

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

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

717.255.3000

www.Redevolphbg.org

REGULAR MEETING – December 20, 2022 – 12:30 P.M.

AGENDA

- I. Call to Order
- II. Minutes of the Regular Meeting of October 18, 2022.
- III. Treasurers Report – August 2022, for approval; September and October 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. 23-2022, - authorizing the release of year ended December 31, 2021, Audited Financial Statements.

RESOLUTION NO. 24-2022 – authorizing the Authority to approve the General Operating Budget for the fiscal year beginning January 1, 2023, in approximate amount of \$716,302.

RESOLUTION NO. 25-2022 – approving the Harrisburg Redevelopment Authority Board meeting dates, place, and time for the 12-month period beginning January 2023.

RESOLUTION NO. 26-2022 – authorizing the Authority to extend the “Potential Developer” status to May 31, 2023, for On Hill Development Company’s project of affordable residential apartments located at 1605-1633 Market Street.

RESOLUTION NO. 27-2022 – authorizing the Authority to extend the “Potential Developer” status to November 30, 2023, for Tri-County HDC’s project of affordable housing located at 2151, 2155-2161 N. 4th Street.

RESOLUTION NO. 28-2022 – authorizing the Authority to extend the “Potential Developer” status to June 30, 2023, for RB Development LLC’s project of affordable housing located at 1175 Baily Street.

RESOLUTION NO. 29-2022 – authorizing the Authority to extend the “Potential Developer” status to June 30, 2023, for Vice Capital Group LLC’s project titled Savoy of mixed-use commercial, retail, and housing located at 1540 N. 6th Street.

RESOLUTION NO. 30-2022 – authorizing the Authority to approve YMCA Harrisburg Cornerstone Initiative, LLC the status of “*Potential Developer*” of four (4) parcels located at 2728-2734 Jefferson Street for the project of affordable housing.

RESOLUTION NO. 31-2022 – authorizing the Authority to approve contracts with Wagman Construction, Inc, and G.R. Sponaugle & Sons, Inc. for the Pennsylvania Department of Transportation’s funded renovations and improvements to the Harrisburg Transportation Center in the amount of \$5,629,717.00 and authorize the Executive Director to execute the contracts for the performance of the planned renovations and improvements.

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_MDA5NDJlNmYtM2VlNi00ZjVhLTgzMjMtMzAwZjljOTA0YjA5%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. 23 -2022
Harrisburg Redevelopment Authority

NOW, THEREFORE, BE IT RESOLVED that the Redevelopment Authority of the City of Harrisburg hereby accepts and authorizes the release of its Audited Financial Statements for the year ended December 31, 2021.

Date

Secretary

HARRISBURG REDEVELOPMENT AUTHORITY

RESOLUTION NO. 24-2022

RESOLVED by the Redevelopment Authority of the City of Harrisburg that the General Operating Budget for the Fiscal Year beginning January 1, 2023, is hereby approved in the total expenditure amount of approximately \$716,302 further detailed in the Summaries of Estimated General Operating Fund Income and Estimated General Operating Fund Expenditures attached hereto and made a part hereof.

Date

Secretary

RESOLUTION 25- 2022

Harrisburg Redevelopment Authority

RESOLVED by the Redevelopment Authority of the City of Harrisburg that the following list of regular Harrisburg Redevelopment Authority Board meeting dates for the 12-month period beginning January 2023 is hereby approved; said meetings to be held at 12:30 pm in Suite 405 conference room, 10 N Second Street, Harrisburg PA.

January 17, 2023

February 21, 2023

March 21, 2023

April 25, 2023 *

May 23, 2023 *

June 20, 2023

July 18, 2023

August 15, 2023

September 19, 2023

October 17, 2023

November 21, 2023

December 19, 2023

* 4th Tuesday of the month

Date

Secretary

RESOLUTION NO. 26-2022
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) in **Resolution 10-2021**, has recognized **On Hill Development Co.** as Potential Developer for the purchase of 1605-1613 Market Street in Harrisburg (collectively the “Property”); and

WHEREAS, the Authority is willing to extend **On Hill Development Company’s** status as Potential Developer so that it may continue with its planning and negotiations for an additional (6) six months.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg hereby extends the Potential Developer status as stated in Resolution 10-2021, Resolution 35-2021, and Resolution 9-2022 to **May 31, 2023**. All other terms and conditions of **Resolution 10-2021** not in conflict herewith shall remain in full force and effect.

