REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting August 18, 2026 - 12:30 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on August 18, 2026, in Suite 405, Conference Room of the Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:37 p.m., chaired by Nichole Johnson.

HRA BOARD MEMBERS PRESENT and/or via TEAMS Web-based Video Conferencing

Nichole Johnson
Alexander Reber
Saliyma Chapman

ABSENT:
Rhonda Mays

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

PUBLIC PRESENT VIA TEAMS: Wanda R.D. Williams, City of Harrisburg Mayor, Deborah Robinson, Special Assistant to the Mayor, and Rick Kushner, Harrisburg Resident.

MINUTES

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

TREASURERS REPORT

The Treasurer's Report for May and June 2026 was presented for approval. Mr. Reber moved to approve, seconded by Ms. Chapman. The motion passed unanimously.

COMMUNICATIONS

Mr. Davis mentioned the Paxton Creek Project. We are entering a difficult phase concerning funding for acquisition. We have completed and submitted an application to the Commonwealth, to PEMA, Pennsylvania Emergency Management Agency, for their Commonwealth-wide application to FEMA.

Mr. Davis informed that the state would combine that with all their other applications and then submit them to the federal government. Now we wait and see.

Mr. Davis said like many grant sources, it is hard to find money purely for acquisition. We were told that we can apply for it, but it is not going to be a priority. They prioritize the projects that are ready to go to construction.

Mr. Davis conveyed that he is on the Board of the Broad Street Market. He serves at the pleasure of the Mayor on that Alliance Board.

Mr. Davis said as the construction was underway, his thoughts were about planning the lease-up of the brick building. He said something to the other members of the Broad Street Alliance Board concerning this. We had our first meeting with Mark Fahnestock, a former Alliance Board member, because of his expertise in lease-up of new commercial spaces. He had helped with the tent as the tent was going up. We worked with Dave Baker, the city's facility team. We needed to know exactly what equipment was being installed as far as HVAC was concerned and what appliances were going to be there. We needed to know the make, model, and specifications to calculate what the utility use would be, so we could calculate those

costs. Once you have that information, you can determine what your square foot cost needs to be for a tenant and the base rent, including the shared common area space, the aisles, and seating area maintenance they share. All of this is important to help the market have its best chance at leasing once it is in business.

Mr. Davis wished to express his gratitude to Mayor Williams and her staff for being very helpful and for the other grants that were used at the stone building. He also said that he cannot compliment Dave Baker and Debbie Reihart enough for how they stayed engaged with the Market staff.

Mr. Davis pointed out that on the agenda today, all the resolutions are of one team, with Arthur Jefferson and Daran Sawyer. He spent a good amount of time on the phone with them to understand their grants that they have applied for and what is coming up to help him determine the length of time he is suggesting on these resolutions.

Mr. Davis said this is the first time he has requested a nine-month extension. They need this amount of time to get them past the point where they should know whether or not they will receive particular funding.

Mr. Davis said he is working hard to finesse the amount of time that we give developers for extensions. He understood this from the feedback that the Board Members expressed about their concerns about extensions with no or very little progress made on projects.

Mr. Davis stated that they have good consultants and advisors for low-income housing tax credits. And they were the only group interested in our scattered sites, treating them as one project.

Mr. Davis said they are close to finishing the financing on the Walnut Street lots. All they need to finalize is the mortgage, then they can go to construction.

Mr. Davis said two of the projects will be tax credits. The applications cannot go in until next year. Then we wait until June to hear. There are other grants they have already applied for and are waiting to hear whether it will be Federal Home Loan Bank of Pittsburg and/or the gaming grant.

Mr. Davis said they had asked him if the City has any funding. He told them, as far as affordable housing goes, the City manages the federal HOME and CDBG funds. He knows that the City prioritized its CDBG money for public safety activities. But the HOME funds are purely for affordable housing. Mr. Davis suggested they talk with the city senior staff who put out the notice each spring.

