

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

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

717.255.3000

www.Redvelophbg.org

REGULAR MEETING – June 21, 2022 – 12:30 P.M.

AGENDA

- I. Call to Order
- II. Minutes of the Regular Meeting of May 24, 2022.
- III. Treasurers Report – March 2022, for approval; April and May 2022 for review.
- IV. Communications
- V. Public Comment Regarding Matters of Concern of Authority Business or Agenda Items.
- VI. Old Business
- VII. New Business

RESOLUTION NO. 11-2022, - authorizing the Authority to adopt a Dauphin County Hazard Mitigation Plan that would allow the Authority to be able to apply for FEMA Building Infrastructure and Communities (BRIC) funding that will support efforts with de-channelization of the Paxton Creek.

RESOLUTION NO. 12-2022 – authorizing the Authority to extend the *Potential Developer* status to December 31, 2022 for RB Development LLC’s project of affordable housing located at 1175 Baily Street.

RESOLUTION NO. 13-2022 – authorizing the Authority to extend the *Potential Developer* status to June 30, 2023 for Keystone Community Development Corporation’s project to provide parking in the South 13th and Derry Street corridor.

RESOLUTION NO. 14-2022 – authorizing the Authority to approve an Easement Agreement for the Construction of Green Stormwater Infrastructure (GSI) designed to manage runoff by Capital Region Water of fifteen (15) lots located on the 1900 block of N. 4th Street, 300 block of Peffer Street, and 400 Block of S. 15th Street.

RESOLUTION NO. 15-2022 -authorizing the Authority to approve Vice Capital Group LLC the status “*Designated Developer*” of Twenty-five (25) parcels in the Uptown neighborhood for its Phase 1 of an affordable housing project titled JMB Gardens.

RESOLUTION NO. 16-2022 – authorizing the Authority to designate Vice Capital Group LLC the status of “*Potential Developer*” of 1540 N. 6th Street for a mixed-use commercial/retail/housing project titled Savoy.

VIII. Other Business

IX. Adjournment

Means To Attend

* **In Person Meeting Location:** 10 N. Second Street, Suite 405 Conference Room, Harrisburg PA. 17101

* **Join via Microsoft TEAMS:** https://teams.microsoft.com/meetingOptions/?organizerId=ae286958-78ba-41b3-ac74-caee65bf7c40&tenantId=f639450b-581a-4e26-b7dd-8ba0e623af21&threadId=19_meeting_M2FmMjEwYzMtMGZjMS00ZjhmLTkyOTYtN2FhN2E5ZWl5ZD Y1@thread.v2&messageId=0&language=en-US

Dauphin County Hazard Mitigation Plan
Municipal Adoption Resolution

Resolution No. 11-2022

Redevelopment Authority of the City of Harrisburg, Dauphin County, Pennsylvania

WHEREAS, the City of Harrisburg, Dauphin County, Pennsylvania, is most vulnerable to natural and human-made hazards, which may result in loss of life and property, economic hardship, and threats to public health and safety, and

WHEREAS, Section 322 of the Disaster Mitigation Act of 2000 (DMA 2000) requires state and local governments to develop and submit for approval to the President a mitigation plan that outlines processes for identifying their respective natural hazards, risks, and vulnerabilities, and

WHEREAS, the Redevelopment Authority of the City of Harrisburg acknowledges the requirement of Section 322 of DMA 2000 to have an approved Hazard Mitigation Plan as a prerequisite to receiving post-disaster Hazard Mitigation Grant Program funds, and

WHEREAS, the Dauphin County Hazard Mitigation Plan has been developed by the Dauphin County Department of Public Safety in cooperation with other county departments, and officials and citizens of the City of Harrisburg, and

WHEREAS, a public involvement process consistent with the requirements of DMA 2000 was conducted to develop the Dauphin County Hazard Mitigation Plan, and

WHEREAS, the Dauphin County Hazard Mitigation Plan recommends mitigation activities that will reduce losses to life and property affected by both natural and human-made hazards that face the county and its municipal governments.

NOW THEREFORE BE IT RESOLVED by the Redevelopment Authority of the City of Harrisburg:

- The 2021 Dauphin County Hazard Mitigation Plan is hereby adopted as the official Hazard Mitigation Plan of the Redevelopment Authority of the City of Harrisburg, and
- The respective officials and agencies identified in the implementation strategy of the 2021 Dauphin County Hazard Mitigation Plan are hereby directed to execute the recommended activities assigned to them.

ADOPTED, this 21st day of June, 2022

ATTEST:

Secretary

**REDEVELOPMENT AUTHORITY OF THE CITY OF
HARRISBURG: REPRESENTATIVES**

By _____
Chair

RESOLUTION NO. 12-2022

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 amended the status in **Resolution No. 24-2021 and Resolution No. 38-2021**.

WHEREAS, the Authority wishes to extend RB Development LLC’s status as Potential Developer that it may continue with its planning and negotiation 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 No. 20-2020, item 1, to **December 31, 2022**. All other terms and conditions of Resolution No. 20-2020 not in conflict herewith shall remain in full force and effect.

