.

Ms. Weaser said she gave Ms. Steigelman the last two years of Bond Statements. Ms. Steigelman created a very large spreadsheet for her to make new journal entries, as this is one thing the auditors will no longer provide. Ms. Weaser said she was unable to understand Ms. Steigelman's spreadsheet. We plan to go over that together soon.

Ms. Weaser mentioned that some past auditor journal entries should have had reversal entries done for

the new or prior year. There were a few corrections completed. There was an issue with our vacation time reports. I needed to add a calculated column showing what the pay cost would be for year-end accumulated vacation time. Wording from the Authority's personnel policies on vacation and sick leave guidelines was also included.

Mr. Davis added that Ms. Steigelman comes nearly every Thursday, and then Ms. Weaser has a list of things that she does in between. Thursdays have been an all-day grind, digging deep. He was included for something back in 2012.

Mr. Davis said Ms. Steigelman is with Government Finance Solutions, which is a part of Dalwood Engineering, but Dalwood was recently purchased by Woolpert, a global company.

Mr. Davis mentioned that Maher Duessel confirmed just two or three weeks ago that they will start our 2024 audit on January 5th. They had some staff shortage and had been booked up for some time.

COMMUNICATIONS

Mr. Davis wanted to update the Board Members on 333 Market Street. He said Harristown Corporation wants to acquire the property from us. They appealed to the Tax Claim Bureau for the real estate taxes to be adjusted. They were approved from prior \$11,777,66 down to \$7,272,000. Because of the sizable reduction that starts January 2026, they have informed us that they definitely want to move their closing to next year to save them roughly \$140,000 in transfer taxes.

Ms. Rowe said they were waiting for state budgets to be approved. She spoke with Brad Jones, President of Harristown Corporation, who was going to try to push it through before the end of this year.

Mr. Sulkowski said he heard they were to be approved today.

Cate confirmed.

Mr. Sulkowski mentioned that the City Council has tabled Harristown's Land Development Plan.

Mr. Reber concurred and said he was worried that if Harristown's plan were to be turned down that they may not take ownership, which would be a huge liability to the Authority.

Mr. Sulkowski said he understands the need for affordable senior housing, but he hoped that the City Council would understand the massive liability. Harristown may do market-rate housing, which is good. That is maybe 250 to 300 units there.

Mr. Sulkowski said Brad's partner was not present for the Council meeting. The council asked him many questions that he could not answer at that time. The other issue was that a Council Member was not present to break the voting tie. This is why it was tabled.

Ms. Rowe wondered who his partner was.

Minutes of the Regular Meeting November 18, 2025
Redevelopment Authority of the City of Harrisburg
Page 3 of 8

Mr. Sulkowski said Brad was talking to two firms. We didn't identify who they are.

Mr. Reber said that is the big issue. Until this is approved, they cannot say with whom they are going to have the Master Lease. This is why he could not answer certain questions because he did not have the answer for the developer who would hold the Master Lease.

Mr. Sulkowski added that it could be the City. The City has applied under the new legislation for RACP. We applied for an organization specifically for that building. He assumes it will be approved. It is in development stages, which were delayed because of the budget being recently passed.

Mr. Reber said, hopefully they will address the elevator issue, which is a big liability.

Ms. Rowe said he had a partial grant for the elevator. That cost is around ten million to upgrade.

Ms. Rowe wanted to know more about the Senior Housing Plan. Is that the Mayor's issue.

Mr. Sulkowski said no, it is the Council's issue. It has nothing to do with the Mayor. The Mayor is fine with what was presented. It seems like every time something comes up, they insist on it having affordable housing.

Ms. Rowe said not every developer is built to do that.

Mr. Sulkowski said they have a tremendous amount of housing stock in the City that is affordable housing. He believes we also need market-rate housing. He would like to see some luxury apartments. No one seems to talk about that. He believes they need to hit all three areas of housing stock.

Mr. Sulkowski said the one Councilwoman is correct. She noted there is no ordinance that requires 20% of the properties to have affordable housing. No one argued with her. He meets all the criteria. There is no reason not to support this.

Ms. Parker inquired if there is still a ten-year LERTA in place, and is Brad Jones eligible for that.

Mr. Sulkowski replied that there is a LERTA in place that is being redone. It expires 12/31/25. He believes they sent it to the school district for review.

