

**PRE-BID CONFERENCE FOR
CAPITOL HEIGHTS RFP
OCTOBER 28, 2016**

The Pre-Bid Conference for Capitol Heights RFP was held on October 28, 2016, in EOC Room of the Public Safety Building, 10 North Second Street, Harrisburg, Pennsylvania, at 11:00 a.m.

Present were: Bryan Davis, HRA Executive Director; Peggy Sheibley, Harrisburg Redevelopment Authority (HRA) Administrative Project Manager; Jackie Parker, Executive Director, DCED – City; and Geoffrey Knight, Director, Bureau of Planning - City.

PUBLIC

Attendees signed in:

Rob Beck, Seven Bridges
Jeffrey Lynch, Poole Anderson

PRESENTATION

Mr. Davis shared with the attendees a map that shows some of the projects that have taken place over the years and pointed out the exact location of Capitol Heights and also how these areas fit within the larger Uptown Neighborhood Strategy. He explained that in the initial phase of Capitol Heights, there was a model home and a marketing office on site. What also drove sales was the idea that you were buying into a larger development.

Mr. Davis explained that there are two distinct lot groups that are available in the Capitol Heights project. One group is a total of 39 lots that are on the approved land development plan which can go to construction right away. On site infrastructure improvements are already in place. The asking price for these lots is \$9,500. The other 58 lots that do not have any improvements in place; the asking price per lot is \$1,500.

Most developers will have the confidence to handle the 39 lots that are improved. We are looking for a developer of the unimproved 58 lots who can produce a development plan, work with the City on the design, etc. We are open to a mixed use project but the priority is residential.

The question was asked if any developers showed interest about this project. Mr. Davis replied that he received inquiries from three developers. Ms. Parker said that she had two or three inquiries.

Mr. Davis in respect to LERTA, he clarified that the tax incentive is City wide. When a developer applies for a permit you also complete the form for the tax abatement. Once the Certificate of Occupancy is issued, then the County reassesses the property. There will be zero tax on any “increased assessed value”. For example, if the lot is currently assessed at 10K for the land – but the new assessment is \$200,000 with the new home, the homebuyer only pays taxes on the original 10K land assessed value. In year 11, the homebuyer will pay taxes on the full \$200,000 assessed value.

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Mr. Davis shared that a prospective developer inquired if they could use pre-fab construction. He said yes, as long as the construction meets City Code.

Mr. Davis highlighted the selling points:

- Existing infrastructure improvements
- Gas utility present
- Underground electric
- Neighborhood groups
- Places of worship
- Entertainment
- Restaurants
- River Walk
- Broad Street Market
- Capitol Buildings
- New Federal Court House
- New State Archives Building
- Jackson Towers improvements
- Bethesda Mission improvements

Mr. Davis concluded that emails will be sent to anyone that has expressed interest in the project with questions and answers that arise.

An inquiry was made regarding zoning compliance time frame. Mr. Knight answered that it would take just a couple of days for the lots already in the plan. The other lots not included in the plan would take approximately three months.

ADJOURNMENT

The conference adjourned at 11:45 am.

Respectfully submitted,

Peggy Sheibley