

# REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

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

717.255.3000

www.Redvelophbg.org

## REGULAR MEETING – May23, 2023 – 12:30 P.M.

### AGENDA

- I. Call to Order
- II. Minutes of the Regular Meeting of April 25, 2023.
- III. Treasurers Report – February & March 2023, for approval: April 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. 13-2023**, - authorizing the Authority to approve an application for a Greenways, Trails and Recreation Program Grant in the amount of \$250,000 from the Commonwealth Financing Authority to be used for Swatara Street Park, a new Community Park located in the South Allison Hill area.

**RESOLUTION NO. 14-2023** – authorizing the Authority to extend the Potential Developer status to November 30, 2023, for On Hill Development Company’s project of affordable residential apartments located at 1605-1633 Market Street.

**RESOLUTION NO. 15-2023** – authorizing the Authority to amend the Redevelopment Contract with Cameron Street, LP for their project of Commercial and Residential mixed-use building(s) and off-street Parking located at 28 & 38 N. Cameron Street.

**RESOLUTION NO. 16-2023** – authorizing the Authority to approve Tri-County HDC LTD the status of Designated Developer for their project of affordable Housing on five (5) parcels located at 2151- 2161 N. 4<sup>th</sup> Street.

**RESOLUTION NO. 17-2023** – authorizing the Authority to approve On Hill Development LLC the status of “Potential Developer” of six (6) parcels located at 1623-1633 Regina Street for the project of residential housing.

**RESOLUTION NO. 18-2023** – authorizing the Authority to approve the sale of 1422 & 1424 Regina Street to Elizabeth Muse to be used as a side yard adjacent to her property 1426 Regina Street.

VIII. Old Business

VIII. Adjournment

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### 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\\_ZGQxODlhMTItZDIhMy00NDQxLWJkYWUtNmYwNTQ3YzJlOWI2%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](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZGQxODlhMTItZDIhMy00NDQxLWJkYWUtNmYwNTQ3YzJlOWI2%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. 13-2023**  
**Harrisburg Redevelopment Authority**

Be it RESOLVED, that the Redevelopment Authority of the City of Harrisburg, of County of Dauphin, hereby request an Greenways, Trails and Recreation Program (GTRP) grant of \$250,000 from the Commonwealth Financing Authority to be used for Swatara Street Park.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Nichole L. Johnson, Board Chair, and Bryan K. Davis, Executive Director, as the officials to execute all documents and agreements between the Redevelopment Authority of the City of Harrisburg and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Alexander R. Reber, duly qualified Secretary of the Redevelopment Authority of the City of Harrisburg, in City of Harrisburg, County of Dauphin, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of the Redevelopment of the City of Harrisburg (Governing Body) at a regular meeting held 23 May 2023 and said Resolution has been recorded in the Minutes of the Redevelopment Authority of the City of Harrisburg and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Redevelopment Authority of the City of Harrisburg, this 23<sup>rd</sup> day of May 2023.

Redevelopment Authority of the City of Harrisburg  
Dauphin County

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Date

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Alexander R. Reber, Secretary

**RESOLUTION NO. 14-2023**  
**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, Resolution 9-2022, and Resolution 26-2022 to **November 30, 2023**. All other terms and conditions of **Resolution 10-2021** not in conflict herewith shall remain in full force and effect.

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Date

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Secretary



**RESOLUTION NO. 15-2023**  
**Harrisburg Redevelopment Authority**

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) conveyed to **Cameron Street, LP** (“Developer”) with its principal office located at 2901 N. Front Street, Harrisburg, Pennsylvania 17110 28 N. Cameron Street (PID 09-004-005) and 38 N. Cameron Street (PID 09-004-004) (collectively, the “Property”); and

WHEREAS, the AUTHORITY and Developer entered into that certain Redevelopment Contract dated August 12, 2020 (“CONTRACT”), which CONTRACT was recorded as an exhibit to that certain Deed recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania to Instrument Number 2020002085.

WHEREAS, the Authority and the Developer desire to amend the CONTRACT pursuant to the terms and conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED that the attached First Amendment to the Redevelopment Contract is hereby approved, and the proper Officers of the Board of Directors of the Authority are hereby authorized to execute the same.

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Date

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Secretary

## FIRST AMENDMENT TO REDEVELOPMENT CONTRACT

**THIS AMENDMENT** is made on or as of the \_\_\_\_ day of \_\_\_\_\_, 2023,  
by and between the

**REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG**, a public body corporate (which, together with any successor public body of officer hereafter designated by or pursuant to law, is hereinafter called “AUTHORITY”), with principal address as 10 North Second Street, P.O. Box 2157, Harrisburg, Pennsylvania.

