

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

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

717.255.3000

www.Redvelophbg.org

REGULAR MEETING – October 18, 2022 – 12:30 P.M.

AGENDA

- I. Call to Order
- II. Minutes of the Regular Meeting of September 20, 2022.
- III. Treasurers Report – June and July 2022, for approval; August 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. 20-2022, - authorizing the Authority to approve the sale of 1210 Bailey Street to Damion Scott for an accessory yard/green space to his adjacent property.

RESOLUTION NO. 21-2022 – authorizing the Authority to retake Title of 57 N. 13th Street from Habitat for Humanity of Greater Harrisburg who back in 2009 desired to build houses on this property along with other adjacent lots. At this present time, they are unable to build on this property.

RESOLUTION NO. 22-2022 – authorizing the Authority to approve the sale of 1613 Chestnut Street to Fred R. Lee who proposes to rehab the existing structure into Residential Housing.

- 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/l/meetup-join/19%3ameeting_M2EyNTVjMWUtNjI3Zi00NTYyLWEyZjEtNTcxOTQ0ZGE3YWVNk%40thread.v2/0?context=%7b%22Tid%22%3a%22f639450b-581a-4e26-b7dd-8ba0e623af21%22%2c%22Oid%22%3a%22ae286958-78ba-41b3-ac74-caee65bf7c40%22%7d

RESOLUTION NO. 20-2022
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") is negotiating with Damion Scott for the sale of a vacant lot at 1210 Bailey Street (PID 09-012-010) (the "Property"); and

WHEREAS, the Authority owns the Property and Damion Scott ("Developer") desires to purchase the Property for use as accessory yard to the Developer's property located at 1208 Bailey Street; and

WHEREAS, the Authority is willing to sell the Property pursuant to the terms set forth below.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg that the sale of the Property is hereby approved, and the proper Officers of the Board of Directors of the Authority are hereby authorized to execute a standard Special Warranty Deed and all related documents with the Developer for the conveyance of the Property, contingent upon the following conditions being met:

- A. The sale price for the Property shall be \$1,000 plus all HRA closing fees, including 2% transfer tax.
- B. The Property shall be sold "as is", "where is" with no representations or warranties.
- C. 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.
- D. Any re-use of the Property must comply with all City zoning ordinances and regulations for Flood Plain Construction, if applicable.
- E. Such other conditions that the staff of the Authority and its solicitor deem reasonable and appropriate.

Date

Secretary

July 26, 2022

Greetings Mr. Bryan Davis,

I am respectfully submitting this letter to you and the HRA Board of directors as an official offer letter for the following parcels:

- 1210 Bailey Street, Harrisburg, PA 17103 - PID 09-012-010 - offer \$1,000

I am the owner of the adjoining parcel at 1208 Bailey Street, Harrisburg, PA 17103, and I would like to acquire the aforementioned parcel as an auxiliary yard to keep the space clean and free from the consistent dumping of household trash and bulk household items that has become a major blight and eye sore to the area. The plan is to convert the space into an organic vegetable garden and green space.

Thank you for your consideration and I look forward to your decision.

Best Regards,
Damion Scott

RESOLUTION NO. 21-2022
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a request from Habitat for Humanity of Greater Harrisburg Area for the Authority to retake Title of 57 Market Street, PID 09-014-003 (the “Property”); and

WHEREAS, Habitat for Humanity of Greater Harrisburg Area (“Habitat”) executed a Redevelopment Contract, dated 17 December 2009 to construct a single-family home on the Property;

WHEREAS, Habitat is unable to construct that single-family home and wishes to return the Property to the Authority; and

WHEREAS, the Authority is agreeable to retaking Title to the Property.

NOW, THEREFORE, BE IT RESOLVED the Board of Directors of the Authority hereby approves and authorizes the Executive Director to execute all documents required for retaking Title to 57 N. 13th Street, Harrisburg, from Habitat for Humanity of Greater Harrisburg Area, subject to the following conditions:

- A. Marketable Title accompanies the Property.
- B. Habitat shall pay all HRA closing fees, including 2% transfer tax, and real estate taxes, if any.
- C. Such other conditions that the staff of the Authority and its solicitor deem reasonable and appropriate.

Date

Secretary

RESOLUTION NO. 22-2022
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a Proposal from Fred R. Lee for the purchase of 1613 Chestnut Street, PID 09-052-101 (the "Property"); and

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

WHEREAS, Fred R. Lee (the "Developer") has submitted a proposal, in which he proposes renovating the existing structures into Residential Homes, along with related site improvements.

NOW, THEREFORE, BE IT RESOLVED that (A) Fred R. Lee 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 a residential home, as permitted by City Zoning Code.
- B. The Sale Price shall be \$500 plus all HRA closing fees, including 2% transfer tax.
- 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



Dwan Lee <coachdlee12@gmail.com>

Fwd: Chestnut Street Action Plan

1 message

Fred Lee <flee@frllogistics.com>
To: coachdlee12@gmail.com

Tue, Oct 11, 2022 at 4:02 PM

----- Forwarded message -----

From: **tarlk casteel** <trcasteel38@gmail.com>
Date: Tue, Oct 11, 2022 at 3:48 PM
Subject: Fwd: Chestnut Street Action Plan
To: <flee@frllogistics.com>

----- Forwarded message -----

From: **Samuel Johnson** <sj.tlcconstruction@gmail.com>
Date: Tue, Oct 11, 2022, 11:15 AM
Subject: Chestnut Street Action Plan
To: T <trcasteel38@gmail.com>

Chestnut Street Action Plan

TLC Work-Training Program will be utilizing the Chestnut Street location as a training site for its participants.

TRAINING :

Training will consist of the following areas of hands on instruction:

1. Proper demolition techniques of interior residential housing
2. New roof installation
3. Windows and Doors (Interior/Exterior)
4. Drywall installation/Finishing
5. Rough/Finish Carpentry
6. Flooring (Ceramic/LVT)
7. Painting
8. Cabinetry/Countertops

The goal of the Training Program is to instruct the participants in the Safe and Proper ways of the above listed aspects of Residential Demolition and Renovations.

The participants will be in on the ground floor thru the complete Renovations of the Chestnut Street Site. There will also be classroom time as well on the Theory of the basics of Residential Remodeling Concepts

Sent from my iPad

1. Project will be rehabilitated and used for affordable housing/ HUD Section 8 recipients to have quality housing.
2. Financing will be provided through the Harrisburg Housing and Economic Development Grant Program.