Date

Secretary

RESOLUTION NO. 27-2022

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) in **Resolution 10-2022**, has recognized **Tri-County HDC LTD.** as Potential Developer for the purchase of five (5) parcels: 2151 N. 4th (PID 10-040-075), 2155 N. 4th (PID 10-040-074), 2157 N 4th (PID 10-040-073), 2159 N. 4th (PID 10-040-072) and 2161 N. 4th (PID 10-040-071) Street (all in the City of Harrisburg and collectively, the “Property”); and

WHEREAS, the Authority is willing to extend **Tri-County HDC LTD.’s** status as Potential Developer so that it may continue with its planning and negotiations for an additional (12) twelve months.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg hereby extends the Potential Developer status as stated in Resolution 10-2022 to **November 30, 2023**. All other terms and conditions of **Resolution 10-2022** not in conflict herewith shall remain in full force and effect.

Date

Secretary

RESOLUTION NO. 28-2022

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 24-2021, Resolution 38-2021, and Resolution 12-2022**

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 an additional (6) six months.

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 **June 30, 2023**. 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. 29-2022

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) in **Resolution 16-2022**, has recognized **Vice Capital Group LLC** as Potential Developer for the purchase of 1540 N. 6th Street, PID 12-017-046 (the “Property”); and

WHEREAS, the Authority is willing to extend **Vice Capital Group LLC’s** status as Potential Developer so that it may continue with its planning and negotiations for an additional (6) six months.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg hereby extends the Potential Developer status as stated in Resolution 16-2022 to **June 30, 2023**. All other terms and conditions of **Resolution 16-2022** not in conflict herewith shall remain in full force and effect.

Date

Secretary

RESOLUTION NO. 30-2022
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a Proposal, October 2022, from **YMCA Harrisburg Cornerstone Initiative, LLC** with its principal office located at 2135 N. 6th Street, Harrisburg, PA, 17110 for the purchase of 2728 Jefferson (PID 10-013-004), 2730 Jefferson (PID 10-013-003), 2732 Jefferson (PID 10-013-002), and 2734 Jefferson (PID 10-013-001) (collectively the “Property”); and

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

WHEREAS, the Authority is willing to permit **YMCA Harrisburg Cornerstone Initiative, LLC** to continue with its planning 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. **YMCA Harrisburg Cornerstone Initiative, LLC** is hereby designated as the *Potential Developer* of the Property for the period of six (6) months, during which time **YMCA Harrisburg Cornerstone Initiative, LLC** 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. **YMCA Harrisburg Cornerstone Initiative, LLC** 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 shall be \$1,000 per parcel, for a total of \$4,000, and the buyer shall pay all Authority’s closing costs, including transfer taxes.
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.

