

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting May 13, 2025 - 12:30 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on May 13, 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 (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.

PUBLIC PRESENT: Samuel Sulkosky, City of Harrisburg Business Administrator-Chief of Staff, and Tim Werner with Wildheart Ministries.

MINUTES

The minutes of the Regular Meeting of March 18, 2025, and the Special Meeting of March 27, 2025, were presented for approval. Mr. Reber moved to approve: seconded by Ms. Brown. The motion passed unanimously.

TREASURER'S REPORT

The Treasurer's Report for December 2024 and January 2025 was presented for approval; reports for February and March 2025 were presented for review. Ms. Brown moved to approve, seconded by Mr. Reber. The motion passed unanimously.

COMMUNICATIONS

Mr. Davis updated the members on the new Swatara Street Park. We have three properties and additional properties to acquire for this record. The Land Bank has approved our acquisition of 1435 Swatara Street off the Judicial Sale when that comes up in June. We will be closing on 1437 via a private, amicable sale on the 23rd of this month. That is a week from Friday, and we have confirmed with Tri-County Housing that they have started the process of acquiring 1433 Swatara Street, which will complete the land needed for the park.

Mr. Reber said the funds can come from the gaming grant we applied for. They want to see us spend down on that as soon as possible.

Mr. Davis thanked Ms. Rowe for helping to finalize an agreement for the professional services from a landscape architect of Anne Yost, which is Yost Strodoski Mears, the firm's name. They will provide the design work and monitor the compliance with the Department of Conservation and Natural Resources from the Commonwealth (DCNR). She was selected by DCNR, Char Magaro, and the Team that has been assembling all the land.

Mr. Davis said there are two things that we are permitted to do: select professional service providers. You will see this on the agenda today to approve that contract. And the other is renewing the Paxton Creek RACP Itemization Bill of which was discussed earlier at the Harrisburg Land Bank Meeting.

Minutes of the Regular Meeting May 13, 2025
Redevelopment Authority of the City of Harrisburg
Page 2 of 3

Mr. Davis disclosed that Brad Jones with Harristown Corporation informed us that they would like to exercise their right to purchase 333 Market Street by the end of June.

Ms. Rowe said she had reached out to the Council for Harristown. They are doing the title search. This will be one more liability off the Authority. She believes the closing is expected for June 30th.

Mr. Davis said we will need to vote on this at the next June Board Meeting.

PUBLIC COMMENT

None

OLD BUSINESS

None

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 Wallace, and 622, 634, and 636 Harris Streets. Mr. Reber moved to approve, seconded by Ms. Brown. The motion passed unanimously.

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. Mr. Reber moved to approve, seconded by Ms. Brown.

Ms. Rowe noted that this Resolution has been since 2021. Did they give a reason why they are asking for another extension.

Mr. Davis explained that Ms. Fox submitted a Land Development Plan that is now being processed through the City's Planning Bureau. She is moving forward with that project.

Mr. Sulkosky inquired if both of these Resolutions are low-income housing units.

Ms. Johnson said the McCoy Brothers are.

Mr. Davis said they are doing mixed value, including low-income. Their first project that they just completed on North Street is 100% low to moderate income family. The next one, Angel Fox is will be affordable housing. It is not a sizable project to get tax credits or anything from the City. Ms. Fox said the two or three apartments will be low to moderate income.

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

Minutes of the Regular Meeting May 13, 2025
Redevelopment Authority of the City of Harrisburg
Page 3 of 3

Mr. Davis is requesting a twelve-month extension instead of the standard six months. He believes strongly that they will be doing a type of surface parking there.

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

Mr. Davis pointed out that Senator Casey had gotten this for us, for the Paxton Creek. He can confirm that it is still in place, and we have been asked to follow up with this paperwork.

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

Mr. Davis said we put a fair amount of work into this agreement to include language that would reflect the DCNR compliance. Ms. Rowe noticed a conflict of language between the standard terms and conditions that she had and struck those lines that were in conflict with what we have in the agreement. We will be able to engage Anne Yost and be able to move forward with the design.

Mr. Reber added that there is funding/grants for all of this, including the project. This is not coming out of the Redevelopment Authority's Operating Funds.

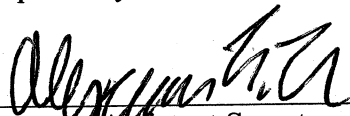
OTHER BUSINESS

Mr. Sulkosky mentioned the City has on its website information about the Allstate Gaming Grant that the Mayor supports. The deadline is sometime in July. Maybe July 9th. This is statewide, so if any organization is interested in applying, they need to submit an application and a support letter.

ADJOURNMENT

The Meeting was Adjourned at 12:47 pm.

Respectfully submitted,


Secretary/Assistant Secretary