Date

Secretary

RESOLUTION NO. 13-2022

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”), in **Resolution 9-2012**, has recognized Keystone Community Development Corporation as Potential Developer of 232 and 236 South 13th Street, the (“Properties”), to provide parking for neighborhood businesses in the South 13th and Derry Street corridor; and

WHEREAS, the Authority amended the status in **Resolution 5-2013, Resolution 21-2013, Resolution 3-2014, No. 3-2014, Resolution No. 16-2014, Resolution No. 7-2015, Resolution No. 2-2016, Resolution No. 6-2017, Resolution No. 6-2018, Resolution No. 10-2019, Resolution No. 5-2020, and Resolution No. 13-2021.**

WHEREAS, the Authority wishes to extend Keystone Community Development Corporation’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 Item 1. Resolution 9-2012 to **June 30, 2023**. All other terms and conditions of Resolution 9-2012 not in conflict herewith shall remain in full force and effect.

Date

Secretary

RESOLUTION NO. 14-2022

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) owns 15 vacant lots at 1930, 1932, and 1934 N. 4th Street, and 418, 420, 422, 424, 426, 428, and 430 S. 15th Street, and 332, 334, 326, 328, and 436 Pepper Street, Harrisburg (collectively the “Property”); and

WHEREAS, the Authority wishes to partner with Capital Region Water (“CRW”) for a project that is in furtherance of CRW’s Long-Term Control Plan (“LTCP”) for controlling combined sewer overflows (“CSOs”) entering certain waterways, including the Susquehanna River and the Paxton Creek; and

WHEREAS, the LTCP includes construction of green infrastructure (“GI”) designed to manage runoff to control CSOs; and

WHEREAS, certain facilities used in the construction of GI will be located on the Property; and

WHEREAS, the GI construction requires an Easement over the Authority Property.

NOW, THEREFORE, BE IT RESOLVED, the Redevelopment Authority of the City of Harrisburg approves an Easement Agreement for the Construction of Green Infrastructure by Capital Region Water, in substantially the same form and substance as Exhibit “A” attached hereto.

Date

Secretary

RESOLUTION NO. 15-2022
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg is under negotiations with **Vice Capital Group LLC** (VCG), with their principle offices at 1000 N. 6th Street, Harrisburg PA 17102, for the purchase of twenty-five (25) parcels in the Uptown neighborhood as more fully described in Phase 1 of the attached property list (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, VCG has submitted a proposal, and plans have progressed to the level that staff has recommended that Vice Capital Group LLC be designated as the Developer of the Property.

NOW, THEREFORE, BE IT RESOLVED that (A) **Vice Capital Group LLC** 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 approximately forty-one (41) new affordable housing apartments and homes, of varying housing types, with a Community Service Facility, and related site improvements including off-street parking.
- B. Consideration for the Property shall be \$55,000, plus developer shall pay all Authority’s closing costs, including but not limited to the 2% transfer tax.
- C. **Vice Capital Group LLC** 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. **Vice Capital Group LLC** shall have secured all financing necessary to construct and complete the improvements described within its October 2018 Proposal.
- E. Settlement may occur at any time subject to all terms and conditions of the Redevelopment Contract.
- F. 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.
- G. 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.
- H. Such other conditions that the staff of the Authority and its solicitor deem reasonable and appropriate.

Date

Secretary

	<u>Address</u>	<u>Parcel ID</u>	<u>Phase</u>	<u>Price</u>
1	2301 N. 6th	10-017-066	Phase 1	\$ 3,000
2	2303 N. 6th	10-017-067	Phase 1	\$ 3,000
3	2305 N. 6th	10-017-068	Phase 1	\$ 3,000
4	2307 N. 6th	10-017-069	Phase 1	\$ 3,000
5	2309 N. 6th	10-017-070	Phase 1	\$ 3,000
6	2311 N. 6th	10-017-071	Phase 1	\$ 3,000
7	2313 N. 6th	10-017-072	Phase 1	\$ 3,000
8	2315 N. 6th	10-017-073	Phase 1	\$ 3,000
9	2317 N. 6th	10-017-074	Phase 1	\$ 3,000
10	2319 N. 6th	10-017-075	Phase 1	\$ 3,000
11	2321 N. 6th	10-017-076	Phase 1	\$ 3,000
12	2323 N. 6th	10-017-077	Phase 1	\$ 3,000
13	2325 N. 6th	10-017-078	Phase 1	\$ 3,000
14	2327 N. 6th	10-017-079	Phase 1	\$ 3,000
15	2329 N. 6th	10-017-080	Phase 1	\$ 3,000
16	2306 N. 6th	10-024-021	Phase 1	\$ 1,000
17	2304 N. 6th	10-024-022	Phase 1	\$ 1,000
18	2302 N. 6th	10-024-023	Phase 1	\$ 1,000
19	2292 N. 6th	10-025-004	Phase 1	\$ 1,000
20	2290 N. 6th	10-025-005	Phase 1	\$ 1,000
21	2284 N. 6th	10-025-008	Phase 1	\$ 1,000
22	2240 N. 6th	10-025-009	Phase 1	\$ 1,000
23	595 Emerald	10-025-030	Phase 1	\$ 1,000
24	597 Emerald	10-025-029	Phase 1	\$ 1,000
25	599 Emerald	10-025-028	Phase 1	\$ 1,000
TOTAL				\$ 55,000

