

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

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

717.255.3000

www.Redevolphbg.org

REGULAR MEETING – March 21, 2023 – 12:30 P.M.

AGENDA

- I. Call to Order
- II. Minutes of the Regular Meeting of February 21, 2023.
- III. Treasurers Report – November 2022, for approval; December 2022 and January 2023 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. 6-2023, - authorizing the Authority to approve the sale of 131 Sylvan Terrace to Christopher M. McGraw for an accessory yard to his adjacent property.

RESOLUTION NO. 7-2023 – authorizing the Authority to extend the *Potential Developer* status to September 30, 2023, for Christopher/Erica Bryce and Harrisburg Commercial Interiors and Associates, Inc.’s mixed-use project of thirteen (13) parcels located on N. 5th, N. 6th, Hamilton, and Wood Streets.

RESOLUTION NO. 8-2023 – authorizing the Authority to designate Rivas Property Investments LLC the status of “*Potential Developer*” of four (4) lots located at 2452, 2454, 2456, & 2458 N. 6th Street to construct a new parking lot and green space adjacent to their store, “Market Fresh Mini Market” at 2454 N. 6th Street, Harrisburg.

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_YzE1NWJjYjMtOWFkNS00MGU1LTk3OGItNDBiZGY2NDM0YmIw%40thread.v2/0?context=%7b%22id%22%3a%22f639450b-581a-4e26-b7dd-8ba0e623af21%22%2c%22oid%22%3a%22ae286958-78ba-41b3-ac74-caee65bf7c40%22%7d

RESOLUTION NO. 6-2023
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") is negotiating with **Christopher M. McGraw** for the sale of a vacant lots at **131 Sylvan Terrace (PID 09-043-044)** (the "Property"); and

WHEREAS, the Authority owns the Property and Christopher M. McGraw ("Developer") desires to purchase the Property for use as accessory yard to the Developer's property located at 133 Sylvan Terrace; 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 \$250 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

March 02, 2023

Name: Christopher M. McGraw

Mailing Address: 202 Vine Street, Harrisburg Pa 17104

Contact Phone: 717-797-7292

E-mail Address: mcgrawsmichael@gmail.com

I Christopher M. McGraw wish to purchase the property of land know as 131 Sylvan Terrace, Harrisburg PA 17104(parcel # 09-043-044-000-0000). I also have been maintaining this lot at 131 Sylvan Terrace for the 10 years. I currently own the adjacent property at 133 Sylvan Terrace(parcel # 09-043—045-000-0000). My plan is to add it as a connecting yard to my current Property. I am making a proposal of \$250.00 to obtain ownership of 131(parcel # 09-043-044-000-0000) Sylvan Terrace, Harrisburg PA 17104.

Thank You For Your Consideration,

Christopher M. McGraw,

Date

Christopher M. McGraw
March 03, 2023

RESOLUTION NO. 7-2023

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) in **Resolution 8-2021**, has recognized **Christopher/Erica Bryce and Harrisburg Commercial Interiors and Associates, Inc.** as Potential Developers for the purchase of 1700, 1702, 1706, 1708, 1712 and 1714 N. 6th Street; 1707 & 1709 N. 5th Street; 1708 & 1710 ½ Wood Street; and 510, 512, and 514 Hamilton Street collectively, (the “Properties”), to provide a mixed-use residential building and parking lot in the Midtown area; and

WHEREAS, the Authority amended the status in **Resolution 34-2021** and **Resolution 17-2022**.

WHEREAS, the Authority wishes to extend Christopher/Erica Bryce and Harrisburg Commercial Interiors and Associates, Inc.’s status as *Potential Developer* that they may continue with their 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 in **Resolution 8-2021 to September 30, 2023**. All other terms and conditions of **Resolution 8-2021** not in conflict herewith shall remain in full force and effect.

Date

Secretary

RESOLUTION NO. 8-2023
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a Proposal, dated 27 February 2023, from **Rivas Property Investments LLC** with its office located at 2446 N. 6th Street, Harrisburg, PA, 17110 for the purchase of 2452 N. 6th (PID 10-023-011, 2454 N. 6th (PID 10-023-010), 2456 N. 6th (PID 10-23-009), and 2458 N. 6th (PID 10-23-008) Street in Harrisburg (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 **Rivas Property Investments LLC** 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. **Rivas Property Investments LLC** is hereby designated as the *Potential Developer* of the Property for the period of six (6) months, during which time **Rivas Property Investments 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. **Rivas Property Investments 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 negotiated to the satisfaction of the Authority’s Executive Director and Solicitor, which shall include the buyer 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

February 27- 2023

City of Harrisburg PA

Received a cordial greeting. Below is the mention of the project to be presented.

