REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting May 26, 2026 - 12:30 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on May 26, 2026, in Suite 405, Conference Room of the Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:32 p.m., chaired by Nichole Johnson.

HRA BOARD MEMBERS PRESENT and/or via TEAMS Web-based Video Conferencing
Nichole Johnson
Alexander Reber
Saliyma Chapman
Rhonda Mays

ABSENT:
Crystal Brown

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

PUBLIC PRESENT: None

MINUTES

The minutes of the Regular Meeting of April 21, 2026, were presented for approval. Mr. Reber moved to approve, seconded by Ms. Johnson. The motion passed unanimously.

TREASURERS REPORT

The Treasurer's Report for February and March 2026 was presented for approval; the report for April 2026 was presented for review. Mr. Reber moved to approve, seconded by Ms. Johnson. The motion passed unanimously.

COMMUNICATIONS

Mr. Davis announced, thanks to Ms. Rowe, we had a successful sale at 333 Market Street. And thank you, Ms. Johnson, for coming out to sign the deed on such short notice.

Mr. Davis mentioned that we have some other settlements that we are working on. There is Wildheart Ministries on Market Street, just before you get to 13th Street. And then on the 1600 block of Market Street is also Handles Helping Hands, and Bryce's new construction of multi-units in Marketplace. They now have an approved land development plan.

Mr. Reber said the three big buildings we were involved with were 333 Market Street, Strawberry Square, and then the Verizon Tower, correct.

Mr. Davis concurred.

Ms. Rowe also agreed and added that the lease expires in 2033 or 2035. She will have to double-check that date.

Mr. Reber said it is a relief to be free of 333 Market Street and keep it on the tax roll. Now we face the same situation with the Verizon Tower because it is a huge liability.

Ms. Rowe agreed and said we could have been sitting on a staff of three managing the largest commercial property in the city.

Ms. Mays asked who purchased 333 Market Street.

Ms. Rowe stated, Harristown Development Corporation.

Ms. Rowe informed that these were developments where the Redevelopment Authority owns the property, and we have leased it to Harristown for decades. Harristown then subleased to the Commonwealth. That is where the Commonwealth held its offices, and there were other financial arrangements that provided for taxing to the city and the school district. At the end of these leases, there was a purchase option that could be exercised by Harristown Development Corporation or by the Commonwealth. The Commonwealth was not interested. They backed out on the offer. Harristown came in and said we will purchase Strawberry Square and 333 Market Street for the one-dollar buyout option.

Ms. Rowe said the city will continue to receive tax revenue from them.

Ms. Mays asked if they are a nonprofit organization.

Mr. Reber said yes, and they had the buildings reassessed for much lower, as many downtown properties did before they purchased them.

Ms. Rowe heard the current plan is a hotel with some retail space on the first two floors, and she believes apartments are going in with the remainder of the floors.

Ms. Chapman wondered about the Verizon Tower. Is anyone looking at that one.

Ms. Rowe said Harristown is looking to purchase that as well. But we need to keep our eyes open to other options.

Mr. Reber added that we have debt on that, and there is a complicated lease arrangement. There is some interesting financing that you will see in the audit.

Ms. Chapman asked if the potential buyers come to you or the board, or if you go to them.

Mr. Davis said it could be either one. It depends on what our deed says. Whether it is taxable or in perpetuity.

Mr. Davis said we are not in a position like we used to be. We used to have quite a bit of vacant clustered land. Contiguous lots for which we would put out a request for proposals. We have one that you will see for the Riverside Firehouse located north of Division Street. We just acquired the land adjacent to it. We need to complete the consolidation of the deeds. Once that is done, we will put out our request for proposals to the world and have a competitive bid with a deadline.

Mr. Davis said what we have now is smaller lots and scattered sites. This is published on our website, and we share that list with the Mayor's office. A lot of activity comes through the Mayor's office. She tells him that she has someone interested. He then follows up with them.

Mr. Davis disclosed that the Authority has roughly five hundred parcels. Sixty-three are not devoted to developers.

Mr. Davis said I may have mentioned Tarik Casteel and his phase one up in Central Allison Hill, where he did that veterans' housing. He has plans for a phase two. We acquired some additional land adjacent to the property we already owned to provide him with enough for his phase two. And there is another developer who did JMB Gardens, who was the McCoy Brothers. They have developer status on other vacant lots north of that; Schuylkill and 6th Streets just north of what they had already developed on 7th Street, just north of the courthouse. They also have another planned project on Barkley Lane. That is located off 25th Street.

Ms. Rowe agreed and said it is a combination. Sometimes folks will come to us, but the larger projects we put out to bid for the best deal for the city.

Ms. Rowe said the last major bid we had was Midtown Marketplace back in 2021.

Mr. Reber stated that was just before he came on board. That was during the time the interest rates went up and killed a lot of deals. We have been extending to potential developers and checking in on their financing, etc.

Mr. Davis pointed out that we have three items on today's agenda. We are at the point where we would like to order some appraisals of property values down along the creek. We have a sense of certain parcels that our engineering team, BL Companies, Inc., has assembled to do the design work for the creek that we will need to acquire. We would like to know what the property value is today, so we have a starting point for negotiation and pricing. Knowing what a reasonable price would be. The other value is acquiring public funds to reimburse us. It is a requirement of every federal or state source that an appraisal be done.

