REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting July 21, 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 12:30 p.m., chaired by Nichole Johnson.

HRA BOARD MEMBERS PRESENT and/or via TEAMS Web-based Video Conferencing	**ABSENT:**
Nichole Johnson	None
Alexander Reber	
Crystal Brown	
Saliyma Chapman (via TEAMS)	
Rhonda Mays (via TEAMS)	

Also present: Janell Weaser, Harrisburg Redevelopment Authority (HRA) Controller, Bryan Davis, HRA Executive Director, Jacqueline Parker, HBG Land Bank Chair, and Catherine Rowe, HRA Solicitor.

PUBLIC PRESENT VIA TEAMS: Jennifer Cruverkibi, CPA, Principal of the Harrisburg Office of Maher Duessel, and Tiffanie Baldock, Senior Deputy Solicitor for the City of Harrisburg.

MINUTES

The minutes of the Regular Meeting of May 26, 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 April 2026 was presented for approval; the reports for May and June 2026 were presented for review. Ms. Brown moved to approve, seconded by Mr. Reber. The motion passed unanimously.

COMMUNICATIONS

Mr. Davis mentioned the work on the Paxton Creek project has been ongoing. We have both the environmental and engineering design work contracts and are seeking grant funds to cover acquisition, the final design, and some construction.

Mr. Davis said their relationship with Capital Region Water remains sound. We have bi-weekly meetings. Joel Siders, the city engineer, has been ever by our side since he came on board. We have added him to our routine meetings. This is a City project that we are promoting. We are actively doing everything we can to further its success.

Mr. Davis announces that today is Ms. Browns' last meeting. She has been on the Authority's Board for fourteen years. On the agenda today is a resolution for her replacement as Vice Chair.

Mr. Davis said another item on today's agenda is a couple of projects in which Developers actually reached the construction stage. They have formed a limited partnership for the purpose of the new development. They need an amendment to their resolutions so they can purchase the properties and have the new deed in the new entity's name. This means that those projects will be closing fairly soon. Those projects are from Wildheart Ministries and TLC Work Based Training, Inc.

Mr. Davis said Wildheart is scheduled to close on the 28th of this month.

Mr. Davis disclosed that we finally have an agreement with the City of Harrisburg for its DCNR funds that it received. This is on the agenda for approval. And the other piece is an agreement with Harrisburg Green Alliance, who is the new fiscal agent for those funds that Char Magaro raised for the New Swatara and South 15th Street Park.

Mr. Davis explained that they are the custodians or fiscal agents for those funds. We asked them if they would please provide a grant agreement or some kind of agreement to deliver the cash to the project. Ms. Rowe has seen the agreement and has some concerns with some items in the draft. Today we are asking you to consider approving it on the condition that both the solicitor and the executive director have negotiated all acceptable terms.

Mr. Davis said the last item listed on today's agenda is approving the Redevelopment Authority's year-ending 2024 audited financial statements.

PUBLIC COMMENT

None

OLD BUSINESS

None

NEW BUSINESS

RESOLUTION NO. 18-2026 – Authorizing the release of Audited Financial Statements for the year ending December 31, 2024. Mr. Reber moved to approve, seconded by Ms. Brown. The motion passed unanimously.

Mr. Davis introduced Jennifer Cruverkibi to the board members and asked her to give them an overview of the audit.

Ms. Cruverkibi stated they started the 2025 audit a couple of weeks ago. The 2024 financial statements are similar to 2023.

Ms. Cruverkibi said the authority needed to have what is called a single audit due to the large PennDOT train station upgrade project. The grant was federally funded. The expenditure was more than $750,000, which requires a single audit to be performed. What that means is we chose that as a major program and designed tests of controls for compliance over that, utilizing the PennDOT agreement as essentially our audit program as well as the compliance supplement.

Ms. Cruverkibi said the independent auditor's report they gave on the Authority's 2024 financial statements is unmodified, which is the best opinion that the Authority can receive. The financial statements are materially correct in accordance with the generally accepted accounting principles. So, there is supplementary information.

Ms. Cruverkibi said the schedule of expenditures for federal awards was reviewed. Some highlights were listed from comparing 2024 and 2025; right after their opinion is the statement of net position. That is the balance sheet, including all the funds, the authority's long-term perspective. This is based on a full accrual basis. That is where all the long-term assets are recorded.

Ms. Cruverkibi informed that the total assets based upon that spreadsheet decreased by 1.4 million. This was due to the depreciation that took place. The due from other governments decreased. There was less money owed from PennDOT from 2024 to 2023. And lease receivable, just like every year, is decreasing based upon the amortization schedule as well as that deferred inflow of resources on the liability side. And speaking of liabilities, there was a substantial decrease in accounts payable because towards the end of 2024, the train station.project was wrapping up.