This construction project consists of an intelligent parking lot, with a green area for the inhabitants and visitors of our community of uptown Harrisburg, Pennsylvania.

It is very pleasing for us to be able to offer it since it will provide residents with comfort and security when requesting the services provided by the **CTOWN MARKET FRESH (RY Mini Market)**, which is located at 2446 N 6TH ST HARRISBURG PA 17110 next to these lands 2452 N 6TH ST HARRISBURG PA 17110, 2454 N 6TH ST HARRISBURG PA 17110, which are requested for said proposal.

Said improvement will have the services of cleaning, organization and garbage collection by our company, which will be in charge of said costs for the construction of the project, represented by Mr. **RAMÓN CONTRERAS**, owner of the aforementioned supermarket, and Mr **VICTOR RIVAS** owner **RIVAS PROPERTIES**.

It will be our commitment and duty to keep this area in the best condition for our city HARRISBURG, capital of the state of PENNSYLVANIA, since it is in total neglect
cordially goodbye.

Ramón Contreras

Tel: 267-997-8001

2446 N 6th st Harrisburg PA 17110

SNYDER PAVING & EXCAVATING INC.

237 Notch Road

Duncannon, PA 17020

SCOPE OF WORK AT 2552-2458 N 6TH STREET HARRISBURG, PA 17110

Grade the whole area 70'x130'

Landscape 30'x130' and plant grass and flowers with some seating and walkways

40'x130' area to be properly paved according to the code.

70' Sidewalk to be installed on N 6TH Street

17 parking spots to be marked

The Entire lot to be lit with Dusk to Dawn pole lights

70'x130' fence installed along the whole perimeter with an entry gate on 6TH Street and a sliding gate as an exit to the Alley.

See Drawing for more details

Work to be preformed upon City approval

Total Estimate \$188,000.00

Bob Snyder

717-648-7626

Financial Interests Disclosure/Update Report

Department of Building
and Housing Development

City of Harrisburg

Owner/Developer Information

Indicate whether this is an Initial Report ☐ or an Update Report ☐

1. Owner/Developer Name, Address, and Phone (include area code):

(717) 962-4080 RIVAS PROPERTY INV LLC

2. Social Security Number or
Employer ID Number:

81-1907850

3. Program Name

2452-2454-2456-2458 North 65th HARRISBURG

4. Amount of City Assistance
Requested/Received

0

5. State the name and location (street address, City and State) of the project or activity:

P.A. 17110

Part I Threshold Determinations

1. Have any of the Interested Parties filed for bankruptcy, experienced (or have pending) legal litigation, filed (or have pending) litigation against the City of Harrisburg; do any of the Interested Parties have partnership interest in another entity that filed for bankruptcy, experienced (or have pending) legal litigation, or filed (or have pending) litigation against the City of Harrisburg?

☐ Yes ☒ No

2. Do any of the Interested Parties have delinquent real estate taxes, delinquent City utility accounts, or Building Code violations on any properties owned in the City of Harrisburg; or do any of the Interested Parties have partnership interest in another entity that has delinquent real estate taxes, delinquent City utility accounts, or Building Code violations on any properties owned in the City of Harrisburg?

☐ Yes ☒ No

If you answered "Yes" to either question 1 or 2, **Stop!** You must attach additional detail documenting each of these items, curative measures taken, disposition of litigation, and explain all the important events pertaining to it.

Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

Department/State/Local Agency Name and Address	Type of Assistance	Amount Requested/Provided	Expected Uses of the Funds

(Note: Use Additional pages if necessary.)

Part III Interested Parties. You must disclose:

- All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and
- any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)	Social Security No. or Employee ID No.	Type of Participation in Project/Activity	Financial Interest in Project/Activity (\$ and %)

(Note: Use Additional pages if necessary.)

Part IV Release for Verification of Information & Financial Privacy Notice. You must provide a Verification of Information and Financial Privacy Notice, as completed by each of the Interested Parties in Part III (Note: Use Form Attached.)