	<u>Address</u>	<u>Parcel ID</u>	<u>Phase</u>	<u>Price</u>
1	609 Schuylkill	10-016-019	Phase 2	\$ 3,000
2	611 Schuylkill	10-016-018	Phase 2	\$ 3,000
3	613 Schuylkill	10-016-017	Phase 2	\$ 3,000
4	615 Schuylkill	10-016-016	Phase 2	\$ 3,000
5	617 Schuylkill	10-016-015	Phase 2	\$ 3,000
6	619 Schuylkill	10-016-014	Phase 2	\$ 3,000
7	621 Schuylkill	10-016-013	Phase 2	\$ 3,000
8	623 Schuylkill	10-016-012	Phase 2	\$ 3,000
9	625 Schuylkill	10-016-011	Phase 2	\$ 3,000
10	627 Schuylkill	10-016-010	Phase 2	\$ 3,000
11	629 Schuylkill	10-016-009	Phase 2	\$ 3,000
12	631 Schuylkill	10-016-008	Phase 2	\$ 3,000
13	633 Schuylkill	10-016-007	Phase 2	\$ 3,000
14	635 Schuylkill	10-016-006	Phase 2	\$ 3,000
15	637 Schuylkill	10-016-005	Phase 2	\$ 3,000
16	639 Schuylkill	10-016-004	Phase 2	\$ 3,000
17	641 Schuylkill	10-016-003	Phase 2	\$ 3,000
18	643 Schuylkill	10-016-002	Phase 2	\$ 3,000
19	645 Schuylkill	10-016-001	Phase 2	\$ 3,000
20	608 Schuylkill	10-015-090	Phase 2	\$ 1,000
21	610 Schuylkill	10-015-089	Phase 2	\$ 1,000
22	612 Schuylkill	10-015-088	Phase 2	\$ 1,000
23	614 Schuylkill	10-015-087	Phase 2	\$ 1,000
24	616 Schuylkill	10-015-086	Phase 2	\$ 1,000
25	624 Schuylkill	10-015-082	Phase 2	\$ 1,000
26	626 Schuylkill	10-015-081	Phase 2	\$ 1,000
27	628 Schuylkill	10-015-080	Phase 2	\$ 1,000
28	630 Schuylkill	10-015-079	Phase 2	\$ 1,000
29	632 Schuylkill	10-015-078	Phase 2	\$ 1,000
30	634 Schuylkill	10-015-077	Phase 2	\$ 1,000
31	640 Schuylkill	10-015-074	Phase 2	\$ 1,000
32	642 Schuylkill	10-015-073	Phase 2	\$ 1,000
33	2502 Agate	10-015-072	Phase 2	\$ 1,000
34	2504 Agate	10-015-071	Phase 2	\$ 1,000
35	2506 Agate	10-015-070	Phase 2	\$ 1,000
36	2421 N. 6th	10-016-078	Phase 2	\$ 1,000
37	2423 N. 6th	10-016-077	Phase 2	\$ 1,000
38	2427 N. 6th	10-016-075	Phase 2	\$ 1,000
39	2429 N. 6th	10-016-074	Phase 2	\$ 1,000
40	2431 N. 6th	10-016-073	Phase 2	\$ 1,000
41	600 Seneca	10-016-109	Phase 2	\$ 1,000
42	602 Seneca	10-016-108	Phase 2	\$ 1,000
43	604 Seneca	10-016-107	Phase 2	\$ 1,000
44	606 Seneca	10-016-106	Phase 2	\$ 1,000
Total				\$ 82,000

CURRENT ANTICIPATED SOURCES	
JMB Gardens Phase 1	
DCED /PHLB	\$200,000
City of Harrisburg	\$350,000
Dauphin Gaming	\$150,000
Penn Homes	\$1,300,000
LIHTC	\$13,700,000
Total	\$15,700,000

USES	
LAND	\$50,000
Financing cost	\$2500,000
Hard cost	\$14,200,000
Soft cost	\$700,000
Reserves	\$240,000
Miscellaneous	\$260,000
Total	\$15,700,000

J.M.B. Gardens

Scenario: New Construction, General Occupancy

02-Jun-22

County: Dauphin

Occupancy: General

Unit Count: 41

Residential Units											
No. of BR	No. of Units	Square Footage	HOME/HTF/811	Tenant Paid Rent	Utility Allowance	Total Tenant Expense	Rental Assistance Payment & Source		Total Housing Expense	Targeted Income Level	Annual Income
1 BR	2	850	HTF	\$ 282	\$ 72	\$ 354	\$ 531	PBV	\$ 885	20%	\$ 19,512
1 BR	1	850	HTF	\$ 459	\$ 72	\$ 531	\$ 354	PBV	\$ 885	30%	\$ 9,756
1 BR	5	850	TC Only	\$ 813	\$ 72	\$ 885		-Select-	\$ 885	50%	\$ 48,780
1 BR	6	850	TC Only	\$ 990	\$ 72	\$ 1,062		-Select-	\$ 1,062	60%	\$ 71,280
-Select-			-Select-					-Select-		-Select-	
2 BR	2	1100	HTF	\$ 335	\$ 89	\$ 424	\$ 704	PBV	\$ 1,128	20%	\$ 24,936
2 BR	1	1100	TC Only	\$ 972	\$ 89	\$ 1,061	\$ 67	PBV	\$ 1,128	50%	\$ 12,468
2 BR	6	1100	TC Only	\$ 972	\$ 89	\$ 1,061		-Select-	\$ 1,061	50%	\$ 69,984
-Select-			-Select-					-Select-		-Select-	
2 BR	7	1100	TC Only	\$ 1,184	\$ 89	\$ 1,273		-Select-	\$ 1,273	60%	\$ 99,456
-Select-			-Select-					-Select-		-Select-	
3 BR	1	1350	HTF	\$ 365	\$ 125	\$ 490	\$ 942	PBV	\$ 1,432	20%	\$ 15,684
3 BR	1	1350	TC Only	\$ 1,101	\$ 125	\$ 1,226	\$ 206	PBV	\$ 1,432	50%	\$ 15,684
3 BR	2	1350	TC Only	\$ 1,101	\$ 125	\$ 1,226		-Select-	\$ 1,226	50%	\$ 26,424
-Select-			-Select-					-Select-		-Select-	
3 BR	7	1350	TC Only	\$ 1,346	\$ 125	\$ 1,471		-Select-	\$ 1,471	60%	\$ 113,064
-Select-			-Select-					-Select-		-Select-	
-Select-			-Select-					-Select-		-Select-	
-Select-			-Select-					-Select-		-Select-	
-Select-			-Select-					-Select-		-Select-	
TOTAL	41	44,350									\$ 527,028