Ms. Cruverkibi said there was a change due to primary government increases. That is the City payments they make in accordance with the guarantee agreement, as well as an increase in interest in that. The total long-term debt had a decrease of $890,000. The retirement of $2.1 million of the bonds, and then the accretion took place as well. And that brings your net position, your accumulated reserves on a full accrual basis, at the end of 2024 was $1.53 million; an increase. So, there was a net profit on that full accrual basis of 5.2 million.

Ms. Cruverkibi said the General Operating Fund, which is on the modified accrual basis, is very short-term. This Fund does not have long-term assets or long-term liabilities. It had an increase of 5.6 million, and the ending balance was a negative 9.5. So, the Operations increased.

Ms. Cruverkibi said another change was the wind down of the Transportation Center. The TCO Fund has less revenue and expenses because of the turnover of the train station, and activity to Amtrak ended halfway through the year 2024.

Ms. Cruverkibi said the audit was performed in compliance with the government auditing standards. We do issue a report on the financial statements regarding that. It talks about our understanding and gaining knowledge of internal control over financial reporting, but we do not opine on internal controls themselves. If we do come across any deficiencies that would arise to a material weakness or significant deficiency, we are required to report that. And we did have some material proposed. They are reflected in the financial statements because those dollar amounts of those proposed adjustments were significant enough. This is included in the report, and management responded. They have hired consultants to assist with the audit preparation process. And I can attest that, as working on the 2025 financial statement audit, it is going a lot smoother, and it seems like the consultants were very helpful in that process.

Ms. Cruverkibi said there was a new accounting standard that was adopted called GASB 101 on how you accrue vacation and sick leave, but it did not have a material impact. Other than that, there were no significant policy changes that we have to bring to your attention. All the transactions were reflected within the proper period in the 2024 financial statements. The most sensitive estimates affecting the financial statements are the same as in previous years. The present value of lease receivables decreased due to those long-term bonds and amortization schedules for certain debt-related items. We did not have significant difficulties in performing our audit procedures. There were no disagreements as part of the audit, and to our knowledge there were no consultations with other accountants that would attempt to obtain a second-level opinion.

Ms. Mays inquired of Mr. Reber if he had anything to share because he is a CPA.

Mr. Reber replied that Ms. Cruverkibi gave a great overview of everything. There are particular journal entries in QuickBooks that he is interested in having cleaned up, some things that he knows the consultants are working on. He is hopeful that by the end of 2025 we will be closer now with the sale of the two properties.

Mr. Reber added that we are continuing to have easier accounting than prior, when we had grants that we were running for the Capital Area Coalition on Homelessness (CACH), as we have wound that and the train station down. So hopefully with that, it has made the accounting easier and more simplified and more financially viable.

Ms. Mays asked who the Authority's accountant is.

Mr. Reber said the controller is Ms. Weaser. There was another controller, and then Ms. Weaser stepped in and took over those responsibilities along with the other position she held from her start of employment. The Authority used to have eight employees. We are currently down to three employees.

Mr. Reber said to help give you some history, basically we had done some analysis around the CACH grant that we managed that was basically losing money for us, as was the train station; primarily the train station management made us revenue from leasing. Our biggest tenant was not paying us, and we could not get them to pay. We had some vacant space there, so it went from being an income generator for us to a place of loss. We had two staff managing that. We were losing significant funds. Did some budgetary conversations at the time that we needed the City to provide some financial support to us. We wanted to show some good faith to the City, explaining that these things were not our core functions and they were draining us of money. Amtrak took back the train station. I do not know who the fiscal person for CACH is.

Mr. Davis concurred.

Mr. Reber asked Ms. Cruverkibi when they might expect the issuance of the 2025 audit.

Ms. Cruverkibi said we expect to have it wrapped up by the end of next month. You can expect a draft by early mid-September.

Mr. Reber said that should get us back into the normal cycle of things. Wonderful. Thank you, Ms. Weaser. I know that has been a lot. I know we had some issues with the previous consultants. So, congratulations to all of you for working through that.

Ms. Cruverkibi agreed and said thank you. It has been a pleasure to work with everyone again.

All the board members said thank you.

RESOLUTION NO. 19-2026 – Authorizing the Authority to extend the Potential Developer status to **June 30, 2027**, for RB Development LLC's project of affordable housing located at 1175 Baily Street. Mr. Reber moved to approve, seconded by Ms. Chapman. The motion passed unanimously.

