

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 17, 2023 – 12:30 P.M.

AGENDA

- I. Call to Order
- II. Minutes of the Regular Meeting of August 15, 2023.
- III. Treasurers Report – June 2023, for approval: July & August 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. 24-2023 – authorizing the Authority to extend the Potential Developer status to April 30, 2024, for Angel Fox’s project of new laundromat with apartments above and parking located at 1243-1247 Market and 8-10 S. 13th Streets.

RESOLUTION NO. 25-2023 – authorizing the Authority to extend the Potential Developer status to April 30, 2024, for McCoy Boy Realty LLC’s project of mixed-use commercial/residential housing located at 1600-1602 N. 7th, 1610 N. 7th, 1611 Wallace, 1625 Wallace, 622 Harris, 634-636 Harris Streets.

RESOLUTION NO. 26-2023 – authorizing the Authority to extend the Potential Developer status to October 30, 2024, for Christopher/Erica Bryce and Harrisburg Commercial Interiors and Associates, Inc.’s project of mixed-use commercial/residential housing located at 1700, 1702, 1706, 1708, 1712 and 1714 N. 6th; 1707 & 1709 N. 5th; 1708 & 1710½ Wood; and 510, 512, and 514 Hamilton Streets.

RESOLUTION NO. 27-2023 – authorizing the Authority to extend the Potential Developer status to April 30, 2024, for Rivas Property Investment LLC’s project of new off-street parking located at 2452-2458 N. 6th Street.

RESOLUTION NO. 28-2023 – authorizing the Authority to approve the sale of 2506 Agate Street to Fred R. Lee who proposes to rehab the existing structure into Residential Housing.

RESOLUTION NO. 29-2023 – authorizing the Authority to approve N.F. String & Son, Inc.’s change of use plans at 1365 Howard Street, to accessory green space for its business located at 1380 Howard Street, Harrisburg, and its employees.

VIII. Other Business

VIII. 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_OTg5ZjgxYjctZDE5ZC00OTRiLWJlNWMtYWl4YmM4OTA0MGU5%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. 24-2023

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”), in **Resolution 26-2021**, has recognized **Angel Fox** as *Potential Developer* of 1243 Market (PID 09-045-006), 1245 Market (PID 09-045-005), 1247 Market (PID 09-045-004), 8 S. 13th (PID 09-045-009), and 10 S. 13th (PID 09-045-010) Street (the “Property”) for a new Laundromat with apartments above and parking; and

WHEREAS, the Authority amended the status in **Resolution 4-2022**, **Resolution 12-2022**, and **Resolution 9-2023**.

WHEREAS, the Authority is willing to extend Angel Fox’s status as Potential Developer so that she 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 26-2021**, Item 1, to **April 30, 2024**. All other terms and conditions of **Resolution 26-2021** not in conflict herewith shall remain in full force and effect.

Date

Secretary

RESOLUTION NO. 25-2023

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) in **Resolution 6-2022**, has recognized McCoy Boy Realty LLC as Potential Developer of 8 parcels: 1600 N. 7th (PID 07-024-003), 1602 N. 7th (PID 07-024-002), 1610 N. 7th (PID 07-024-001), 1611 Wallace (PID 07-024-011), 622 Harris (PID 07-024-021), 634 Harris (PID 07-024-015), 636 Harris (PID 07-024-014) and 1625 Wallace (PID 07-024-004) Street (the ”Property”) for a mixed use project of commercial and residential housing; and

WHEREAS, the Authority amended the status in **Resolution 19-2022** and **Resolution 10-2023**.

WHEREAS, the Authority wishes to extend McCoy Boy Realty LLC’s status as *Potential Developer* so that they 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 6-2022** to **April 30, 2023**. All other terms and conditions of **Resolution 6-2022** not in conflict herewith shall remain in full force and effect.

Date

Secretary

RESOLUTION NO. 26-2023

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**, **Resolution 17-2022**, and **Resolution 7-2023**.

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 October 30, 2024**. All other terms and conditions of **Resolution 8-2021** not in conflict herewith shall remain in full force and effect.

Date

Secretary

RESOLUTION NO. 27-2023

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) in **Resolution 8-2023**, has recognized **Rivas Property Investments LLC**. as Potential Developers for the purchase of 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”) to provide off-street parking for nearby residents and business; and

WHEREAS, the Authority wishes to extend **Rivas Property Investments LLC**’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 8-2023 to April 30, 2024**. All other terms and conditions of **Resolution 8-2023** not in conflict herewith shall remain in full force and effect.

Date

Secretary

RESOLUTION NO. 28-2023
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a Proposal from Fred R. Lee for the purchase of 2506 Agate Street (PID 10-015-070) (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 a residential home, 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

RESOLUTION NO. 29-2023

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) in **Resolution 21-2021** has recognized **N.F. String & Son, Inc.** as Developer of 1365 Howard Street, Harrisburg (the “Property”); and

WHEREAS, the N.F. String & Son, Inc. now proposes to use as accessory green space for its business located at 1380 Howard Street, Harrisburg, and its employees;

WHEREAS, the Authority is willing to approve this plan revision.

NOW, THEREFORE, BE IT RESOLVED the Redevelopment Authority of the City of Harrisburg hereby approves N.F. String & Son, Inc.’s plan to use the Property as accessory green space for its business located at 1380 Howard Street, Harrisburg, and its employees, as generally shown in the attached sketch plan (Exhibit A). All other terms and conditions of **Resolution 21-2021** not in conflict herewith shall remain in full force and effect.

Date

Secretary

Exhibit A