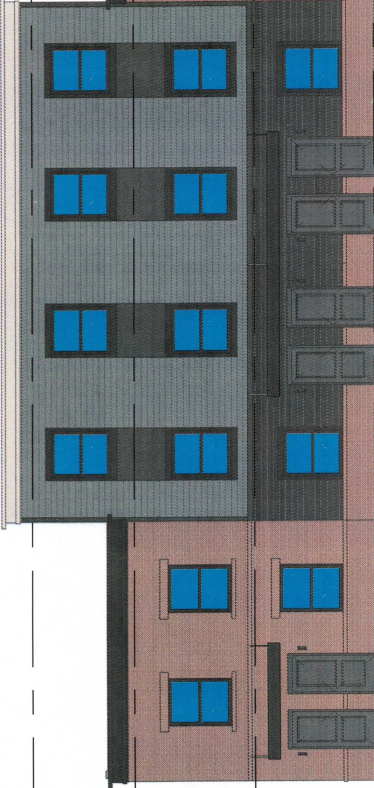


ROOF
28'-6"

3rd FLOOR
20'-0"

2nd FLOOR
10'-0"

1st FLOOR
0"



NORTH ELEVATION - LOT 1

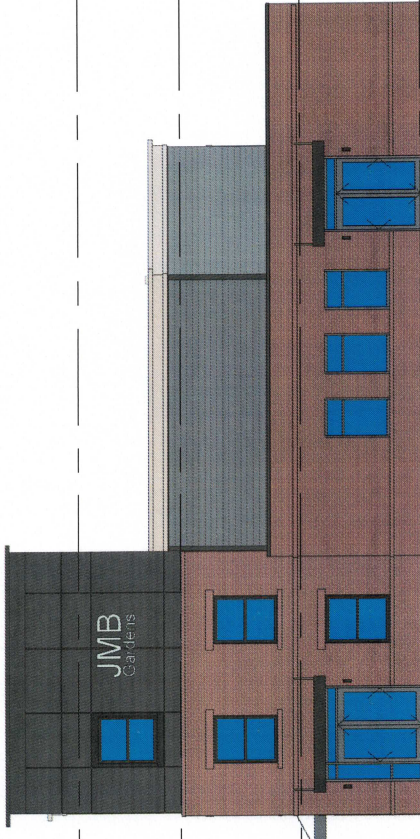
1/16" = 1'-0"

ROOF
28'-6"

3rd FLOOR
20'-0"

2nd FLOOR
10'-0"

1st FLOOR
0"

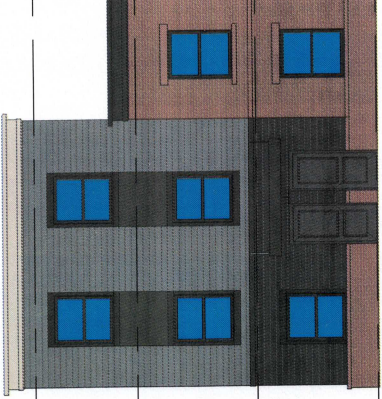


ROOF
28'-6"

3rd FLOOR
20'-0"

2nd FLOOR
10'-0"

1st FLOOR
0"

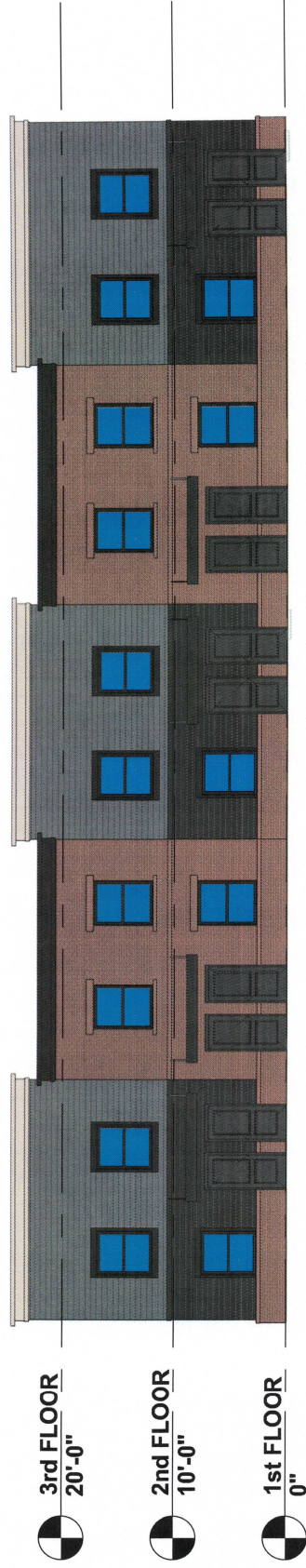


WEST ELEVATION - LOT 1

1/16" = 1'-0"