Mr. Davis said this is one of those that I am least excited about extending. They were less invested in the property when they first got their status in 2020. However, they have spent a significant amount of money on their project plans and geotechnical testing. They are still interested and wish to proceed. They did submit for tax credits. There is no one else interested in this property. If someone else were to be interested, he would recommend to the Board that they terminate and do it with someone else. The Mayor seems okay with that as well. I asked her if anyone has inquired about the Redevelopment Authority's properties.

Mr. Davis added that they have another team with Potential Developer status on lots at Schuylkill and N. 6th Street. They are not stepping up to the plate right now. They also have Designated Developer status at Barkley Lane, which is market-rate housing. They have not submitted land development plans for either location.

Mr. Reber asked who the RB Development Team is. I remember the physical person when they come to the meetings to first present their projects, but later do not recall their name(s). I believe they are from Philadelphia.

Mr. Davis said it is Ryan Sanders. He is their point person.

Ms. Parker asked how long; what is the ordinance for the City or how long the plan is good. She was wondering because there is another case in Lebanon.

Ms. Rowe looked up the statutes. Section 508(4)(ii) of the PA Municipalities Planning Code ("MPC") provides that once a preliminary or final plan is approved, subsequent changes in local zoning ordinances cannot adversely affect the right of the application to complete the development for five years from the approval date. Those five years can be extended where litigation (inclusive of appeals) prevents the commencement or completion of the project. In other words, an approved land development plan has five years (more if litigation is active) to get moving before changes to the zoning code can impact development.

Ms. Parker then asked if the state code indicates that if no extension is requested within the five years, the plan is voided and the developer needs to start again with a plan with the new ordinances, requirements, etc. Can the Mayor, Planning Commission, or City Council retroactively extend.

Ms. Rowe said the Municipalities Planning Code (MPC) does not provide for an expiration/voidness of a land development plan. Harrisburg's Zoning Ordinance provides for expiration periods for primary plan approval (one year) and unrecorded final approvals (must be recorded within ninety days), but once a final land development plan has been approved and recorded, there is no expiration date. Hbg. Ord. Section 7-504.A, 7-504M. This does not necessarily mean a developer could wait forever if they received an approved final land development plan and properly recorded it. There are other approvals (building permits, environmental permissions, redevelopment contracts) that have other timelines. The City of Lebanon also does not appear to have an expiration period in place once a final land development plan has been approved and recorded.

Mr. Davis said he heard that stormwater management things were adopted by municipalities that were not in place in 1994. There have been times that something was newly adopted; say, years later you now want to go to construction, then you must comply with the new with what is published and/or adopted

Ms. Johnson questioned if they will extend for the year or for six months.

Mr. Davis said he was fine for a year. We do have a solid practice of saying we will replace you if someone else comes along. He would then bring it to the Board for an official rescission and take action based on the reasons of a new potential developer.

Mr. Davis said we generally do six months for everyone.

Mr. Reber asked whether we gave them a year prior. He just wishes to treat everyone equitably.

Mr. Davis replied it was a year.

Ms. Mays inquired as to how many extensions they have been given.

Mr. Davis said the resolution shows how many times they have been extended from 2020. And that they have invested a great deal into their land development plan activities and engineering for that. It was discovered that they needed to do geotechnical testing and boring samples. The geotechnical team advised them on placement of the buildings on that bluff because of instability in that area. The location is opposite the YWCA. They invested a great deal of money and have done other projects in the City. We know they did not abandon the City, but this took a second place to those projects that actually did get funding. Their team is capable of pulling this together and getting it funded. They have history and the expertise.

Mr. Reber commented that a lot of these projects were approved right around COVID. And then COVID put everything on hold for a while. So, extensions became pretty normal. And then interest rates went up; that ruined some of the viability of some of these deals. Then interest rates started to go down, and people thought they might continue, which would enhance the viability of some of these deals. Grants are the differential. Unless someone else has better financing, we continue with extensions.

Ms. Mays asked if this is a tax credit development.

Mr. Davis replied yes for low-income housing.

Ms. Mays asked how the Summit Terrace residents feel about this development.

Mr. Davis answered that he has only heard support. No pushback. There have not been a lot of responses. The people who have been responsive are supportive of it being affordable housing. They do not want to see someone gaining control who really has no experience in affordable housing development or might want to use it for other purposes that would be in conflict with the homeowners or the residents' association up there.

Ms. Mays said they are pretty vocal up there. Her concern was that if there was pushback, they do not need more challenges. She is in agreement with the one-year extension.