Ms. Parker wondered if he would still be eligible next year.

Mr. Sulkowski said the revised LERTA ordinance would have to be approved for him to be eligible because the current LERTA ordinance was redone last year for a one-year extension. That extension expires December 31st. A draft was sent to the school district and to the county for their review and input. That should be presented to Council shortly.

Ms. Parker wondered if it was amended.

Mr. Sulkowski said there were some revisions made to it.

Ms. Parker asked if it is still for ten years.

Mr. Sulkowski no, it is a ten-year sliding scale.

Mr. Davis wondered if the Authority could see the draft.

Mr. Sulkowski said it is a pre-decisional document.

Ms. Parker asked if Brad wants to make it affordable housing.

Mr. Sulkowski said no. He did not say that he wanted affordable housing. He only said senior housing.

Mr. Davis summarized the resolutions on today's agenda. He said Tarik Casteel is doing his second phase up in Central Allison Hill. This is Resolution number thirty. He received \$1,000,000 of city affordable housing funds for this project. It is moving forward under the American Rescue Plan (ARPA), former money the City has for affordable housing. Tarik identified some additional lots they wish to add to the project. They are ready for designated developer status.

Mr. Davis conveyed that Chris Franklin's foundation, Handles Helping Hand (Charitable Work) Foundation, received \$900,000 of the city's affordable housing funds and is also ready to upgrade to the designated developer status.

Mr. Davis reported that Amtrak owed the Authority money from a year ago, June. Because of Ms. Weaser and Ms. Rowe's hard work, Amtrak just paid those funds. They paid the Authority \$38,209.00.

Mr. Davis said another footnote is the County. There seems to be a hiccup with them now treating us as taxable instead of automatically statutorily exempting us from real estate taxes, which is the statute in the Commonwealth of Pennsylvania, because all the redevelopment authorities are Agencies of the Commonwealth. We are not municipal authorities. But I have a feeling they have new staff there. We recently purchased some Swatara Street lots, and they enrolled us as taxable properties and told us that we can apply to be tax exempt, saying we can fill out some paperwork and pay an application fee. We need to involve Ms. Rowe for help with the matter.

Ms. Rowe said she notified them, reiterating that the Authority is exempt. They are doing some research on their end. She was hoping for an update today but will keep at them.

Mr. Davis mentioned Governor's Square. We are working with Justin Heinly, with Midtown Asset Consulting, the court-appointed Receiver. Because of the HUD Upfront Grant, we are actively engaged to help with repositioning the project for a new owner/developer. As for addressing immediate repair needs, we will support Justin in grant applications, where needed.

Mr. Davis added that we have been working with the City of Harrisburg on supporting urban growers. In the past, we partnered with Capital Region Water on their raised beds. You may recall that we received

a couple of grants from the Pennsylvania Department of Agriculture in amounts of \$50,000 each. They happen to have a ceiling of five-year periods, so you cannot apply for more funds. We turned to the city and talked with the Mayor, she approved the City to be the applicant this round. We will do the application and all the paperwork, with the City as applicant. We submitted a \$50,000 application to the Pennsylvania Department of Agriculture for next year's growing season.

Mr. Sulkowski asked if that is the maximum amount allowed. And are you dealing with the US Department of Agriculture.

Mr. Davis said no, but we have had USDA money in the past. He recalls this back in 2024.

Ms. Parker asked if Tarik Casteel was still involved in urban growing programs.

Mr. Davis said no, but he is still active in the city.

Ms. Parker asked who was doing this.

Mr. Davis replied, the Salvation Army and Community Action Commission. He is not sure if Hamilton Health is or not. They are the ones partnering with this application.

PUBLIC COMMENT

None

OLD BUSINESS

None

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. Mr. Reber moved to approve, seconded by Ms. Brown. The motion passed unanimously.

Mr. Davis said they are a new partnership conducting affordable multifamily development. They have other scattered site projects with the Authority on Walnut and Derry Streets. They have some Consultants who have experience in putting together multifamily financing. We are waiting to see how they will perform. They remind him of Tarik Casteel. In this resolution, we can sponsor their application with the Commonwealth for \$1,000,000 or around that figure. We would be the conduit of the funds.

Mr. Sulkowski asked if that is statewide.