Mayor Williams disclosed that most funds will pay for infrastructure next year. We are not going to allocate any of those funds for affordable housing, because I allocated a large sum of federal funds this year. So, none of that money will be for affordable housing. It will definitely be for infrastructure, which includes cameras throughout the neighborhoods, and streetlights in the city of Harrisburg will be upgraded. There will be no funding available next year.

Mayor Williams explained the HOME funds are different. That funding is for upgrades to repair residential homes that need to be brought up to code status. Not for building or private structures.

Mayor Williams inquired about the potential developer status extending into 2027. Is the suggested extension to see if they get tax credits, or is it to reaffirm their financing.

Mr. Davis answered that right now Walnut Street is the only one that has a financing plan that works.

Mayor Williams asked if all the other ones are for affordable housing.

Mr. Davis said yes.

Mayor Williams stated she will be watching them.

PUBLIC COMMENT

Mr. Kushner introduced himself and greeted everyone. He mentioned that he had worked with the Redevelopment Authority for many years back in the 80s and early 90s. I completed multiple projects with the administration of the time. And when I was doing the work, I had very strict requirements from the Authority to complete in a certain way that I proposed and that they accepted and to complete within a time frame. If I did not complete the time frame, the Authority was not happy. So, I always did.

Mr. Kushner wished to know how the Authority gives these developers extensions. I am specifically concerned about the lots between Reily and the Millworks and 3rd to 5th Street. He just bought a house down there, 1414 Marion Street, between the church and the rectory there. I am just interested in those lots. What is going on there. Who are the developers, and how much time do they have.

Mr. Kushner commented that he has read all sorts of things over the years; retail, groceries, houses, hundreds of them, but all I see is empty lots, so that is why he came in today hoping to get some answers.

Mr. Davis said we can talk in more detail after the meeting. Right now, the snapshot is that we went through a competitive process. That was during the pandemic. Suddenly, the cost of everything went through the roof. We had no developers building anything. Things are still lingering from the pandemic. The cost of materials went up and did not drop much. This is one hurdle. The second is that the interest rates for large multi-family projects are high:

Mr. Davis said what I have seen is developers pushing through for approved land development plans and being able to make the numbers work for them.

Mr. Kushner asked who is the developer of those lots.

Mr. Davis answered Chris and Erica Bryce. The project is in Midtown. They formed a corporation.

Mr. Reber added that they changed their name. They live in the city up on Front Street.

Mr. Kushner wanted to know how much longer they will control these lots.
Mr. Davis replied that has been the topic of many of our discussions.

Mr. Davis said they have approved land development plans for both Capital Heights and MarketPlace Townhomes. There has been movement. If we had not seen any movement and they did not invest any money, then there would be no appetite for continuing the relationship.

Mr. Davis stated the land development plan was recently approved.

Mr. Kushner said, so that gives them years.

Ms. Rowe said you are asking good questions. She explained that the Board votes on resolutions to extend potential developers based on information presented to them. She does not recall off the top of her head where they are in terms of extensions for both of the two developments. They are sister developments. MarketPlace and Capital Heights.

Mr. Kushner commented, I wonder if they do not have the funding.

Mr. Reber said they had a previous partner who moved away, and then they brought in a new partner. This was at our last re-up. Their previous relationship was not working out. They brought in a new partner that we have more confidence in.

Ms. Rowe added, regarding your specific question about how long that extends, there is a resolution that addresses that exact question that can be made available to you; it states a time frame, a date that they were approved for an extension. It is definitely clear that this property has been sitting for a long time. And it is understandable that it is frustrating.

Mr. Kushner mentioned interest rates were 16% when he was building seven new homes up on Second Street. He almost lost his shirt on them. We sold them for $85,000 each.

Mr. Kushner reiterated that what brings me here today is that I am interested in two lots. I do not know if they are a part of this package. One is between the back of Millworks new brewery and the warehouse next door.

Ms. Rowe asked if he had the addresses or the parcel numbers.

Mr. Kushner said he can get them. The one is on the other side of that warehouse, which sits on the corner of Marion and Calder.

Mr. Davis said we can go back after the meeting. We can pull up the map and see exactly which ones.

