

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

10 N. Second Street, Suite 405, Harrisburg, PA 17101

717.255.3000

www.Redvelophbg.org

REGULAR MEETING – July 20, 2021 – 1:00 P.M.

AGENDA

- I. Call to Order
- II. Minutes of the Regular Meeting of June 15, 2021
- III. Treasurers Report – May 2021, for approval
- IV. Communications
- V. Public Comment Regarding Matters of Concern of Authority Business or Agenda Items.
- VI. Old Business
- VII. New Business

RESOLUTION NO. 17-2021 – authorizing the Authority to change the status of Christopher/Erica Bryce and Harrisburg Commercial Interiors and Associates, Inc. from current *Potential Developer* to their single-purpose entity Midtown Redevelopment LP the status of *Designated Developer* of one-hundred and six (106), plus additional parcels in the Capitol Heights neighborhood for the project of new single-family homes.

RESOLUTION NO. 18-2021 – authorizing the Authority to approve a four (4) year Lease with The Worship Academy School of the Arts for two (2) additional Suites, 203 and 205 located at the Harrisburg Transportation Center.

RESOLUTION NO. 19-2021 – authorizing the Authority to approve an Eighth Amendment of Lease Agreement to the Amtrak Leaseback Lease and approve their expansion of Leased Premises of adding Suite 301A located at the Harrisburg Transportation Center.

RESOLUTION NO. 20-2021 – authorizing the Authority to change the status of TLC Work-Based Training Program, Inc. from current *Potential Developer* to their single-purpose entity TLC Cornerstone LP the status of *Designated Developer* of 430 Kelker Street for the project of residential apartments.

RESOLUTION NO. 21-2021 – authorizing the Authority to approve the sale of 1365 Howard Street to N.F. String & Sons, Inc. for an accessory parking lot to their business located at 1380 Howard Street.

RESOLUTION NO. 22-2021 – authorizing the Authority to approve the sale of 1341 Vernon Street to Urban Lighthouse Ministries for an accessory recreation area with pavilion adjacent to their private Christian School.

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REGULAR MEETING – July 20, 2021 – 1:00 P.M.

AGENDA

(VII. New Business - Continued)

RESOLUTION NO. 23-2021 – authorizing the Authority to (a) change the status of Camp Curtin YMCA from current *Potential Developer* to *Designated Developer* of eight (8) Lots on Woodbine Street for the project of new single-family houses and (b) approving the transfer of the Deed(s) to their single-purpose ownership entity that is yet- to be formed “Limited Partnership”.

RESOLUTION NO. 24-2021 – authorizing the Authority to extend the Potential Developer status to December 31, 2021 for RB Development LLC’s project of new affordable housing located at 1175 Bailey Street.

RESOLUTION NO. 25-2021 – authorizing the Authority to change the designated status of TLC Work-Based Training Program, Inc. from current *Designated Developer* to their single-purpose entity TLC Cornerstone LP for the project of new affordable housing on twenty-five (25) parcels in the Central Allison Hill neighborhood.

VIII. Other Business

IX. Adjournment

Means To Attend

* **Meeting Location:** 10 N. Second Street, Suite 405, Harrisburg PA. 17101

* **Join via Microsoft TEAM:** https://teams.microsoft.com/l/meetup-join/19%3ameeting_NTViOWQ1OTUtODYzNi00MWEzLTg0ZDYtYmU0OTIyZmY5OGE4%40thread.v2/0?content=%7b%22id%22%3a%22f639450b-581a-4e26-b7dd-8ba0e623af21%22%2c%22oid%22%3a%22ae286958-78ba-41b3-ac74-caee65bf7c40%22%7d

RESOLUTION NO. 17-2021
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") in **Resolution 10-2020**, as amended in **Resolution 4-2021**, has recognized **Christopher/Erica Bryce and Harrisburg Commercial Interiors and Associates, Inc.** ("Developer") as **Potential Developer** of approximately one hundred-six (106) parcels in the Capitol Heights neighborhood as more fully described on their 28 May 2020 Proposal; and

WHEREAS, in accordance with **Resolution 4-2021**, the Developer has submitted a proposal for 4 parcels in Phase I and ____ parcels in Phase V, as detailed in Exhibit A (all in the City of Harrisburg and collectively, the "Property"); and

WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") owns the Property; and

WHEREAS, Developer's plans have progressed to the level that staff has recommended that **Christopher/Erica Bryce and Harrisburg Commercial Interiors and Associates, Inc.** be designated as the Developer of the Property; and

WHEREAS, **Christopher/Erica Bryce and Harrisburg Commercial Interiors and Associates, Inc.** has formed **Midtown Redevelopment LP**, a single-purpose ownership entity for this project, and requests **Midtown Redevelopment LP** be the Designated Developer.