Mr. Davis said it is smarter to have this done now instead of waiting until you are in the middle of a conversation with someone. Word gets out that we are buying the land all around the creek, and then suddenly people get the idea that the value of the property goes up. We get an appraisal, and it comes in much lower than what they want. And then you have a big mess. That has happened before. He would prefer to be proactive and is asking for permission today. He is thinking of three appraisals. They run about five thousand a piece. They are commercial appraisals.

Ms. Davis added that we need to hire a commercial appraiser. I threw in a fourth just in case. We do have the funds in our reserves to be able to cover this and still be able to make payroll for the rest of the year. We are covered pretty well with our cost for operations.

Mr. Davis said the second thing on the agenda is our Potential Developer, the Latino Hispanic Community Center. They just acquired the building that they are in and are looking at the land surrounding them. As a result, they looked at the vacant land that the Community Action Commission had control over, cattycorner across the street. They would like to have accessory parking for their clients who use their services. The Redevelopment Authority owns three of the nine adjacent lots. We own three in the middle. We are not in opposition, but they need the City's approval for a land development plan. It is contingent on the City's approval. This takes those three lots off the market and gives them time to finalize their financing and get their approvals from the Planning Commission, the Zoning board, and City Council before we can transfer the deed. Step two is granting them Designated Developer Status. Step two is when we come back to the Board and ask for your approval to authorize the transfer of the deed. But we will not come back and ask that until we know they are ready to turn earth.

Mr. Davis said today we are asking to extend their designated Potential Developer status for another year. We are fairly confident they will acquire the funds, but do not know if they can obtain the approvals.

Mr. Davis said the last, third thing is amending or updating our personnel policies. We made some changes over the years. Some are minor. One in particular was major. It was the cost-sharing that staff have for their healthcare insurance. We actually had the board pass a resolution to approve that, as opposed to changing the personnel policies. These have not been updated in quite a few years.

Mr. Davis mentioned that as we needed significant things done for personnel reasons, we would come to the board for those things. There were very few. Everything else is updating language. We would like to get that passed and have something more current.

Mr. Davis said Ms. Rowe offered to take a look at it. After today, he will pass it to Ms. Rowe for her to glance at it.

Ms. Mays wanted to confirm that any proposed changes or amendments to the personnel policies would be brought to the board before they were instituted.

Mr. Davis affirmed. For example, Ms. Weaser sent out a separate email containing our old language and the comparison of the new language so that everyone could see what we were proposing to change. And if there is just one component of the Personnel Policies, we can come to the board with only that single item on the agenda. No matter if it is a small or significant change, it comes to the board first.

Mr. Davis said one other thing he would like to discuss concerns the board members' parking when they come to the meetings. He is proposing reimbursement of their parking costs.

Ms. Johnson, Ms. Mays, and Ms. Chapman were in agreement. Mr. Reber said he is fine with that but is not asking to be reimbursed.

Ms. Mays asked for more detailed information. For example, how much is it based on a timeframe.

Mr. Davis said the average time is two hours.

Ms. Rowe's advise to exclude any tickets. She agrees with the two hours.

Everyone said the current cost is $5.00 per hour.

Mr. Reber mentioned that he is on the County Industrial Development Authority Board and the County Economic Development Corporation Board. The one thing they do is have a start time of twelve noon. When one meeting is done, they immediately start the second meeting. Here we have twelve noon for the Land Bank and then wait until twelve thirty to start the Redevelopment Authority's meeting. Many times, we sit and wait ten to twenty minutes for the next meeting to start.

Ms. Rowe said from the Sunshine Act that is perfectly reasonable; however, sometimes the Land Bank has no agenda, or we do not meet for a Land Bank meeting. It would require the availability of everyone to start at noon for the reading of the Authority meeting. You will need to provide notice if you wish to make the change.

All were in favor of the two-hour reimbursement costs.

PUBLIC COMMENT

None

OLD BUSINESS

None

NEW BUSINESS

RESOLUTION NO. 15-2026 – Authorizing the Executive Director to engage a qualified commercial real estate appraiser for appraisals needed to acquire properties for the Paxton Creek Dechannelization, not to exceed $20,000. Mr. Reber moved to approve, seconded by Ms. Johnson. The motion passed unanimously.

Ms. Mays asked Mr. Davis how many acres he was talking about.

Mr. Davis replied that he did not have a definitive number, but his estimate is about five or six acres that hug the creek.

RESOLUTION NO. 16-2026 – Authorizing the Authority to extend the Potential Developer status to May 30, 2027, 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 Street. Mr. Reber moved to approve, seconded by Ms. Johnson. The motion passed unanimously.

RESOLUTION NO. 17-2026 – Authorizing the Authority to amend the Administration of the Personnel Policies of the Authority with updated information since the last modification of November 2000. Mr. Reber moved to approve, seconded by Ms. Johnson. The motion passed unanimously.

OTHER BUSINESS

None

ADJOURNMENT

The Meeting was adjourned at 1:00 pm.

Respectfully submitted,

Secretary/Assistant Secretary