Date

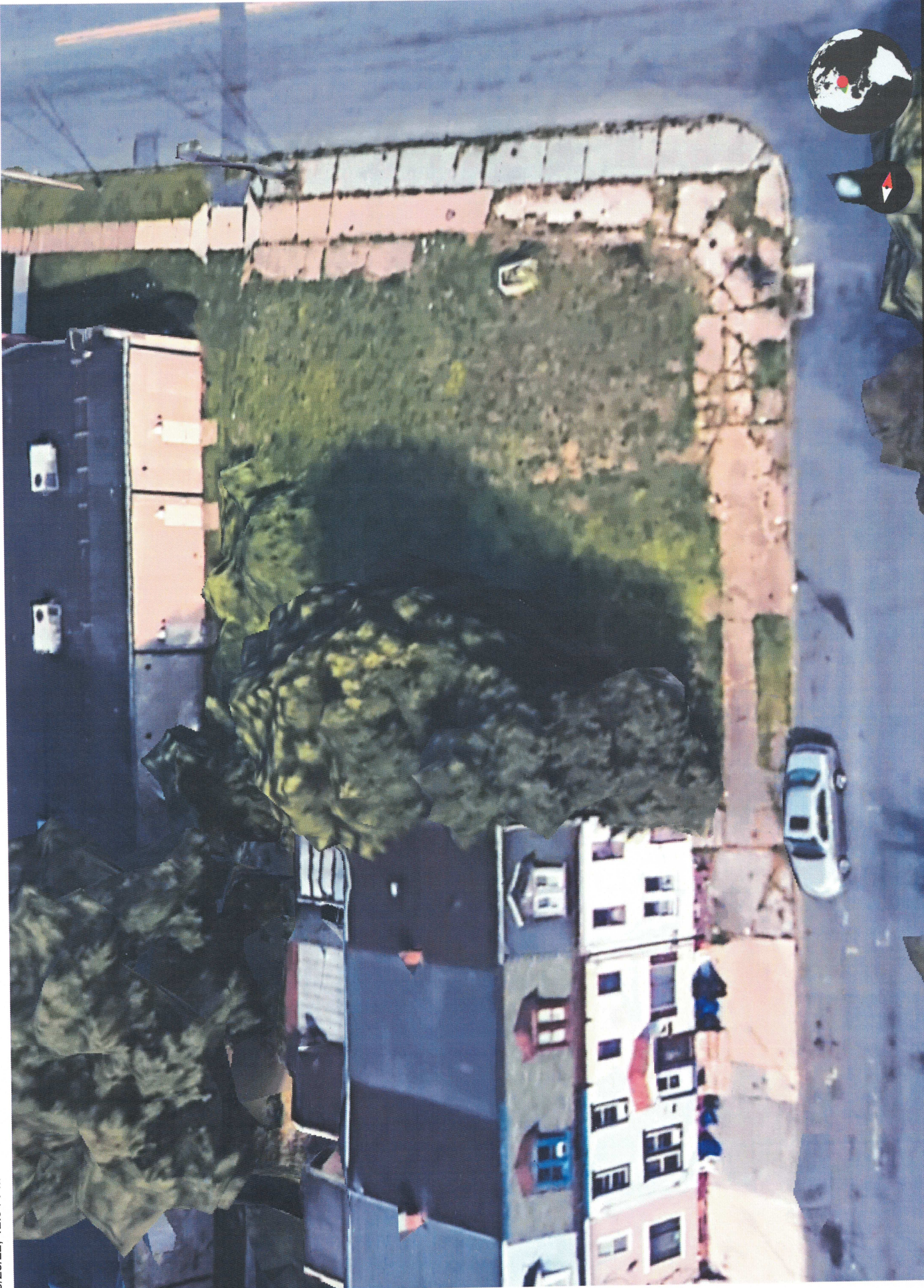
Secretary



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FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

Potential Developer Status YMCA Harrisburg Cornerstone Initiative, LLC

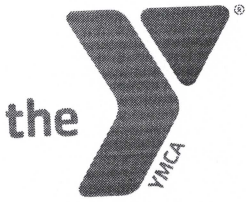
1. Description of proposed use- The land acquired from the Redevelopment Authority will be used to build newly constructed family homes. The project will support the affordable housing crisis. The homes will be sold affordable to first time home buyers. There will be a conversion of 4 lots converted into 3 which will allow us to build 3 homes. The lot numbers are 2728, 2730, 2732, and 2734 Jefferson St.
2. See attached Plan of Consistency letter.
3. The YMCA Harrisburg Cornerstone Initiative, LLC was formed in 2021 and is in the process of completing its first four newly built houses. This project also supports affordable housing.
4. We will be replacing to parcels which houses were built at one point. We plan to stay in line with the rest of the neighborhood but also build as they once were. See attached parcel information.
5. Our plan is to use the floor plan of the original homes. We will study the houses currently on that block and use the exact floor plan. The size of the rooms will be significantly bigger due to the consolidation of 4 lots into 3.
6. \$600,000 includes development plans, and construction.
7. We currently have \$400,000 from the sale of our past affordable housing project but also a \$500,000 commitment from PHFA.
8. Development plans completed by summer 2022. Project would start in spring of 2023 and finish by summer 2023.
9. \$1,000 good faith fee attached. We are offering \$1,000 per lot which equals \$4,000 total.
10. See attached.
11. Financial and Credit Statement attached.



Google Earth

Camera: 165 m 40°17'29"N 76°53'36"W 107 m

9 m



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FOR SOCIAL RESPONSIBILITY

Potential Developer Status YMCA Harrisburg Cornerstone Initiative, LLC

1. Description of proposed use- The land acquired from the Redevelopment Authority will be used to build newly constructed family homes. The project will support the affordable housing crisis. The homes will be sold affordable to first time home buyers. There will be a conversion of 4 lots converted into 3 which will allow us to build 3 homes. The lot numbers are 2728, 2730, 2732, and 2734 Jefferson St.
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8. Development plans completed by summer 2022. Project would start in spring of 2023 and finish by summer 2023.
9. \$1,000 good faith fee attached. We are offering \$1,000 per lot which equals \$4,000 total.
10. See attached.
11. Financial and Credit Statement attached.