Mr. Davis still wants to push them. He said it is not an attractive site. The road that goes back to the bluff is narrow. There are obstacles and costs to make it a nicer drive back to development, such as putting the electrical underground and eliminating overhead wires. Another difficulty is that a developer can only have about thirty units at this site. The ideal number is fifty units. It is not the prettiest site, but it would be nice to see if they could deliver.

Ms. Mays asked if it is the cul-de-sac area.

Mr. Davis concurred.

Ms. Parker asked if the developers are familiar with PHFA.

Mr. Davis said yes.

Ms. Chapman asked if the financing and the grants are the holdup.

Mr. Davis said yes. That is the biggest holdup. They were able to close gaps on another project in town. They focused on construction there. There was the COVID pandemic, which did bring the project to a stop.

Ms. Chapman asked what the other project was that Ryan Sanders had done.

Mr. Davis said he built a beautiful building at N. 6th and Herr Street. A project they did with the Harrisburg Housing Authority; Senior Housing, next to Jackson House. He believes it is thirty units and a tax credit deal.

Ms. Chapman was concerned about the ten extensions. She wondered if this blocks the property from other developers being interested.

Mr. Davis explained that this does not hide the property from other developers. In fact, it makes other developers interested in what they are doing. The fact is that the Redevelopment Authority has very little land left. So, the ones we have are tied up with potential developers, we want to make sure they move forward. What we have left is scattered sites all over town, which is not contiguous land, not what a developer needs. Our opportunities are now lying more in creating more land that we can at least be a partner in, such as the 350 acres along the Paxton Creek.

Mr. Davis said the other large developments are currently Midtown up on the hill withTarik Casteel, who was successful with his Cornerstone project. He is looking to do a phase two.

Mr. Reber added that if Mr. Davis knew of other developers who were interested in buying this land, he would let us know. We could use that as leverage for shorter extensions and then to pivot. But I do not believe there are other interested parties right now. So, in that absence, it would be best to keep the current people going if we can get them to finish.

Ms. Mays asked if they think by the 21st Century ROAD Housing Act will change the outlook for some of these smaller parcels or even the interest in the Summit Terrace property.

Mr. Davis answered that he does not know the full depth of that new legislation, but if there is something out there that will help folks in this town, they are going to grab it and run with it. We have some very sophisticated teams that will make the most of anything new. He believes new things take some time to go through everyone's attorneys and have some test cases. If they set up some funding, new funding activities via HUD, that will be easier to see it get implemented.

Ms. Mays said some of the rules and regulations, such as environmental impact reviews, are being loosened up. A lot of it is that the onus is on municipalities and their zoning and other authorities to loosen up their rules and regulations in the hope that it will make it easier to fast-track, or at least to increase the timeframe of being able to put properties online. Cutting red tape. The City and County would need to make some changes. There seem to be some affordable housing grants out there for a lot of interested companies to take advantage of. She thinks in another year they will see how it all plays out.

RESOLUTION NO. 20-2026 – Designating Saliyma Chapman as the Vice Chair for the Board of Directors of the Authority for July to December 2026. Mr. Reber moved to approve, seconded by Ms. Johnson. The motion passed unanimously.

RESOLUTION NO. 21-2026 – Authorizing the Authority to replace TLC Work-Based Training Program, Inc. with its single-purpose entity TLC Capstone Limited Partnership, as *Designated Developer* of thirty-two (32) parcels located in the Central Allison Hill neighborhood for its project of new affordable housing. Mr. Reber moved to approve, seconded by Ms. Johnson. The motion passed unanimously.

RESOLUTION NO. 22-2026 – Authorizing the Authority to replace Wildheart Ministries with their single-purpose entity The Gateway 2025 LLC, as *Designated Developer* of five (5) lots located at 1260 to 1270 Market Street for its project of new construction of mixed-use commercial and residential housing. Mr. Reber moved to approve, seconded by Ms. Brown. The motion passed unanimously.

Ms. Chapman asked the reason they are changing their name.

Mr. Davis informed that whenever someone goes to construction, a lot of the time, they will create a single-purpose entity at the state level, and they usually make it a limited partnership. Then, when they want to transfer the deed, they transfer it into that entity. The Commonwealth registration shows us the interest of the parties and also their mailing address. We receive a copy of that. That entity, that partnership, is responsible for the revenue and expenses of that site.

Mr. Reber said this is the same as the last resolution we just voted on. This is very common.

RESOLUTION NO. 23-2026 – Authorizing the Executive Director to execute a cooperation agreement with the City of Harrisburg for approximately $218,000, a grant award from a Commonwealth of Pennsylvania Department of Conservation and Natural Resources (DCNR) Community Conservation Partnership Program Recreation, Park, and Conservation Fund to be used toward the construction of the New Swatara Street Park. Ms. Chapman moved to approve, seconded by Ms. Brown. The motion passed unanimously.

