

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting February 17, 2026 - 12:30 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on February 17, 2026, 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, Catherine Rowe, HRA Solicitor.

PUBLIC PRESENT: Fred Lee, Developer and Harrisburg Resident.

MINUTES

The minutes of the Regular Meeting of January 20, 2026, were presented for approval. Mr. Reber moved to approve, seconded by Ms. Brown. The motion passed unanimously.

TREASURERS REPORT

The Treasurer's Report for November and December 2025 was presented for approval; the reports for January and February 2026 were presented for review. Mr. Reber moved to approve, seconded by Ms. Brown. The motion passed unanimously.

COMMUNICATIONS

Mr. Davis conveyed that we are still waiting on the city to finalize both the grant agreement between the City of Harrisburg and the Redevelopment Authority for the money and the maintenance agreement between Char Magaro and the City of Harrisburg.

Mr. Davis said he has made it clear to the Law Bureau that once the work is complete, we intend to transfer the titles on Swatara Street to the city, and the Authority will be removed entirely.

Mr. Davis pointed out that Char Magaro has indicated that TFEC will no longer be the fiscal agent for the park's donations.

Mr. Reber said the Harrisburg Green Alliance is now administering those funds, that were once at TFEC. Dave Shankweiler created this stand alone 501(c)(3). He started it intending to raise money for the park work and to support the Harrisburg Park System with the outside fundraising, much like the Central Park Conservancy does in New York City. Mr. Reber said Dave was to come in and be the interim president at HU. He is searching for a new president at HU.

Mr. Reber said Dave will be retiring again. Once he is retired, he plans to give this a significant amount of time working pro bono. They anticipate a big pickup this year in the organization's work.

Mr. Davis gave an update on the Paxton Creek. He said we have a series of interviews or conversations scheduled tomorrow. We had one last week with property owners along the creek, so we can do the

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environmental assessments that are needed. This is what the \$500,000 EPA grant is for. Mr. Davis said we received proposals last Friday for the \$712,000 FEMA grant. We are now interviewing those proposals and expect to have a recommendation for next month's meeting.

Mr. Davis mentioned that we are still waiting to consolidate the deeds for the Riverside Firehouse. He is drafting an RFP for it. We continue to receive calls from people interested in this property. Some wish to demolish the building and do new construction, but the Authority is interested in historic preservation.

Ms. Rowe asked if this is on Brett Woodburn's list.

Mr. Davis replied no, he is working with Geoffrey Knight in the City's Planning Bureau.

Mr. Davis reported that the 2024 audit is nearly complete, and Ms. Weaser continues to work with Ms. Steigelman. Per Ms. Weaser, they are now working on past years' cleanup. Unfortunately, when they attempt to do a journal entry, believing the item cleared later, they find it has popped up somewhere else in QuickBooks. Ms. Weaser believes they will be done by March.

Mr. Davis relayed that there are three extensions of potential developer status on the agenda today. One is for Wildheart Ministries at 1200 Market Street. They have assembled nearly all the financing. They are at the point of submitting the final documents to us. We have a copy of the approved development plan. Once we receive the detailed plans for construction and the construction schedule, then we will come back to the board for approval to make them the designated developer and be able to transfer the title.

Mr. Reber inquired about the location.

Mr. Davis answered, 1270 Market Street.

Mr. Davis continued saying the other two Resolutions are for South Central Pennsylvania Restoration. Their projects are scattered across sites. Just like Wildheart, they too have gotten a great deal of their financing for their project at 1257 and 1259 Walnut Street. They still need to provide the final plans for construction.

Mr. Davis said their other project, at 1148 and 1150 Market Street, is for mixed-use multifamily. You may recall at last month's meeting we approved a resolution to modify our language that was in our approval for submitting the application to the gaming grant from the state line item.

Mr. Davis acknowledged that the Authority has a handful of lots that the board approved to transfer titles that we have not gotten done yet. There are two that still have challenges with the deeds and need to find a way to work through with the county.

Mr. Davis said we need to work with someone in the Dauphin County Tax Claim Bureau because they are now treating our acquisitions. This started at the end of last year when we acquired lots for the Swatara Park. They did not automatically put them as tax-exempt.

Ms. Rowe stated you are still receiving notices.

Mr. Davis answered yes.

Ms. Rowe said she would talk with someone over there.

Mr. Davis said he has not heard anything concerning 333 Market Street.

Ms. Rowe said she spoke with Brad Jones a month ago. They do intend to move forward with 333 Market Street. She cannot say when. Hopefully sooner than later.

PUBLIC COMMENT

Mr. Lee just wanted an update on his two approved properties: 1613 Chestnut and 2506 Agate Street.

Mr. Davis said he could talk with him after the meeting.

Mr. Davis relayed that he is having some challenges with 1613 Chestnut Street. There are some liens and encumbrances that are huge that we need to have cleared up. And the building on Agate Street; the city had to demolish it because it was collapsing.

Mr. Reber asked where Agate Street is located.

Mr. Davis replied that it is by Schuylkill between 6th and 7th Streets.

Ms. Johnson asked Mr. Lee if he had been up that way.

Mr. Lee answered No.

Mr. Davis said he appreciated him for hanging in there because it had been a long time. I know you wanted to go to construction, and that he has a partnership with Tarik Casteel to do the construction renovations.

Mr. Davis said those were the Redevelopment Authority's last two properties with houses on them. We were very happy when you came along and wanted them. They are in bad condition. Again, he can talk more with Mr. Lee right after the meeting.

OLD BUSINESS

None

NEW BUSINESS

RESOLUTION NO. 6-2026 – Authorizing the Authority to extend the Potential Developer status to February 28, 2027, for Wildheart Ministries’ project of mixed-use, commercial, and residential housing located on five (5) lots at 1260, 1262, 1264, 1266, and 1270 Market Street. Mr. Reber moved to approve, seconded by Ms. Brown. The motion passed unanimously.

RESOLUTION NO. 7-2026 – Authorizing the Authority to extend the Potential Developer status to August 31, 2027, for South Central Pennsylvania Restoration LLC’s project of mixed-use, commercial, and residential housing on two (2) lots located at 1257 and 1259 Walnut Street. Mr. Reber moved to approve, seconded by Ms. Johnson. The motion passed unanimously.

RESOLUTION NO. 8-2026 – Authorizing the Authority to extend the Potential Developer status to **August 31, 2026**, for South Central Pennsylvania Restoration LLC’s project of mixed-use, commercial, and residential housing on two (2) lots at 1148 and 1150 Market Street. Mr. Reber moved to approve, seconded by Ms. Brown. The motion passed unanimously.

OTHER BUSINESS


Mr. Davis asked the board members if they knew of anyone who would be a good candidate for membership. Perhaps other board members from the other boards they serve on might be interested in serving on our board as well. If they do, then let him know so we can contact the city council for their consideration.

Mr. Davis added that it would be nice to have members who can represent different sections of Harrisburg. It would be nice to have someone from an area that is not currently being represented. The Redevelopment Authority is a five-member board, but it also serves as the core of the Land Bank. New members would serve both on the Land Bank and the Redevelopment Authority.

ADJOURNMENT

The Meeting was adjourned at 12:55 pm.

Respectfully submitted,


Secretary/Assistant Secretary