Certification

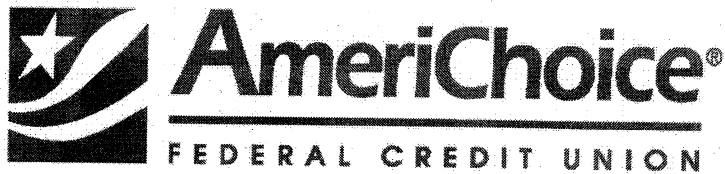
Warning: If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosures of information, including intentional non-disclosure, is subject to civil money penalty not to exceed \$10,000 for each violation.

I certify that this information is true and complete.

Signature:

Date: (mm/dd/yyyy)

2/16/23



February 24, 2023

Rivas Property Investments LLC
344 S 10th Street
Lemoyne, PA 17043

RE: Proof of Funds

To Whom It May Concern:

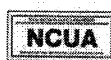
Pursuant to your request, please accept this letter as verification that you have funds in your AmeriChoice FCU account for the construction of a parking lot in Harrisburg in the cash amount of \$188,000.00.

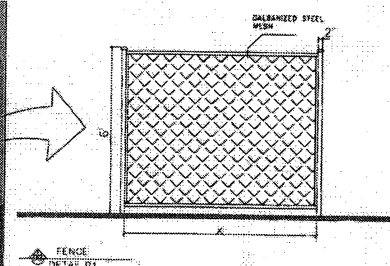
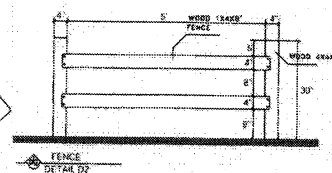
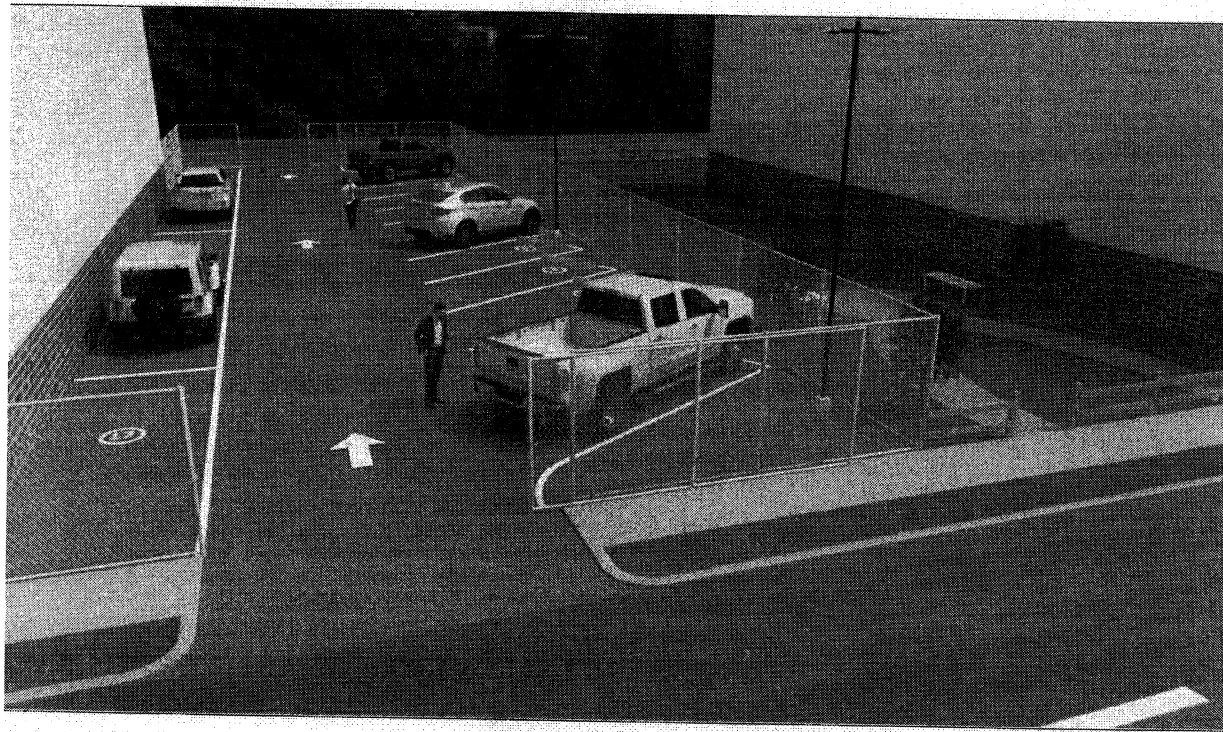
If you have any questions, or if I can be of any further assistance, please do not hesitate to contact me at (717) 591-1276.