Mayor Willians stated let me assure you, I have been on the potential developers. I am working with Mr. Davis. We have started to step up.

OLD BUSINESS

None

NEW BUSINESS

RESOLUTION NO. 25-2026 – Authorizing the Authority to extend the Potential Developer status to **February 28, 2027**, for South Central Pennsylvania Restoration LLC's project of mixed-use, commercial, and residential housing on five (5) lots located at 1161, 1163, 1169, 1171, and 1173 Market Street. Mr. Reber moved to approve, seconded by Ms. Chapman. The motion passed unanimously.

RESOLUTION NO. 26-2026 – 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. 27-2026 – 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 1148 and 1150 Market Street. Mr. Reber moved to approve, seconded by Ms. Chapman. The motion passed unanimously.

RESOLUTION NO. 28-2026 – Authorizing the Authority to extend the Potential Develop status to **June 30, 2027**, 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. Chapman. The motion passed unanimously.

RESOLUTION NO. 29-2026 – Authorizing the Authority to approve South Central Pennsylvania Restoration LLC the status of *"Potential Developer"* for their project of mixed-use, commercial, and residential housing on two (2) lots located at 102 and 104 Balm Street. Mr. Reber moved to approve, seconded by Ms. Chapman. The motion passed unanimously.

Ms. Chapman wished to understand better what the definition of affordability. Did we get an AMI number like the percentage they are using.

Mr. Davis said he did not ask for that specifically. I would not instinctively do that because there are other affordable housing projects at - or under 80% AMI.

Ms. Chapman said with Harrisburg specifically in this area, we are well below the average. I know that when developers come in, they are aware of that, and they make it affordable for the residents; that is something. But affordable to whom exactly.

Mr. Davis said that to us, the term affordable housing is technical. Not everyone has the same idea of what that is exactly, with some thinking it is something other than 80% AMI. If it is for families where both parents are working, but they cannot pay a whole lot of money, they may call it workforce housing. You and I would not call that affordable.

Ms. Chapman agreed and then asked another question. I know you said they are waiting to see what grants they may receive come June. Is there a way for them to know what their rents will be. They say the rent will be affordable. Do they have a number in mind.

Mr. Davis said he could ask them and find out.

Ms. Johnson said, are these the ones waiting on the tax credit application. If so, those grants are going to be at 60%. Or only some of the lots are to be tax credit.

Mr. Reber said he was feeling good about the percentage of the grants that they are looking at.

Mayor Williams said her concern is that they have mixed-use, commercial. So how would they qualify for tax credits and say it is affordable.

Mr. Davis replied that the affordability to me is less about the actual number of $700 or $800 a month for a two-bedroom, as it is the percentage of the area median income that is going to set the ceiling so that no matter what the square foot or the number of bedrooms that an apartment or house has. I have confidence that it has to satisfy PHFA's requirements. The restrictions are of the IRS tax code 42 that governs compliance with federal Low Income Housing Tax credits.

Mr. Davis said he will ask them what they anticipate those rents to be if they are awarded.

Ms. Johnson said when they submitted the application, they needed to state the rent figures.

Ms. Chapman asked next if this project is a two-unit or a six-unit.

Mr. Davis said six units.

Ms. Chapman asked if the affordability would then go up to market rate after ten years.

Mr. Davis said if it receives tax credits, then it will have a required affordability period of fifteen years. Those are the guidelines for an IRS tax code, but that is not necessarily the amount of time the investors receive their tax credits. There have been situations where the Redevelopment Authority, along with the city, has determined we want this to be for longer-term compliance. Then the agreements that we sign when we sell the land, we make it for thirty years. But we do not do this as a policy. It is case by case. We are always happy to see new construction happen.

Mr. Davis said a tax credit deal can be commercial on the first floor. They simply condo that space out, and then the cost to build the foundation and everything above that is eligible for the tax credits.

OTHER BUSINESS

None

ADJOURNMENT

The Meeting was adjourned at 1:11 pm.

Respectfully submitted,

Secretary/Assistant Secretary