AND

**Cameron Street, LP, a limited partnership**, with its principal address located at 2901 N. Front Street, Harrisburg, Pennsylvania 17110 (hereinafter referred to as the “DEVELOPER”).

WHEREAS, the AUTHORITY and Developer entered into that certain Redevelopment Contract dated August 12, 2020 (“CONTRACT”), which CONTRACT was recorded as an exhibit to that certain Deed recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania to Instrument Number 2020002085.

WHEREAS, the Authority and the Developer desire to amend the CONTRACT pursuant to the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

The construction of the Improvements required by Section 6, shall be in accordance with the following:

(A) Development Schedule for this Conveyance.

- (1) Within 60 days of conveyance - begin the construction, the “Construction Start”, of the Improvements.
- (2) Complete the construction of the Improvements to 28 N. Cameron Street no later than June 1, 2024; and to 38 N. Cameron Street no later than June

1, 2025.

The Restrictions on Use required by Section 10, shall be in accordance with the following:

(A) Devote the PROPERTY for the following permitted uses:

- 1) Mixed-use of Commercial Space and Residential Apartments, together with Surface Parking and related site improvements.

Except as specifically amended hereby, all terms and conditions of the Agreement are ratified by the parties hereto and shall continue in full force and effect.

IN WITNESS WHEREOF, the AUTHORITY has caused this Contract to be duly executed in its name and on behalf of its Chairperson and its seal to be hereunto duly affixed and attested by its (Assistant) Secretary, and the DEVELOPER have signed and sealed the same on or as of the day and year first above written.

ATTEST:

SELLER:

REDEVELOPMENT AUTHORITY OF THE  
CITY OF HARRISBURG

\_\_\_\_\_  
(Assistant) Secretary

By: \_\_\_\_\_  
Nichole L. Johnson, Chairperson

WITNESS:

DEVELOPER:

Cameron Street, LP

\_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA:

:ss.

COUNTY OF DAUPHIN

:

On this the \_\_\_\_ day of \_\_\_\_\_, 2023, before me, a Notary Public in and for said County and Commonwealth, personally appeared Nichole L Johnson, Chairperson, the named in the foregoing Contract, and by virtue of and in pursuance of the authority therein conferred upon her, acknowledged the said Contract to be the act and deed of the said REDEVELOPMENT AUTHORITY OF THE City OF HARRISBURG.

Witness my hand and notarial seal the day and year aforesaid.

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Notary Public

COMMONWEALTH OF PENNSYLVANIA:

:ss.

COUNTY OF DAUPHIN

:

On this the \_\_\_\_ day of \_\_\_\_\_, 2023, before, a Notary Public in and for said County and Commonwealth personally appeared \_\_\_\_\_, who, being duly sworn, acknowledged the foregoing, being authorized to do so, executed the forgoing instrument for the purposes therein contained.

In witness whereof, I hereunto set my hand and notarial seal.

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Notary Public

## RESOLUTION NO. 16-2023

### 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. 4<sup>th</sup> (PID 10-040-074), 2157 N 4<sup>th</sup> (PID 10-040-073), 2159 N. 4<sup>th</sup> (PID 10-040-072) and 2161 N. 4<sup>th</sup> (PID 10-040-071) Street (all in the City of Harrisburg and collectively, the “Property”); and

WHEREAS, in **Resolution 27-2022** the Authority extended **Tri-County HDC LTD**’s status as Potential Developer to November 30, 2023.

WHEREAS, **Tri-County HDC LTD**’s plans have progressed to the level that staff has recommended that **Tri-County HDC LTD** be designated as the Developer of the Property.

NOW, THEREFORE, BE IT RESOLVED that (A) **Tri-County HDC LTD** 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 Contract, 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 five (5) new affordable homes for sale to income-eligible families and related site improvements.
- B. Consideration 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.
- C. **Tri-County HDC LTD** 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. **Tri-County HDC LTD** shall have secured all financing necessary to construct and complete the improvements described within its May 2022 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.

