

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

10 N. Second Street, Suite 405, Harrisburg, PA 17101 717.255.3000 www.Redevolophbg.org

REGULAR MEETING – December 19, 2023 – 12:30 P.M.

AGENDA

- I. Call to Order
- II. Minutes of the Regular Meeting of November 27, 2023.
- III. Treasurers Report – September & October 2023, for approval.
- IV. Communications
- V. Public Comment Regarding Matters of Concern of Authority Business or Agenda Items.
- VI. Old Business
- VII. New Business

RESOLUTION NO. 32-2023 – approving the Harrisburg Redevelopment Authority Board meeting dates, place, and time for the 12-month period beginning January 2024.

RESOLUTION NO. 33-2023 – authorizing the Authority to approve SAVOY HARRISBURG LLC the status “*Designated Developer*” of 1540 N. 6th Street, as part of its mixed-use project consisting of commercial/retail and residential apartments.

RESOLUTION NO. 34-2023 – authorizing the Authority to extend the Potential Developer status to June 30, 2024, for RB Development LLC’s project of affordable housing located at 1175 Baily Street.

RESOLUTION NO. 35-2023 – authorizing the Authority to extend the Potential Developer status to June 30, 2024, for On-Hill Development’s project of affordable housing located at 1605-1613 Market Street.

RESOLUTION NO. 36-2023 – authorizing the Authority to approve the General Operating Budget for the fiscal year beginning January 1, 2024, in approximate amount of \$532,092.

VIII. Other Business

VIII. Adjournment

Means To Attend

* **In Person Meeting Location:** 10 N. Second Street, Lower-Level Conference Room (To the right of the elevator)
Harrisburg, PA 17101

* **Join via Microsoft TEAMS:** https://teams.microsoft.com/l/meetup-join/19%3ameeting_YWNlMDZjNTMtN2Q3OC00NDkzLTk5MzQtMThmODc4NTg0YmYw%40thread.v2/0?content=%7b%22id%22%3a%22f639450b-581a-4e26-b7dd-8ba0e623af21%22%2c%22oid%22%3a%22ae286958-78ba-41b3-ac74-caee65bf7c40%22%7d

RESOLUTION 32- 2023

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 2024 is hereby approved; said meetings to be held at 12:30 pm in Suite 405 conference room, 10 N Second Street, Harrisburg PA.

January 16, 2024

February 20, 2024

March 19, 2024

April 16, 2024

May 21, 2024

June 18, 2024

July 16, 2024

August 20, 2024

September 17, 2024

October 15, 2024

November 19, 2024

December 17, 2024

Date

Secretary

RESOLUTION NO. 33-2023

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”) for new construction of mixed-use commercial/retail/housing project titled Savoy; and

WHEREAS, the Authority extended its Potential Developer status in **Resolution 29-2022** and **Resolution 21-2023**; and

WHEREAS, Vice Capital Group LLC’s plans have progressed to the level that staff has recommended that Vice Capital Group LLC be designated as the Developer of the Property; and

WHEREAS, Vice Capital Group LLC has formed SAVOY Harrisburg LLC, single-purpose ownership entity for this project, and requests SAVOY Harrisburg LLC, with its principal office located at 2200 N. 3rd Street, Harrisburg, PA 17110, be the Designated Developer.

NOW, THEREFORE, BE IT RESOLVED that (A) **SAVOY Harrisburg LLC** 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:

1. The Property shall be developed as mixed-use commercial/retail, residential apartments, and related site improvements.
2. 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.
3. SAVOY Harrisburg LLC 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.
4. SAVOY Harrisburg LLC shall have secured all financing necessary to construct and complete the improvements described within its May 2022 Proposal.
5. Settlement may occur at any time subject to all terms and conditions of the Redevelopment Contract.
6. 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.
7. The Property shall be subject to re-capture by the Quit Claim Deed if the Developer does not abide by the terms of the Redevelopment Contract.
8. Such other conditions that the staff of the Authority and its solicitor deem reasonable and appropriate.

