

# Dauphin County



## Redevelopment Authority

**Board of Commissioners**  
Justin Douglas, Chairman  
Mike Pries, Vice Chairman  
George P. Hartwick, III, Secretary

**Board of Directors**  
Matthew Tunnell  
Thomas J. Ward, Jr.  
Frank Lynch  
Charles Wallace  
Fred Faylona

### **DAUPHIN COUNTY REDEVELOPMENT AUTHORITY**

**Thursday, May 8, 2025 at 10:30a.m.**

**2 S. Second Street, Room 214**

**Harrisburg, PA 17101**

<b>Call to Order</b>	Chairman Tunnell called the meeting to order at 10:30a.m.
<b>Members Included</b>	Matt Tunnell, Tom Ward, Frank Lynch and Fred Faylona.  Also present were George Connor, Executive Director; Kevin Hall, Solicitor; Autumn Gruzlewski, Financial Coordinator and Debra Laudenslager, Program Coordinator
<b>Members Absent</b>	Charles Wallace
<b>Public Participation</b>	James Roxbury, Roxbury News Jonathan Bergmueller, PennLive
<b>Public Comment</b>	<p>Mr. Roxbury requested more details regarding the agreement with Krebs Communications. Chairman Tunnell informed him that this would be discussed further under “New Business”. Mr. Roxbury also inquired whether or not there would be an update on the Whole Home Repairs program pertaining to the number of homes that have been completed and whether or not there would be a listing of those properties. Chairman Tunnell said that this would be discussed further under staff reports.</p> <p>Mr. Bergmueller said that he was also interested in the contract with Krebs Communications and inquired if he could review the contract while the meeting was occurring. Chairman Tunnell informed him that the agreement would be reviewed during the Board meeting. Mr. Hall told Mr. Bergmueller that we could</p>

furnish him with a copy of the agreement once it was signed. Mr. Bergmueller was agreeable with that.

**Approval of Minutes**

A motion was made to approve the minutes of April 10, 2025

*Motion: Mr. Ward*  
*Second: Mr. Lynch*

*Motion passed: Unanimously*

**Executive Session**

None

**Approval of Financials**

Financials were presented for April 2025. There were no checks to ratify.

A motion was made to approve the financials.

*Motion: Mr. Ward*  
*Second: Mr. Lynch*

*Motion passed: Unanimously*

Chairman Tunnell informed the Board that, similar to the Land Bank Authority, the Board of Commissioners approved a \$125,000 gaming grant for annual operating costs. He would like to thank the Commissioners for their support.

**New Business**

i. Authorization to remove Ms. Autumn Gruzlewski as a signer and to reappoint Mr. Connor as the signer.

A motion was made to remove Ms. Gruzlewski as a signer and reappoint Mr. Connor.

*Motion: Mr. Ward*  
*Second: Mr. Faylona*

*Motion passed: Unanimously*

ii. Harrisburg Redevelopment Authority – ISRP Assessment Grant

The Harrisburg Redevelopment Authority has requested a letter of support for the Eden Village of Harrisburg project related to their ISRP Assessment Grant. Chairman Tunnell took the opportunity to explain the EPA Brownfields Assessment Grant to Mr. Faylona. This letter of support will be submitted to the state for ISRP funding, which is a significant source of funding for site reuse. The letter emphasizes that the Redevelopment Authority has invested EPA funds in this project. A draft of the letter is included in the packet.

A motion was made to write a letter of support to the State supporting the Harrisburg Redevelopment Authority’s ISRP grant in support of the Eden Village of Harrisburg project.