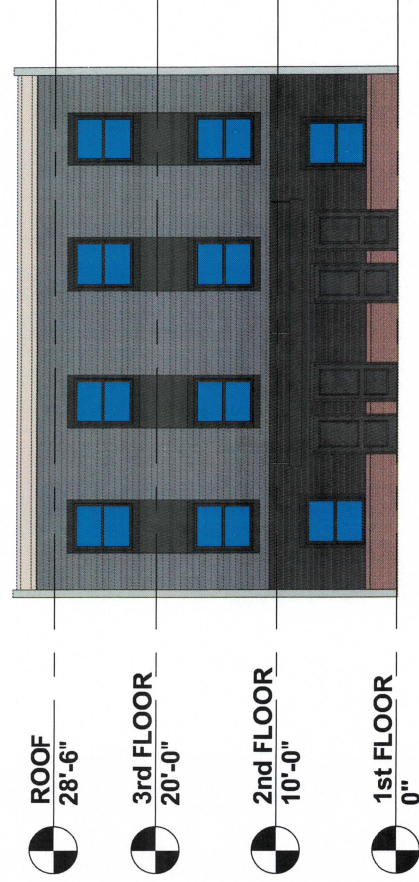
WEST ELEVATION

1/16" = 1'-0"



EAST ELEVATION - LOT 3

$\frac{1}{16}" = 1'-0"$



SOUTH ELEVATION - LOT 4

$\frac{1}{16}" = 1'-0"$



SAS 18.1			
FOUO-CLASS A.1	FOUO-CLASS A.2	FOUO-CLASS A.3	FOUO-CLASS A.4
CN	CN	CN	CN
10373 4440 2000 0000 (200)	10373 4440 2000 0000 (200)	10373 4440 2000 0000 (200)	10373 4440 2000 0000 (200)
246.88 FT	238.9 FT	128.85 FT	45.00 FT
5.10 FT	MA (C) (K) (S) (H) (I)	5 FT	5 FT
27.22 FT	3.38 FT	22.80 FT	49.00 FT
	N/A	N/A	27 FT
27.90 FT	N/A	N/A	27 FT
31.88 FT	N/A	3.21 FT	6.25 FT
30 FT	17 FT	77 FT	00 FT
< 100 FT	< 100 FT	100 FT	100 FT
MAX. 22 FT	MAX. 22 FT	MAX. 22 FT	MAX. 22 FT
917 x 1873	1873 x 1873	1873 x 2817	1873 x 2817
POSSIBLE REQUIRED N/A	POSSIBLE REQUIRED N/A	POSSIBLE REQUIRED N/A	POSSIBLE REQUIRED N/A
CONTRACT CENTER	CONTRACT CENTER	CONTRACT CENTER	CONTRACT CENTER
INC (S) (H) (I)	INC (S) (H) (I)	INC (S) (H) (I)	INC (S) (H) (I)
STATUS PROPOSED	STATUS PROPOSED	STATUS PROPOSED	STATUS PROPOSED

Potential Va	DESCRIPTION
1. 7-3067, 7-M	CITY OF HARRIS
2. 7-3077, 3A - 1	USE DESCRIPTION
3. 7-3077, 3A - 1	MINIMUM LOT
3. 7-3277, 9(a)	MINIMUM LOT
	BUILDING SETBACK
	FRONT (F) SIDE (S)
	REAR (R) SIDE (S)
	SIZE (S) SIDE (S)
	PARKING SETBACK
	FRONT (F) SIDE (S)
	REAR (R) SIDE (S)
	SIZE (S) SIDE (S)
	MAXIMUM LOT
	MAXIMUM LOT
	MAXIMUM LOT
	THAN, 20% OF
	BLANK
	MINIMUM PARKING
	MULTI-FAMILY
	1 SPACE
	UNIT AND
	AFFORDABLE
	COMMUNITY
	1 SPACE
	AND 1 SPACE

ZONING TABLE

1 2 THE PRO

CITY OF HARRISBURG, DAUPHIN COUNTY, PA



Vice Capital Group
1604 North 2nd Street
Harrisburg, PA 17102



DRAWING SCALE: 1" = 30'

RESOLUTION NO. 16-2022

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") has received a Proposal dated May 2022 from **Vice Capital Group LLC** ("DEVELOPER") with offices at 1000 N. 6th Street, Harrisburg, PA, 17102, for the purchase of 1540 N. 6th Street, PID 12-017-046 (the "Property"); and

WHEREAS, the Authority owns the Property; and

WHEREAS, the Authority is willing to permit DEVELOPER to continue with its planning and negotiations for a definite period, contingent upon completion of certain performance requirements as set forth below.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg as follows:

1. **Vice Capital Group LLC** is hereby designated as the *Potential Developer* of the Property for the period of six (6) months, during which time DEVELOPER is required to submit written progress reports by the 5th of each month to the Authority including, but not necessarily limited to, information on the status of financing and development (design) plans and approval for applicable local regulations i.e., the building, planning, zoning and affirmative action regulations of the City of Harrisburg.
2. DEVELOPER is required to present a final proposal acceptable to the Authority for the redevelopment of the Property including, but not limited to, development (design) plans, development schedule, evidence of financial capability, approvals for applicable local regulations, and such other matters that within the discretion of the Authority are deemed reasonable and necessary, so that the Authority may determine whether or not the Potential Developer has made satisfactory progress to undertake the proposed development.
3. The sale price for the Property shall be \$10,000, plus developer shall pay all Authority's closing costs, including but not limited to the 2% transfer tax..
4. The Property shall remain subject to all real estate tax in perpetuity, regardless of whether the use qualifies for an exemption from the same under any applicable law.
5. Sale shall be contingent upon DEVELOPER acquiring vacant land now owned by The Buonarroto Trust (Vartan Group, Inc. acting as agent).

Date

Secretary

SAVOY



VÍCE
CAPITAL

1. EXECUTIVE SUMMARY

The proposed Savoy 40 project is a market rate housing development in the Midtown section of Harrisburg Pennsylvania. Savoy 40 is located on the 1500 block of N 6th street just 5 blocks away from the state capitol complex in Harrisburg Pennsylvania. The Savoy 40 Is an approximately 7-million-dollar project that has been designed with an eye for efficiency, sustainability and Modern simplicity. The development will feature 16- One bedroom units, 20-Two bedroom units and 4- Three bedroom units. Onsite amenities Include dedicated parking, a state-of-the-art fitness gym, rooftop garden for community gatherings and low-cost storage lockers for rent.

The proposed development is steps away from the new Federal Courthouse building and PA State archive facility. Both projects have already begun construction with an estimated completion date of mid to late 2022. The cost of both projects are over 250 MM and will create over 400 jobs for the Immediate community.

The Savoy 40 Development team has partnered with Harrisburg University and Urban Commonwealth Community Development Corporation to provide 2000 square feet of Class A Accelerator space for small minority owned firms In Central PA. This space looks to help small business sustain and thrive by offering low-cost office space and shared resources to maximize the earning potential for each business.

The development team Is committed to social equity and pledges to utilize Certified MBE, WBE, and DBE throughout the development process.

The Savoy 40 development team includes Vice Capital LLC , a local minority owned Real Estate development Firm and Steelworks Construction.

II. SOURCES AND USES

CURRENT ANTICIPATED SOURCES	
Land	\$700,000
City of Harrisburg	\$322,801
DCED-NAP	\$100,000
DC LAND BANK	\$130,000
Investor Equity	\$300,000
Debt	\$5,080,402
Total	\$6,633,203

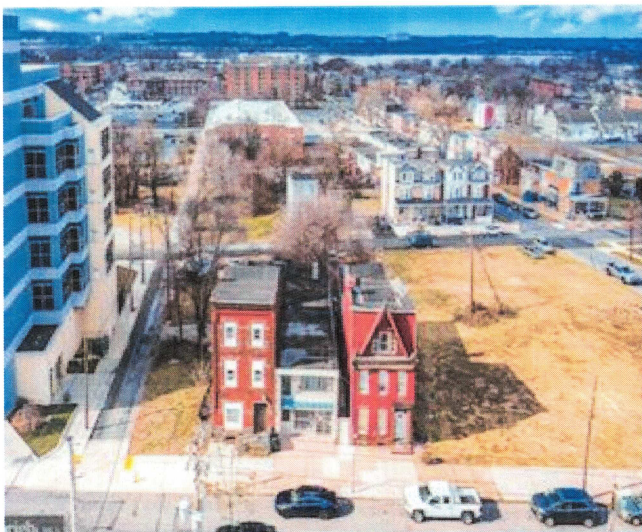
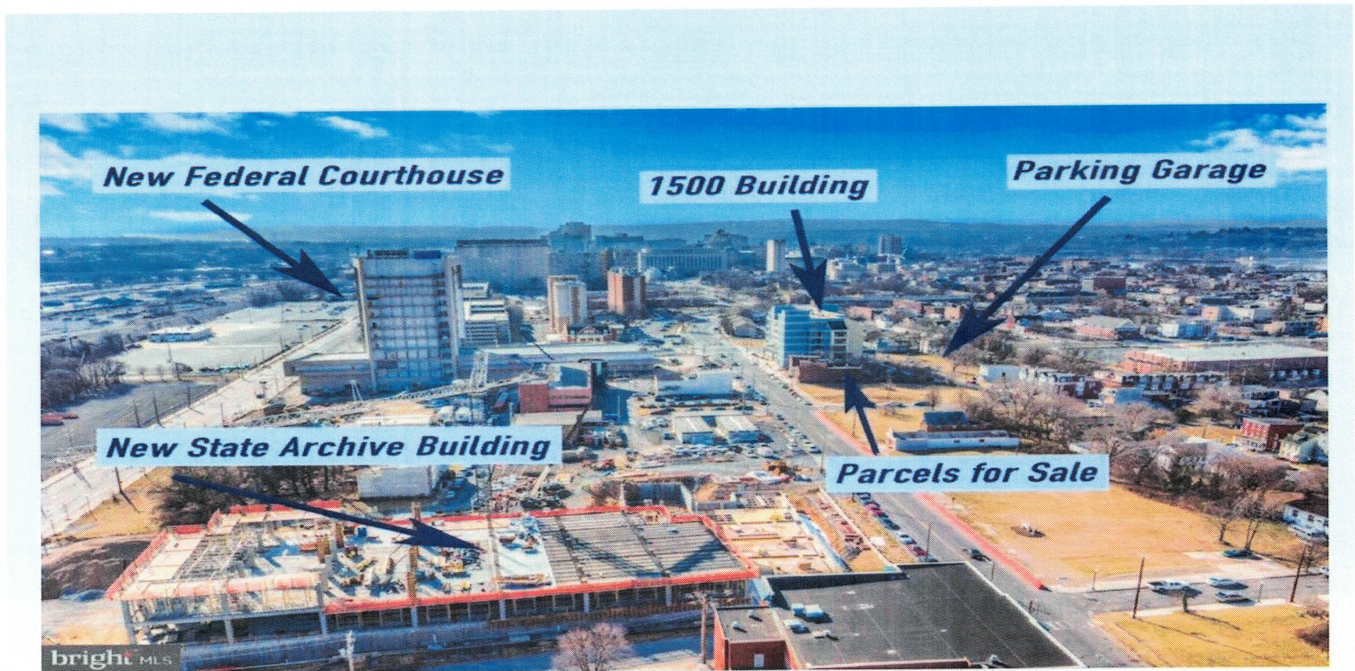
USES	
LAND	\$580,000
Hard cost	\$4,974,555
Soft cost	\$1,007,648
Total	\$6,633,203