Date

Secretary

RESOLUTION NO. 34-2023

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 extended its Potential Developer status in **Resolution 24-2021**, **Resolution 38-2021**, **Resolution 12-2022**, **Resolution 28-2022**, and **Resolution 20-2023**; and

WHEREAS, the Authority wishes to extend **RB Development LLC**’s status as Potential Developer that it may continue with its planning and negotiation 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 No. 20-2020, item 1, to **June 30, 2024**. 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. 35-2023
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 extended its Potential Developer status in Resolution 35-2021, Resolution 9-2022, Resolution 26-2022, and Resolution 14-2023; 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 to **June 30, 2024**. All other terms and conditions of **Resolution 10-2021** not in conflict herewith shall remain in full force and effect.

Date

Secretary

HARRISBURG REDEVELOPMENT AUTHORITY

RESOLUTION NO. 36-2023

RESOLVED by the Redevelopment Authority of the City of Harrisburg that the General Operating Budget for the Fiscal Year beginning January 1, 2024, is hereby approved in the total expenditure amount of approximately \$523,092 further detailed in the HRA Administration Proposed Budget 2024 attached hereto and made a part hereof.

Date

Secretary

**HRA Administration
Proposed Budget 2024**

General Operating Fund Income	Budget FY2023	Actual to Date 9/30/2023	Budget FY2024
City of Harrisburg	-	150,000	435,854
General Operating Fund	220,307	77,000	26,538
Other Misc Income	-	53,482	10,700
CSM	262,894	226,000	50,000
Total Income	483,201	506,482	523,092

General Operating Fund Expenses	Budget FY2023	Actual 2023 to Date	Budget FY2024
Personnel Services			
Direct - Salaries	482,806	344,369	215,730
Indirect - Emp Taxes & Benefits	170,403	125,838	99,709
Subtotal Salaries & Indirect	653,209	470,207	315,439

Contracted Services			
Legal	12,000	9,000	12,000
Audit	21,320	17,150	23,000

Operating Cost			
Payroll Processing Fee		1,107	1,320
Travel	300	127	300
Office Equipment	936	803	1,100
Telecommunications	2,100	2,058	2,196
Postage	900	978	1,121
Office Supplies	1,280	2,119	2,700
Insurance	16,907	18,361	19,777
Website Expense	1,200	2,050	2,100
Advertising	100	36	100
Subscriptions	-	-	-
Local Meetings	750	713	850
Computer Software	200	-	200
Computer Tech Support	4,800	5,035	6,750
Misc Other	300	400	1,000
Subtotal Operating Cost	29,773	33,787	39,514
ONE-TIME COSTS (see below)			133,139
Total Expenses	716,302	530,144	523,092
Balance	(233,101)	(23,662)	0

ONE-TIME COSTS	
TCO Wind-Down to 4/30/24	116,326
CACH Wind-Down to 4/30/24	16,813
Total	133,139

2024 Wages & Benefits

		Total
Salary 12-31-23	\$	151,194.00
Salary 2024	\$	215,729.82
Overtime	\$	-
Fica	\$	13,375.25
Medical	\$	3,128.08
Pension	\$	9,707.84
Dental	\$	3,029.40
Health Ins.	\$	60,131.56
U. Comp	\$	1,044.00
Life & LTD	\$	4,252.68
Parking	\$	5,040.00
Benefits Total	\$	99,708.81
Total Sal & Ben	\$	315,438.63

**Harrisburg Redevelopment Authority
Susquehanna Harbor Safe Haven
Operating Budget**

	2024 Budget
Operating Income	
Rent 14,687.81 x 12 months	176,253
Total Operating Income	176,253
Operating Expenses	
Management Fee	26,538
Electric & Gas	3,500
Water & Trash	13,000
Misc. Admin	3,000
Misc. Maint. & Repairs	9,542
Real Estate Taxes	0
Property & Liability Insurance	11,439
Replacement Reserve	6,686
Operating Reserve - Other	0
Debt Service	53,586
Capital Improvement Reserve	5,000
Total Operating Expenses	132,291
Secondary Cash Flow	43,962