NOW, THEREFORE, BE IT RESOLVED that (A) **Midtown Redevelopment LP** is hereby designated as Developer of the Property, and (B) the proper Officers of the Board of Directors of the Authority are hereby authorized to execute a standard Special Warranty Deed, Redevelopment Agreement, Quit Claim Deed, and all necessary documents for the conveyance of the Property to Developer, contingent upon the following conditions being met:

- A. The Property shall be developed as mixed-use parking garage, commercial/retail space, and residential apartments.
- B. The Sale Price shall be \$_____ and the buyer shall pay all Authority's closing costs, including transfer taxes.
- C. Developer shall be in compliance with all applicable local regulations, including but not limited to, the building, planning, zoning and affirmative action regulations of the City of Harrisburg.
- D. Settlement may occur at any time subject to all terms and conditions of the Redevelopment Contract.
- E. The Property shall remain subject to all real estate taxes in perpetuity, regardless of whether the use qualified for an exemption from the same under any applicable law.
- F. The Property shall be subject to re-capture by the Quit Claim Deed if Developer does not abide by the terms of the Redevelopment Contract.
- G. Such other conditions that the staff of the Authority and its solicitor deem reasonable and appropriate.

Date

Secretary

RESOLUTION NO. 18-2021
Harrisburg Redevelopment Authority

RESOLVED, by the Redevelopment Authority of the City of Harrisburg that the Executive Director is hereby authorized to execute a second commercial office lease with The Worship Academy School of the Arts for Suites 203 and 205 at the Harrisburg Transportation Center, in accordance with the following specifications.

Approximate Floor Area: 1074 square feet

Lease Term: 4 years, effective August 1, 2021

Renewal Options: An additional one (1) four-year term renewal.

Proposed Rent: \$ 7,249.50 yr/\$ 604.13 mo. first year of term
 \$ 12,351.0 yr/\$1,029.25 mo. second year of term
 \$ 12,888.00 yr/\$1,074.00 mo. third year of term
 \$ 14,499.00 yr/\$1,208.25 mo. fourth year of term

Date

Secretary

RESOLUTION NO. 19-2021
Harrisburg Redevelopment Authority

RESOLVED, by the Redevelopment Authority of the City of Harrisburg that the Executive Director is hereby authorized to execute an Eighth Amendment of Lease Agreement to the Leaseback Lease and expand the Leased Premises by adding additional commercial office lease with the National Railroad Passenger Corporation ("Amtrak") ("Tenant") for Suite 301A at the Harrisburg Transportation Center, in accordance with the following specifications.

Approximate Floor Area: 672 square feet

Lease Term: Month-to-Month basis, until either party gives 30-days written notice to the other of termination, effective August 1, 2021

Proposed Rent: \$ 9,072.00 yr/\$ 756.00 mo. first year of term

Escalation of Rent: Monthly Base Rent shall increase at the annual rate of 2% beginning on the first anniversary of this Eighth Amendment.

All other terms and conditions of the Lease Agreement ("Original Master Lease") ("Original Leaseback Lease) not in conflict with this Amendment shall remain in full force and effect.

Date

Secretary

RESOLUTION NO. 20-2021
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") in **Resolution 13-2019**, has recognized **TLC Work-Based Training Program, Inc.** as **Potential Developer** and in **Resolution 5-2021** extended its **Potential Developer** status for the purchase of 430 Kelker Street in Harrisburg (the "Property"); and

WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") owns the Property; and

WHEREAS, **TLC Work-Based Training Program, Inc.** has submitted a proposal, and plans have progressed to the level that staff has recommended that **TLC Work-Based Training Program, Inc.** be designated as the Developer of the Property; and

WHEREAS, **TLC Work-Based Training Program, Inc.** has formed **TLC Cornerstone LP**, a single-purpose ownership entity for this project, and requests **TLC Cornerstone LP** be the Designated Developer.