*Motion: Mr. Ward*

*Second: Mr. Lynch*

*Motion passed: Unanimously*

iii. Agreement with Krebs Communications & Public Engagement, LLC

There has been considerable interest from the press regarding our activities and projects. Several right-to-know requests have come in, which have either been fulfilled or are in the process of being addressed. Currently, there is no communications director within the County to handle these inquiries, as there has been in the past. We did not issue a Request for Proposal (RFP) for this service as it is a professional service that does not require an RFP. We have an immediate need for communication assistance, which is why this proposal has been presented in this manner. It is possible that the County may hire a communications director in the future, allowing the Board to rely on this person for communication support. However, if this does not happen, we may need to address such needs on a case-by-case basis. The Board aims to be transparent and responsive, but lacks the necessary tools, making it challenging to manage press inquiries. Since the Board comprises volunteers, handling these calls can be quite difficult. The agreement for communication services will be on an as-needed basis, at a rate of \$250 per hour. While there is an immediate need for these services, having this expertise available will be beneficial moving forward. Mr. Faylona raised the question about whether this professional would regularly distribute information about

ongoing projects. Chairman Tunnell clarified that this person would only be involved during urgent situations, and that Mr. Connor and the staff are responsible for updating the website with project information. Historically, the previous communications director managed ribbon-cutting events, project announcements, and similar activities. Mr. Connor also mentioned that the County has seen a threefold increase in right-to-know requests, and with a staff of just five people researching old documents, it hampers their ability to perform their regular duties. Chairman Tunnell emphasized that we are proud of the projects being undertaken and want to communicate that message effectively. The contract for communication services will be open-ended, allowing us to terminate it whenever necessary. During discussions, it was suggested to include a “not to exceed \$10,000.00” clause in the contract for budgetary purposes.

A motion was made to approve the contract with Krebs Communications & Public Engagement, LLC, not to exceed \$10,000.00

*Motion: Mr. Ward*  
*Second: Mr. Faylona*

*Motion passed: Unanimously*

## **Old Business**

### **Staff Reports**

#### **a. Whole Home Repairs Program**

Laudenslager reported that the program has not seen much activity since the last report, noting that the process can take time. An invoice has been received from the contractor for a completed home, but a site visit needs to be conducted, and the homeowner must sign off on the project. Currently, eight homes are underway with the initial contractor. The JEM Group has completed seven visits with the subcontractors and has had to revisit some homes to refine the project scope. Cost estimates are expected soon, and once approved, the homeowner will enter into a contract. In total, there are fifteen homes at various stages of completion, and five files are currently being qualified. There was a question about whether additional funding would be granted for this program. Ms. Laudenslager also informed the Board that a "check-in" call with the State is scheduled for the coming week. The State

is reaching out to all of their grantees who received Whole Home Repair funding to ensure they are on track with spending and to identify any areas of concern. A general discussion took place regarding the program, the progress of hiring a staff member to assist with it, and the complexities involved in managing the program.

b. 2023 EPA Brownfields Grant Update

Grant updates were forwarded to the Board ahead of time. A quarterly update was also included in the packet. This is a report that is required by the EPA.

There is one action item regarding the Crawford Station Assessment Grant. Chairman Tunnell gave a history of what Crawford Station was for Mr. Faylona. It was an old coal electric generator that sat for a long time at the end of the runway for years. It has had various environmental issues. The airport Authority SARAA took ownership of it in 1999. There has been some cleanup done on it, but it needs to have a final assessment so that SARAA can use it as part of their operations. It could possibly produce jobs in the way of construction. The end use is still being analyzed. The dollars that the RDA is putting in fills the gap. EPA wants to see the dollars spent. The RDA stepped into the role of SARAA as an applicant because we are in a better position as the RDA to get the project going forward.

A motion was made to approve an additional \$13,000.00 out of the EPA funding for a total of \$113,000.00.

*Motion: Mr. Ward*

*Second: Mr. Lynch*

*Motion passed unanimously*

**Correspondence/**

**Miscellaneous Items**          None

**Board & Staff Comments**    None

**Adjournment**

A motion was made to adjourn the meeting at 11:01am

*Motion: Mr. Ward*

*Second: Mr. Wallace*