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Date

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Secretary

**RESOLUTION NO. 17-2023**  
**Harrisburg Redevelopment Authority**

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a Proposal, dated 24 March 2023, from **On Hill Development LLC** with its office located at 220 Pine Street, Harrisburg, PA, 17101 for the purchase of 1623 Regina (PID 09-028-020), 1625 Regina (PID 09-028-021), 1627 Regina (PID 09-028-022), 1629 Regina (PID 09-028-023), 1631 Regina (PID 09-028-024), and 1633 Regina (PID 09-028-025) 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 **On Hill Development 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. **On Hill Development LLC** is hereby designated as the *Potential Developer* of the Property for the period of six (6) months, during which time **On Hill Development LLC** is required to submit written progress reports by the 5<sup>th</sup> 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. **On Hill Development 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. Consideration for the Property shall be \$24,000, 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.

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Date

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Secretary

Law Office of  
**SHAUN E. O'TOOLE**  
220 Pine Street  
Harrisburg, Pennsylvania 17101  
(717) 695-0389  
Fax (717) 213-0272  
otoolelawoffice.com

March 24, 2023

Bryan Davis  
Executive Director  
Harrisburg Redevelopment Authority  
10 North Second Street  
Harrisburg, Pennsylvania 17101

**Hand Delivery**

**Re: On Hill Development LLC  
Preliminary Proposal for Potential Developer Status  
1625 – 1633 Regina Street**

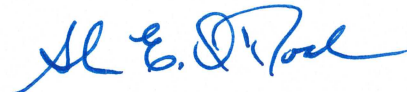
Dear Mr. Davis:

Enclosed is a Preliminary Proposal for Potential Developer Status submitted on behalf of On Hill Development LLC. As you will see, we are seeking potential developer status for the parcels located at 1625 to 1633 Regina Street, Harrisburg, Pennsylvania. Also enclosed is check in the amount of \$1,000 for the application fee.

Although I contacted Geoffrey Knight of the Harrisburg Planning Bureau about ten days ago and requested the Plan Consistency Letter, he has not delivered it yet. I corresponded with him just yesterday and, based on that discussion, I believe a favorable letter is on its way. I will arrange to get the letter to you as soon as I am in possession of it.

If you have any questions or require additional information or documentation, please give me a call.

Very truly yours,



Shaun E. O'Toole

Enclosure

**PRELIMINARY PROPOSAL  
OF ON HILL DEVELOPMENT LLC  
FOR POTENTIAL APPLICANT STATUS**

The Applicant is On Hill Development LLC, a Pennsylvania limited liability company. The Applicant is seeking Potential Developer status for the following parcels in the City of Harrisburg:

<u>Parcel Number</u>	<u>Addresses</u>
09-028-020	1623 Regina Street
09-028-021	1625 Regina Street
09-028-022	1627 Regina Street
09-028-023	1629 Regina Street
09-028-024	1631 Regina Street
09-028-025	1633 Regina Street.

**1. Description of Proposed Use.**

Applicant proposes to build five attached residential dwellings on the parcels located at 1623-1633 Regina Street. In 2021, the Harrisburg Redevelopment Authority awarded potential developer status for parcels located at 1605 through 1613 Market Street, a mere two blocks from the Regina Street parcels. Within the last month, Applicant joined with the Chris “Handles” Franklin Foundation with plans to construct a nine-unit apartment building on the Market Street parcels. A rendering of this project is attached as Exhibit “A.”

The Foundation’s plan is to use the apartment building as the first step of a process that will ultimately result in the low-income tenants of the building becoming first-time homeowners. The Foundation will contract with a third party non-profit that will work with each tenant to improve the tenant’s financial literacy to enable the tenant to save for a downpayment, recover their credit rating, arrange for financing, and generally prepare for the purchase of a home.

The Applicant plans to build five houses on the Regina Street parcels to provide possible inventory to sell at a favorable price to the future homeowners of this endeavor.



**2. Obtain a “plan Consistency Letter.”**

A “Plan Consistency Letter” from Geoffrey Knight, Planning Director of the Harrisburg Planning Bureau, is attached as Exhibit “B.”

**3. Evidence of Past Experience.**

Applicant is an LLC with two principals, Jamien Harvey and Shaun O’Toole. Mr. Harvey, while employed as the executive director of the Camp Curtin YMCA, oversaw a project that is practically identical to this. The YMCA was designated as potential developer by the Redevelopment Authority for lots on the 600 block of Woodbine Street in Harrisburg. Mr. Harvey raised the capital through the same funding sources that the Applicant plans to use to finance this project. He was the YMCA’s point man in working with the engineers, architects, and contractors. The YMCA built four attached residential units on the lots which were nearly complete when Mr. Harvey left the YMCA’s employ in December, 2022. Within the next month, all four houses will be sold to low-income, first-time home-owning families. Mr. O’Toole is an attorney who has practiced in Harrisburg for the past 34 years. A considerable part of his practice involves real estate. He has also served on the Harrisburg Planning Commission for the past 18 years and therefore has an appreciation of the City’s zoning laws and code regulations and the necessity of abiding by the same.