NOW, THEREFORE, BE IT RESOLVED that (A) **TLC Cornerstone** is hereby designated as Developer of the Property, and (B) the proper Officers of the Board of Directors of the Authority are hereby authorized to execute a standard Special Warranty Deed, Redevelopment Agreement, Quit Claim Deed, and all necessary documents for the conveyance of the Property to Developer, contingent upon the following conditions being met:

- A. The Property shall be developed as residential apartments and related site improvements.
- B. The Sale Price shall be \$750 and the buyer shall pay all Authority's closing costs, including transfer taxes.
- C. Developer shall be in compliance with all applicable local regulations, including but not limited to, the building, planning, zoning and affirmative action regulations of the City of Harrisburg.
- D. Settlement may occur at any time subject to all terms and conditions of the Redevelopment Contract.
- E. The Property shall remain subject to all real estate taxes in perpetuity, regardless of whether the use qualified for an exemption from the same under any applicable law.
- F. The Property shall be subject to re-capture by the Quit Claim Deed if Developer does not abide by the terms of the Redevelopment Contract.
- G. Such other conditions that the staff of the Authority and its solicitor deem reasonable and appropriate.

Date

Secretary

RESOLUTION NO. 21-2021

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") has received a proposal dated 22 April 2021 from **N.F. String & Son, Inc.** ("Developer"), with its office at 1380 Howard Street, Harrisburg, PA 17104, for the purchase of 1365 Howard Street, Harrisburg (the "Property"); and

WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") owns the Property; and

WHEREAS, Developer's plans have progressed to the level that staff has recommended that **N.F. String & Son, Inc.** be designated as the Developer of the Property.

NOW, THEREFORE, BE IT RESOLVED that (A) **N.F. String & Son, Inc.** is hereby designated as Developer of the Property, and (B) the proper Officers of the Board of Directors of the Authority are hereby authorized to execute a standard Special Warranty Deed, Redevelopment Agreement, Quit Claim Deed, and all necessary documents for the conveyance of the Property to Developer, contingent upon the following conditions being met:

1. The Property shall be developed as accessory parking lot to business located at 1380 Howard Street, Harrisburg.
2. The Sale Price shall be \$15,000 and the buyer shall pay all Authority's closing costs, including transfer taxes.
3. Developer shall be in compliance with all applicable local regulations, including but not limited to, the building, planning, zoning and affirmative action regulations of the City of Harrisburg.
4. Settlement may occur at any time subject to all terms and conditions of the Redevelopment Contract.
5. The Property shall remain subject to all real estate taxes in perpetuity, regardless of whether the use qualified for an exemption from the same under any applicable law.
6. The Property shall be subject to re-capture by the Quit Claim Deed if Developer does not abide by the terms of the Redevelopment Contract.
7. Such other conditions that the staff of the Authority and its solicitor deem reasonable and appropriate.

Date

Secretary

RESOLUTION NO. 22-2021

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) has received a proposal dated 22 April 2021 from **Urban Lighthouse Ministries** (“Developer”), with its office at 1347 Vernon Street, Harrisburg, PA 17104, for the purchase of 1341 Vernon Street, Harrisburg (the “Property”); and

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) owns the Property; and

WHEREAS, Developer’s plans have progressed to the level that staff has recommended that **Urban Lighthouse Ministries** be designated as the Developer of the Property.

NOW, THEREFORE, BE IT RESOLVED that (A) **Urban Lighthouse Ministries** is hereby designated as Developer of the Property, and (B) the proper Officers of the Board of Directors of the Authority are hereby authorized to execute a standard Special Warranty Deed, Redevelopment Agreement, Quit Claim Deed, and all necessary documents for the conveyance of the Property to Developer, contingent upon the following conditions being met:

1. The Property shall be developed as accessory recreation area with pavilion.
2. The Sale Price shall be \$10,000 and the buyer shall pay all Authority’s closing costs, including transfer taxes.
3. Developer shall be in compliance with all applicable local regulations, including but not limited to, the building, planning, zoning and affirmative action regulations of the City of Harrisburg.
4. Settlement may occur at any time subject to all terms and conditions of the Redevelopment Contract.
5. The Property shall remain subject to all real estate taxes in perpetuity, regardless of whether the use qualified for an exemption from the same under any applicable law.
6. The Property shall be subject to re-capture by the Quit Claim Deed if Developer does not abide by the terms of the Redevelopment Contract.
7. Such other conditions that the staff of the Authority and its solicitor deem reasonable and appropriate.