BUDGET HIGHLIGHTS	
Project Size (SF)	44,704
\$/SF	\$148
Total Cap per unit	\$165,830
Cashflow (Annual)	\$272,871
Return	21.48%
Project Value	\$10,496,658

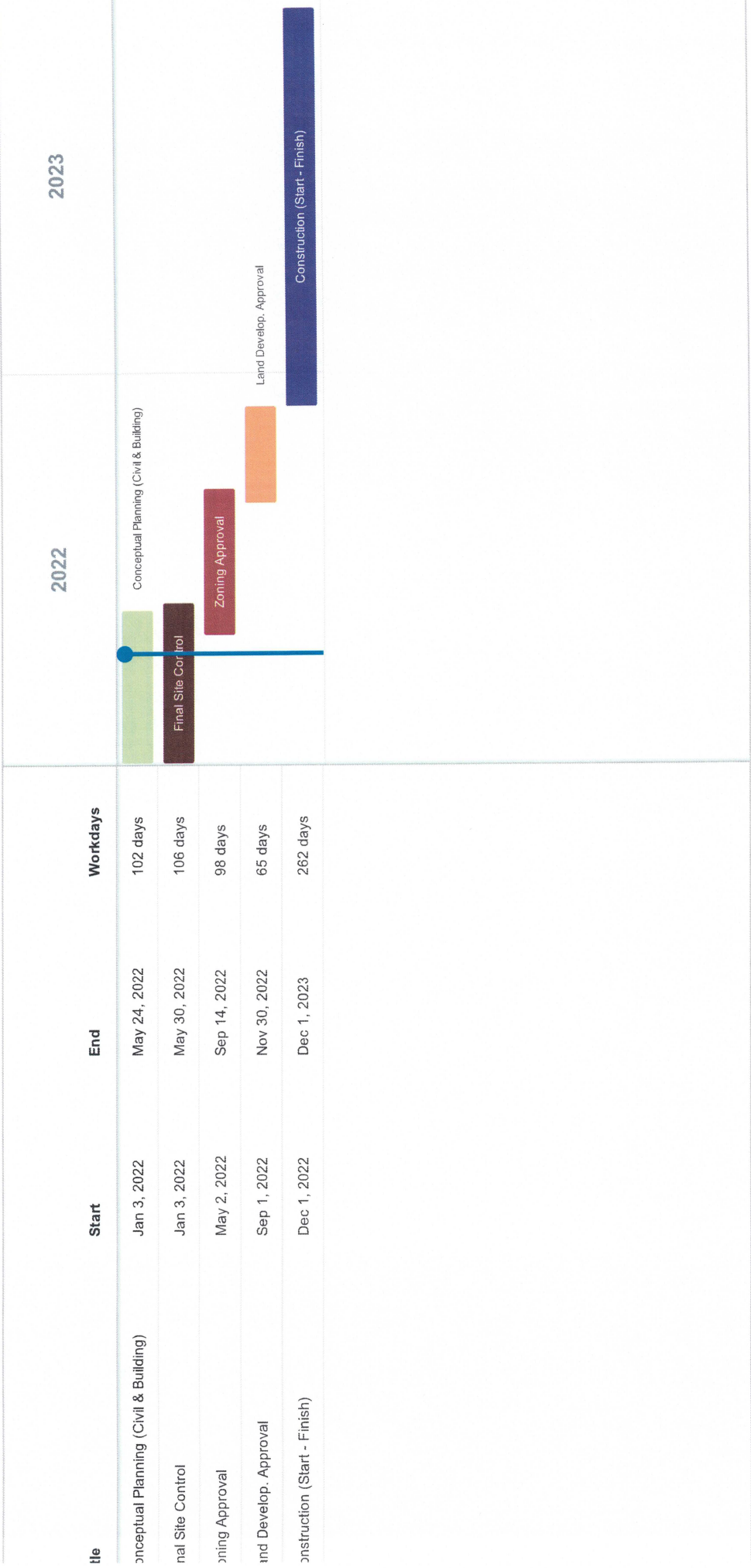
III. SITE PLAN



IV. AREA DEVELOPMENT & FINISHES

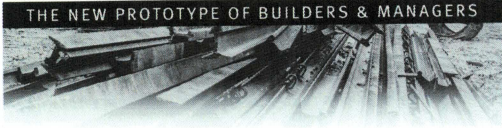


Schedule - Gantt - Savoy Condos Project



STEEL WORKS

· CONSTRUCTION ·



717.773.6084

info@steelworkscon.com

430 N. Front Street | Wormleysburg, PA 17403

steelworkscon.com

ABOUT US

Steel Works Construction is a privately held minority owned general contraction and construction management company headquartered in Wormleysburg, PA, with the vision to provide Real Estate Development and Construction Services to clients in the Mid-Atlantic Region.

OUR PROJECTS

- **STEEL WORKS REDEVELOPMENT** - \$3M site work project
- **STEEL WORKS APARTMENTS** - \$6M new construction – 46 units and 3 commercial spaces
- **HAMILTON HEALTH** - \$6M office building – 20,000 SF
- **HIGH POINTE IN HERSHEY** - \$12M project, 38 luxury for sale townhomes
- **INSPIRED PHYSICAL THERAPY** - \$1.2M project 4,000 SF office building
- **PLAZA 34** - \$3.5M Project, adaptive reuse 16 unit luxury apartment and 2 commercial spaces
- **38 WOODS DRIVE** - 20 lot subdivision single family homes - \$1.5M Site Project
- **FORMER SALVATION ARMY PROJECT** - office conversion to residential apartment units, \$2M project

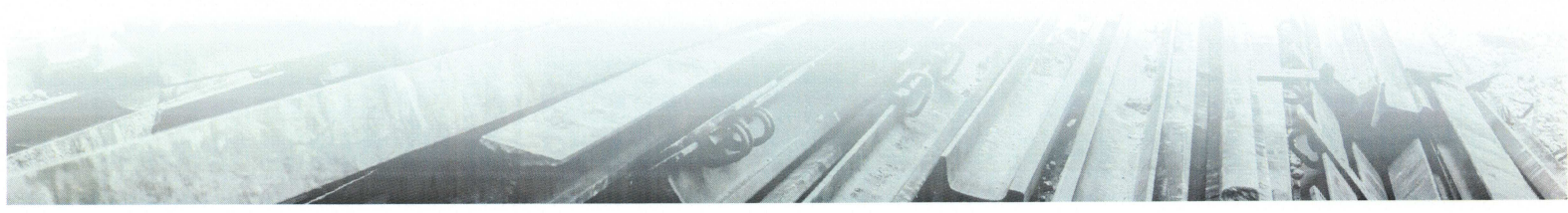


SERVICES

CONSTRUCTION MANAGEMENT | OWNER REPRESENTATIVE SERVICES

Design Build, Budgeting/Estimating, Project Management

Owner Budget and Estimating, Public and Private Funding, Entitlement Services, Acquisition, Utility Coordination and Project Management.





COMMUNITY FIRST FUND

April 10, 2021
Lesean Mccoy
Vice Capital Group, LLC

RE: Savoy
1521 N 6th street
Harrisburg, PA

Dear Lesean.