Mr. Davis said yes. We have never been a part of a statewide award that came through us before. It may go directly to the project.

Mr. Davis said this is why we are only asking for six months on Derry Street, and we do not have anyone else inquiring about these lots, but if someone else with deep pockets were to come along, we would be looking at changing things

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. Mr. Reber moved to approve, seconded by Ms. Brown. The motion passed unanimously.

RESOLUTION NO. 29-2025 – Authorizing the Authority to extend the *Potential Developer* status to **April 30, 2026**, for Christopher/Erica Bryce' project of mixed-use commercial/residential housing located at 1700, 1702, 1706, 1708, 1712, and 1714 N. 6th; 1701 & 1709 N. 5th; 1708 & 1710.5 Wood; and 510, 512, and 514 Hamilton Streets. Mr. Reber moved to approve, seconded by Ms. Brown. The motion passed unanimously.

Ms. Johnson asked how many extensions have they been granted.

Ms. Rowe replied, six.

Mr. Davis explained that they responded to the RFP for MarketPlace Townhomes and Capitol Heights. And on the heels of that they were looking at this cluster of land for mixed-use development. We have kept this alive because no one else has inquired of these lots. They did invest quite a bit into their preliminary design and drawings for both the site plan and the building itself. When the pandemic hit, they stalled as did every other developer, due to cost increases and higher interest rates. We have received their approved land development plan for MarketPlace to begin construction and take title. We are just waiting for them to be ready to schedule the closing on the land for their first phase of construction at MarketPlace. If this all goes well and is successful, then they should be able to construct at Capitol Heights.

Mr. Davis said this does echo and feel like S&A Homes; they had a great team and the expertise needed; but fell apart with the 2008 market collapse. This is why we recommend only a six-month extension. We will see come April if something happens between now and then, and see if they give us something solid in progress. They need to give us a feasible plan and a timeframe of delivery.

Ms. Rowe said to also express the board's frustration at their delay.

Mr. Reber agreed and said that the interest rates are starting to drop. There are more people now in the mix. This is a different world now compared to the pandemic time back in 2019, 2020.

Mr. Davis agreed.

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, 1631, and 1633 Regina Street. Mr. Reber motioned to approve, seconded by Ms. Brown. The motion passed unanimously.

Ms. Rowe noted that 1633 is missing from the agenda, but it is on the resolution.

RESOLUTION NO. 31-2025 – Approving Handles Helping Hand Foundation as the Designated Developer of 1605 – 1613 Market Street. Mr. Reber moved to approve, seconded by Ms. Brown. The motion passed unanimously.

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 Paxton Creek, in the amount of \$712,500. Mr. Reber moved to approve, second by Ms. Brown. The motion passed unanimously.

Mr. Davis said we have been waiting for this money for some time. You may recall that this originally was a community project supported through Senator Casey's Office, which was awarded, and then it finally went through legislation at the federal level. Now its funding has gone through the PA Emergency Management Agency, the state agency that administers those funds. We finally received that grant agreement. In essence, you will be ratifying this agreement because the Commonwealth sent us this between our meetings over the last sixty days, and we executed it, sent it back to the Commonwealth. Now we await their signatures for fully executed agreement.

Mr. Davis reported that we have drafted the RFP for this work. Capital Region Water and our existing team of engineers, who are doing work with the EPA funding, \$500,000 of EPA funds have been looped in. Troy Truax, with Michael Baker, has been a lead engineer working on the Paxton Creek Dechannelization, going back all the way to PennDOT's work. This \$712,000 allows us to do 30% the Paxton Creek design work primarily between Herr to the north and Mulberry Street bridge to the south. Dechannelization will provide flood mitigation to hundreds of properties, opening up opportunities for economic and urban renewal activities.

OTHER BUSINESS

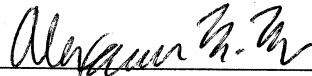
Mr. Davis wanted to mention that a copy of the proposed 2026 Budget was sent to them to review for next month's board meeting. Please reach out to us for any clarifications or concerns.

Mr. Davis said there are no significant changes from the prior year and that he provided it to the city two to three months ago.

ADJOURNMENT

The Meeting was adjourned at 1:11 pm.

Respectfully submitted,



Secretary/Assistant Secretary

12/16/2025