Respectfully,

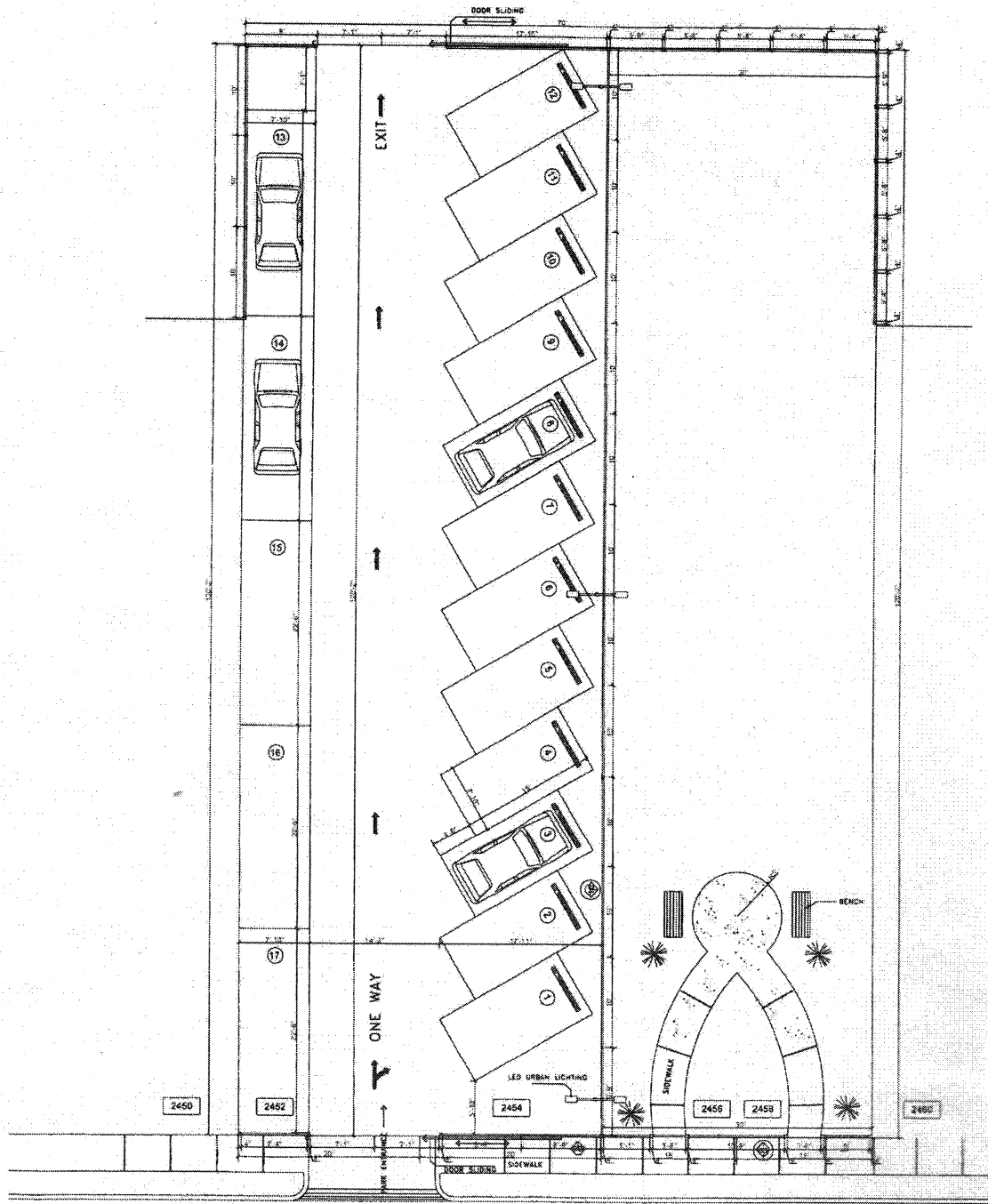
Amanda Zehring

Amanda Zehring
Commercial Loan Assistant





DISEÑO	
A. FRANTZOS - HERNANDEZ	
DOCUMENTO 3 - VERSION 01	
DATE:	MODIFICADO:
ACORDADO:	PROYECTO:
SCALE:	IN FEET
NO. 01	



PLAN VIEW
DESING PROPOSED

← N 6th st

↑
Oxford st