Date

Secretary

RESOLUTION NO. 23-2021
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") in **Resolution 11-2019**, as amended in **Resolution 3-2020 and Resolution 21-2020**, has recognized **Camp Curtin YMCA** ("Developer") with its principle office located at 2135 N. 6th Street, Harrisburg, PA, 17110, as **Potential Developer** of 632 Woodbine Street (PID 10-011-063), 634 Woodbine Street (PID 10-011-062), 638 Woodbine Street (PID 10-011-060), 640 Woodbine Street (PID 10-011-059), 642 Woodbine Street (PID 10-011-058) , 644 Woodbine Street (PID 10-011-057) , 646 Woodbine Street (PID 10-011-056) , and 648 Woodbine Street (PID 10-011-055) in Harrisburg (collectively the "Property"); and

WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") owns the Property; and

WHEREAS, Developer's plans have progressed to the level that staff has recommended that **Camp Curtin YMCA** be designated as the Developer of the Property; and

WHEREAS, **Camp Curtin YMCA** requests that deed(s) be transferred to a yet-to-be formed Limited Partnership, a single-purpose ownership entity for this project.

NOW, THEREFORE, BE IT RESOLVED that (A) **Camp Curtin YMCA** is hereby designated as Developer of the Property, and (B) the proper Officers of the Board of Directors of the Authority are hereby authorized to execute a standard Special Warranty Deed, Redevelopment Agreement, Quit Claim Deed, and all necessary documents for the conveyance of the Property to Developer, contingent upon the following conditions being met:

1. The Property shall be developed as single-family houses and related site improvements.
2. The Property shall be conveyed to the Camp Curtin YMCA's newly formed Limited Partnership.
3. The Sale Price shall be \$8,000 and the buyer shall pay all Authority's closing costs, including transfer taxes.
4. Developer shall be in compliance with all applicable local regulations, including but not limited to, the building, planning, zoning and affirmative action regulations of the City of Harrisburg.
5. Settlement may occur at any time subject to all terms and conditions of the Redevelopment Contract.
6. The Property shall remain subject to all real estate taxes in perpetuity, regardless of whether the use qualified for an exemption from the same under any applicable law.
7. The Property shall be subject to re-capture by the Quit Claim Deed if Developer does not abide by the terms of the Redevelopment Contract.
8. Such other conditions that the staff of the Authority and its solicitor deem reasonable and appropriate.

Date

Secretary

RESOLUTION NO. 24-2021

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority"), in **Resolution 20-2020**, has recognized **RB Development LLC** as Potential Developer of 1175 Bailey Street, PID 09-07-019 (the "Property") for new construction of affordable housing; and

WHEREAS, the Authority wishes to extend **RB Development LLC's** status as Potential Developer that it may continue with its planning and negotiations for a definite period.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Authority of the City of Harrisburg hereby extends the Potential Developer status as stated in Resolution 20-2020, Item 1, to December 31, 2021. All other terms and conditions of Resolution 20-2020 not in conflict herewith shall remain in full force and effect.

Date

Secretary

RESOLUTION NO. 25-2021

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority"), in **Resolution 13-2018**, has recognized **TLC Work-Based Training Programs, Inc.** as Designated Developer of twenty-five (25) parcels in the Central Allison Hill neighborhood (the "Property") for new construction of affordable housing; and

WHEREAS, **TLC Work-Based Training Programs, Inc.** has formed **TLC CORNERSTONE LP**, a single-purpose ownership entity for this project, and requests **TLC CORNERSTONE LP** be the Designated Developer.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Authority of the City of Harrisburg hereby approves **TLC CORNERSTONE LP** as the Designated Developer in place of **TLC Work-Based Training Programs, Inc.** in Resolution 13-2018. All other terms and conditions of Resolution 13-2018 not in conflict herewith shall remain in full force and effect.

Date

Secretary