Mr. Davis mentioned that Ms. Buldock from the Law Bureau is in attendance online. He asked Ms. Buldock if she would like to give any input or has questions on this.

Ms. Buldock said she does not have any questions. She just wishes to thank Ms. Rowe and Mr. Davis for all their hard work on it.

Ms. Mays asked for more clarification because she is new to the Board. Does the grant go to the Authority or to the City. How exactly is this set up.

Mr. Davis explained that the Authority acquired the land. There is one parcel that we used our Land Bank, which is a component unit of the Redevelopment Authority. Currently, we own the land. The City applied for the money to go towards the construction of the new park. We will oversee the construction of the park as long as the City gets the money from DCNR over to the Authority; this way we can pay for the bills that come in.

Mr. Davis said the next item on our agenda is the grant money that Char Magaro and other concerned citizens that is being held by Harrisburg Green Alliance as fiscal agent. The Authority will put it out to bid for construction as soon as we have an agreement saying we will receive all the money. The other source of funds is the award to the City from DCNR. The City will forward those funds to us. That is why we need this agreement. A third source of money is a $72,000 grant from the County and from their Gaming Grant funds, which the team that was raising in the fundraising actually submitted on our behalf.

Ms. Mays commented that the Authority wrote the grant.

Mr. Reber stated he wrote the grant. It was a citizen effort to try to raise some money to help make this happen.

Ms. Mays expressed concerns about the City's capabilities to give the Authority the funds in a timely manner. She also wondered if this was a State Grant. She is concerned that it will not be a smooth transaction. She asked about the logistics. Does the Authority give invoices to the city for reimbursement to pay the contractors.

Ms. Bullock wished to give the answer. She said the City has been assured that we can draw down in advance up to 90% of the grant. We will have the money up front from DCNR. Typically, grants are reimbursement grants, but for this particular one, we received special permission to draw down up to 90%. Once we have the money, we are transferring it to the Authority. And then the remaining 10% will be a reimbursement type situation. The Green Alliance should have ample funds on hand to also pay.

Mr. Reber said that will come to us once the bids have gone out. We, the Board Members, will have a say on the bids before the financials are viable.

Ms. Mays voiced that she still has concerns. She said the City somehow seems to get tied up where they do not have the capacity to properly get the drawdowns done in a timely manner. She does not want the Authority to get in a bind owing the contractors, left holding the bag, so to speak.

Mr. Davis said he has absolute confidence that the City will draw-down the funds in a timely fashion. Based on his conversations with the Law Bureau, the grant staff, and DCNR's staff, who commented that they think it is great that the Redevelopment Authority is handling this task to get it done. Mr. Davis stated he has a high confidence level that there will not be a stumbling block for the City staff because of the sheer simplicity. If the terms were for reimbursement, then he would not be as confident. The Authority does not have a big nest egg. The fact that DCNR says they are going to pay upfront and then audit the expenses after the fact gives me confidence. We will make sure that we are in full compliance with DCNR's grant requirements.

Mr. Reber added that locally, the grant administration contacted DCNR, the City folks, and the Redevelopment Authority, so everyone is very much on the same page in terms of how this will work, I would say, in terms of the funding piece.

Ms. Buldock said this has been going on for well over a year. It has taken this long to make sure the funding piece was going to be as smooth as possible, in that the Authority will have the funds prior to signing any contracts with contractors.

Ms. Rowe pointed out that in paragraph ten of the agreement, it specifically states that 90% of the grant shall be forwarded to the Redevelopment Authority to begin the project. That removes the reimbursement aspect of things.

Ms. Mays said she feels more confident about signing the agreement.

RESOLUTION NO. 24-2026 – Authorizing the Executive Director to execute a grant agreement with the HARRISBURG GREEN ALLIANCE for approximately $164,000, contingent upon the approval of the Solicitor, to be used for the solicitation of competitive bids for the construction of the New Swatara Street Park located on eight (8) parcels within the 1400 block of Swatara Street. Ms. Chapman moved to approve, seconded by Ms. Brown. Mr. Reber abstained due to a conflict of interest. The motion passed unanimously.

Ms. Rowe informed the members that this is only a draft and not the final agreement. She and Mr. Davis need to clean up some things before they will execute the agreement.

OTHER BUSINESS

Mr. Davis brought to the members' attention that QuickBooks is discontinuing its desktop version and will only support its online platform. The Authority will need to transition over to this new platform. This will need to happen before December.

ADJOURNMENT

The Meeting was adjourned at 1:32 pm.

Respectfully submitted,

Secretary/Assistant Secretary