**4. Preliminary Site Plan.** Attached as Exhibit “C.”

**5. Preliminary Elevations & Floor Plan for Proposed New Construction.**

Attached as Exhibit “D.”

**6. Preliminary Estimate of Development and Construction Costs.**

It is estimated that the project will cost \$1,250,000 to \$1,400,000.

**7. Preliminary Financing Plan.**

Applicant plans to raise the larger portion of the construction costs from grants from various sources including: Keystone Communities, Neighborhood Assistance, Pennsylvania Housing Finance Association, City of Harrisburg and Dauphin County.

**8. Preliminary Construction Schedule.**

It is anticipated that construction on the project will begin by the end of 2024 and be completed by the spring of 2025.

**9. Offer of Purchase.**

Applicant is offering to purchase the six lots for a total of \$24,000.

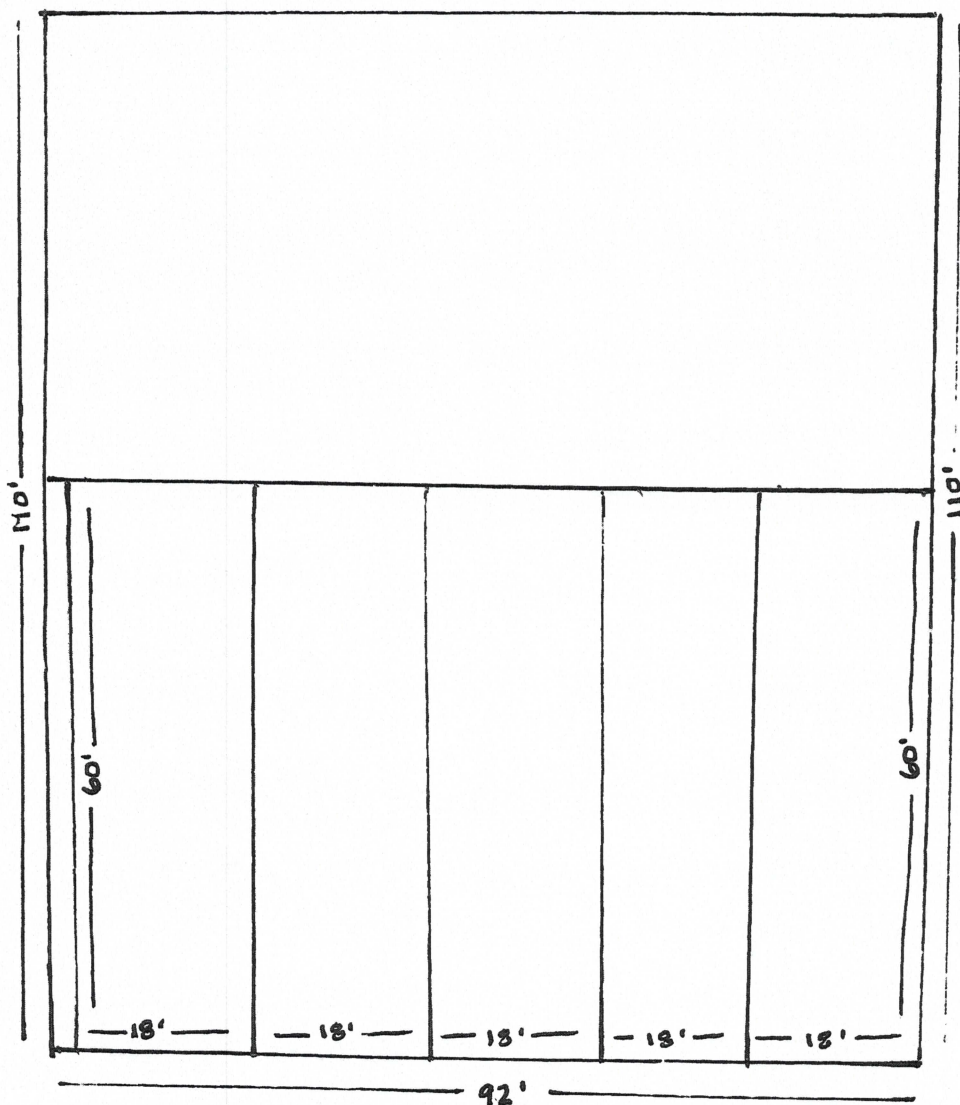




**9 UNIT APARTMENT BUILDING  
1605 - 1615 MARKET STREET, HARRISBURG PA**



**Exhibit "A"**



Preliminary Site Plan





**The above is a rendering of the two-story version of the houses planned for this project. The houses that Applicant plans to construct on the parcels will be three story to complement the other three story homes on the block.**