Thank you for giving Community First Fund an opportunity to review the financing for the above-mentioned development. This Letter of Interest is for discussion purposes only and does not represent a commitment to lend on the part of Community First Fund as all terms are subject to review and approval by Community First Fund's Commercial Credit Committee.

From the information you provided, this approximately \$7 million project has been thoughtfully designed with a heart for creating safe, affordable, and efficient housing within a community that provides opportunities for education, growth, and mentorship. The development will feature 40 units of market rate and affordable housing. The project is to be financed with municipal subsidy and debt.

Should the project be successful in obtaining needed sources of funds Community First Fund would consider providing bridge loan financing with terms and conditions to be determined.

This Letter of Interest should not be construed as a loan commitment. Final terms and Conditions of the construction period financing will be established upon receipt of the Necessary underwriting and due diligence items required by CFF. A commitment by CFF to lend remains subject to the CFF's approval process and review and approval of all the due diligence information, including without limitation, receipt of appraisal, Environmental reports, financial statements and all final budgets and operating pro forma, all of which shall be satisfactory to Bank in its sole and absolute discretion.

Sincerely,

Tim Roseboro
Vice President, Housing and Real Estate Lending



June 14, 2022

Bryan Davis
Executive Director
Redevelopment Authority of the City of Harrisburg
bdavis@hra-harrisburgpa.org

RE: 1520 N. 6th Street
1528 N. 6th Street
1525 N. 5th Street

Dear Mr. Davis:

Please be advised that Vartan Group, Inc., agent for The Buonarroti Trust, is negotiating in good faith with Vice Capital for the purchase and sale of the above-referenced properties.

Sincerely,

VARTAN GROUP, INC.

H. Ralph Vartan
Chief Executive Officer

cc: LeSean McCoy, Vice Capital