RESOLUTION NO. 31-2022
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) in **Resolution 32-2021** authorized certain renovations to the facilities of the Harrisburg Transportation Center (HTC) and the related funding; and

WHEREAS, the Pennsylvania Department of Transportation (PennDOT) has committed to funding the replacement of the roof system and complete renovation of the Observation Room located off the lobby (collectively the Improvements); and

WHEREAS, since the Authority will be the recipient of PennDOT funding, the Authority will also hold the contracts for the for the Improvements; and

WHEREAS, the Authority, via PennDOT, has conducted a competitive bid process for the Improvements and PennDOT has made its recommendations for the award of the related contracts; and

WHEREAS, the Authority wishes to authorize the award of those contracts.

NOW THEREFORE, BE IT RESOLVED, the Redevelopment Authority of the City of Harrisburg hereby awards the contracts for the above Improvements at the Harrisburg Transportation Center as below detailed, subject to plans and specifications in the Bid Documents.

Date

Secretary

- General Trades contract to Wagman Construction, Inc for \$4,425,000.00
- Electrical Trades contract to G.R. Sponaugle & Sons, Inc. for \$382,992.00
- Mechanical Trades contract to G.R. Sponaugle & Sons, Inc. for \$821,725.00



5000 Ritter Road Suite 102
Mechanicsburg, PA 17055

December 9, 2022

File: 2027131591 Harrisburg Train Center

Attention: Bryan K. Davis – Executive Director

Redevelopment Authority of the City of Harrisburg
10 North Second Street, Suite 405
Harrisburg, PA 1705

Re: Bid Results December 2, 2022 – Harrisburg Train Center Project – Mechanical Construction

Dear Mr. Davis:

The following is in review of the project bids of December 2, 2022, Harrisburg Train Center.

Mechanical Trades:

	<u>Base Bid</u>	<u>Allowances (N/A)</u>	<u>Total Bid</u>
G.R. Sponaugle & Sons, Inc.	\$821,725.00	N/A	\$ 821,725.00 (Low Bid)

No other Bidders

We recommend the following contracts be awarded for the following:

- Mechanical Trades contract to G.R. Sponaugle & Sons, Inc. for \$821,725.00

If you have any questions or need additional information, please contact me directly at 814-619-1265 or via email.

Regards,

Ronald R. Link
Principal – Transportation
Construction Management and Inspection
Tel: 814-619-1265
ron.link@stantec.com



5000 Ritter Road Suite 102
Mechanicsburg, PA 17055

November 9, 2022

File: 2027131591 Harrisburg Train Center

Attention: Bryan K. Davis – Executive Director

Redevelopment Authority of the City of Harrisburg
10 North Second Street, Suite 405
Harrisburg, PA 17055

Re: Bid Results October 26, 2022 – Harrisburg Train Center Project

Dear Mr. Davis:

The following is in review of the project bids of October 26, 2022, Harrisburg Train Center.

General Trades:

	<u>Base Bid</u>	<u>Allowances 1 thru 6</u>	<u>Total Bid</u>
Wagman Construction, Inc.	\$4,070,000	\$355,000	\$ 4,425,000.00 (Low Bid)
DA Nolt, Inc	\$7,107,000	\$355,000	\$ 7,462,000.00

Mechanical Trades:

No Bids Received

Electrical Trades:

	<u>Base Bid</u>	<u>Allowances (N/A)</u>	<u>Total Bid</u>
G.R. Sponaugle & Sons, Inc.	\$382,992.00	N/A	\$ 382,992.00 (Low Bid)
Shannon A. Smith, Inc.	\$411,450.00	N/A	\$411,450.00
W.L. Byers Electric, Inc.			
DBA/ Orbit Technologies	\$550,000	N/A	\$550,000.00

We recommend the following contracts be awarded for the following:

- General Trades contract to Wagman Construction, Inc for \$4,425,000.00
- Electrical Trades contract to G.R. Sponaugle & Sons, Inc. for \$382,992.00

Due to no bids being received for the Mechanical Trades contract on October 26, 2022, it was then decided the Mechanical Trades Contract would be re-advertised. This contract was re-advertised on November 2, 2022, and the bid is due on November 23, 2022, at 2 PM.

If you have any questions or need additional information, please contact me directly at 814-619-1265 or via email.

Regards,

Ronald R. Link
Principal – Transportation
Construction Management and Inspection
Tel: 814-619-1265
ron.link@stantec.com