**Exhibit “D”**

**RESOLUTION NO. 18-2023**  
**Harrisburg Redevelopment Authority**

WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") is negotiating with Elisabeth Muse for the sale of vacant lots at 1422 & 1424 Regina Street (PID 09-018-016 & 09-018-015) (the "Property"); and

WHEREAS, the Authority owns the Property and Elisabeth Muse ("Developer") desires to purchase the Property for use as accessory yard to the Developer's property located at 1426 Regina 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.

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Date

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Secretary

Janell E. Weaser, Administrative Project Manager  
Redevelopment Authority of the City of Harrisburg  
10 North Second Street, Suite 405  
PO Box 2157  
Harrisburg, Pa 17105

Re: HRA Lots at 1422 & 1424 Regina Street

Dear Ms. Weaser,

I am writing this letter regarding my purchasing of lots 1422 & 1424 on Regina Street, Harrisburg Pa. I am listing the following requested information below:


Name/ Contact Information: Elizabeth Muse, 717-979-6024, emuse43@gmail.com

I wish to purchase the following lots on Regina Street: 1422& 1424 for \$500.00 Each for a total of \$1,000.00.

I intend to use the lots to spend time with my family and help in the beautification projects in my neighborhood.

Please let me know if you need any additional information from me.

Best regards,

  
Elizabeth Muse

## Janell Weaser

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**From:** Bryan Davis [bdavis@hra-harrisburgpa.org]  
**Sent:** Wednesday, September 30, 2020 4:42 PM  
**To:** 'Souder, Brooke M.'  
**Cc:** 'Janell E. Weaser'  
**Subject:** RE: Lot Purchase

Thanks for the follow-up email, Brooke! I am so sorry that did not get back to you sooner. That vacant land is actually comprised of 2 HRA-owned parcels – 1422 & 1424 Regina. Since together those become a 'buildable' lot – we normally don't sell for side yard.

However, this is the first rare instance that we might consider it.

If she will purchase both for \$1,000 (\$500 each), plus pay nominal HRA closing costs (about \$300), then we would entertain the sale.

We can close on the sale without her gaining approvals for a deck. We would sell simply for use as 'side yard' to the home in which she resides.

If she is agreeable to our terms, have her contact Janell to follow-up on paperwork for us to gain HRA Board approval.

My Best & Stay Safe! - Bryan

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**From:** Souder, Brooke M. [mailto:bmsouder@harrisburgpa.gov]  
**Sent:** Wednesday, September 30, 2020 2:40 PM  
**To:** Bryan Davis (bdavis@hra-harrisburgpa.org)  
**Cc:** Janell E. Weaser  
**Subject:** FW: Lot Purchase

Hello!

I had a phone call regarding this lot today, were you able to let me know if it is able to be purchased as a side yard?

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**From:** Souder, Brooke M.  
**Sent:** Wednesday, September 16, 2020 2:09 PM  
**To:** Bryan Davis (bdavis@hra-harrisburgpa.org) <bdavis@hra-harrisburgpa.org>  
**Subject:** FW: Lot Purchase

Circling back on this

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**From:** Souder, Brooke M.  
**Sent:** Tuesday, September 8, 2020 5:01 PM  
**To:** Bryan Davis (bdavis@hra-harrisburgpa.org) <bdavis@hra-harrisburgpa.org>  
**Subject:** Lot Purchase

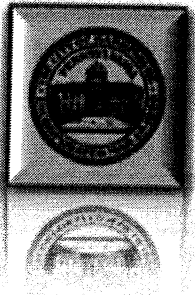
Hello,



I have a request from the homeowner of 1426 Regina Street to purchase the lot beside her house, is that lot for sale?

Also, if she wanted to build a deck onto the lot. Is that something that would need to be approved before the purchase?

Thanks!



**Brooke Souder** | Confidential Secretary to the Business Administrator  
City of Harrisburg | 10 North Second Street, Suite 202 | Harrisburg, PA 17101  
Office: 717-255-3050 | Cell: 717-645-3583 | [bmsouder@harrisburgpa.gov](mailto:bmsouder@harrisburgpa.gov)  
[Harrisburgpa.gov](http://Harrisburgpa.gov) | [Twitter](#)