

# REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

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

717.255.3000

[www.Redvelophbg.org](http://www.Redvelophbg.org)

## REGULAR MEETING – March 19, 2024 – 12:30 P.M.

### AGENDA

- I. Call to Order
- II. Minutes of the Regular Meeting of December 19, 2023.
- III. Treasurers Report – November & December 2023, January & February 2024 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. 1-2024** – designation of the Officers of the Board of Directors of the Harrisburg Redevelopment Authority for 2024.

**RESOLUTION NO. 2-2024** – authorizing the Authority to approve the sale 2150 N. 6<sup>th</sup> Street to Mervat Gharib for an accessory yard/green space to her adjacent property.

**RESOLUTION NO. 3-2024** - authorizing the Authority to approve Wildheart Love the Hill the status of “*Potential Developer*” for their project of mixed-use, commercial, and residential housing on four (4) lots located at 1260, 1262, 1264, and 1266 Market Street.

VIII. Other Business

VIII. Adjournment

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### Means To Attend

\* **In Person Meeting Location:** 10 N. Second Street, 4<sup>th</sup> Floor, suite 405 Conference Room,  
Harrisburg, PA 17101

\* **Join via Microsoft TEAMS:** [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_YmM4MjZlYzQtOWFiZC00ODhiLWJhNmUtYzhlYjZlMzI4NzIx%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_YmM4MjZlYzQtOWFiZC00ODhiLWJhNmUtYzhlYjZlMzI4NzIx%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 1-2024**

### **Harrisburg Redevelopment Authority**

RESOLVED by the Redevelopment Authority of the City of Harrisburg that the following are hereby designated as officers for the Board of Directors of the Authority for 2024:

Chair

Nichole Johnson

Vice Chairman:

Crystal Brown

Secretary/Treasurer:

Alexander R. Reber

Treasurer:

Assist. Secretary/Treasurer

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Date

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Secretary



**RESOLUTION NO. 2-2024**  
**Harrisburg Redevelopment Authority**

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) is negotiating with Mervat Gharib for the sale of a vacant lot at 2150 N. 6<sup>th</sup> Street (PID 100-26-003) (the “Property”); and

WHEREAS, the Authority owns the Property and Mervat Gharib (“Developer”) desires to purchase the Property for use as accessory yard to the Developer’s property located at 2152 N. 6th 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 \$2,000 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



Mervat Gharib

244 Pinecrest Dr, Harrisburg, PA 17110

Tel : 717-379-5477 Email: adamrashwan2007@gmail.com

February 28, 2024

Sir/Madam :

M.L.K. City Government Center

10 N. Second St. Harrisburg, PA 17101

Dear Sir/Madam :

My name is Mervat Gharib the owner of 2152 N.6<sup>th</sup> St. I am interested in buying

lot# 10026003 to clean and plant flowers with white vinyl fence around the property. As additional side yard to my property.

The sale price \$ 2000 plus closing cost associated with the transaction ( 15-20% ) of the sale price.

Thanks in advance for your time and support.

Sincerely,



Mervat Gharib



**RESOLUTION NO. 3-2024**  
**Harrisburg Redevelopment Authority**

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a Proposal, dated 1 February 2024, from **Wildheart Love the Hill** with its office located at 333 S. 13<sup>th</sup> Street, Harrisburg, PA, 17104 for the purchase of 1260 Market (PID 09-013-053), 1262 Market (PID 09-013-054), 1264 Market (PID 09-013-055) 1266 Market (PID 03-013-056), and 1270 Market (PID 09-013-057) 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 **Wildheart Love the Hill** 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. **Wildheart Love the Hill** is hereby designated as the *Potential Developer* of the Property for the period of six (6) months, during which time **Wildheart Love the Hill** 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. **Wildheart Love the Hill** 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 \$15,000, 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





# WILDHEART | LOVE THE HILL

333 S 13TH ST, HARRISBURG, PA 17104 | WILDHEARTMINISTRIES.NET

February 1, 2024

Mr. Bryan Davis  
Executive Director  
Harrisburg Redevelopment Authority  
10 N 2nd St, STE 405  
PO Box 2157  
Harrisburg, PA 17105-2157

RE: Preliminary Construction Schedule for "The Gateway Project"

Mr Davis,

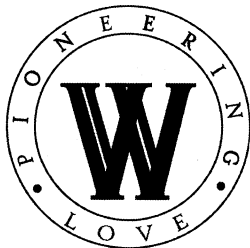
Below is the proposed timeline for completing the proposal for "The Gateway Project" on South 13th and Market Streets:

Financing, Design, Planning & Approval	-	2/1/2024 - 12/31/2024
Bidding & Permitting	-	2/1/2025 - 3/31/2025
Construction	-	4/1/2025 - 12/31/2025

Blessings,

  
Tannon Herman  
Executive Director





# WILDHEART | LOVE THE HILL

333 S 13TH ST, HARRISBURG, PA 17104 | [WILDHEARTMINISTRIES.NET](http://WILDHEARTMINISTRIES.NET)

February 1, 2024

Mr. Bryan Davis  
Executive Director  
Harrisburg Redevelopment Authority  
10 N 2nd St, STE 405  
PO Box 2157  
Harrisburg, PA 17105-2157

Mr Davis,

It is with great excitement that we share with you "The Gateway Project." This development proposal is in line with both the mission of our organization and the overwhelmingly stated need for an increase in affordable housing within the community of Allison Hill. Garnering support from several local organizations, businesses and residents, our aim to capitalize on the unique zoning classification and space available near the intersection of South 13th and Market Streets at what is now known within the community as "Shadow's Garden."

Having involved City Planner, Geoffrey Knight, from the beginning of our process, we believe our project's objective to create 2-4 commercial spaces and 9 residential units, one being ADA-accessible, not only meets the needs of within the community, but opens up additional opportunities because of the risks we're willing to take in making such a significant investment into the future of Harrisburg. It would be our privilege to serve the residents of Allison Hill by increase the availability of affordable housing while also opening doors for the many individuals within our neighborhood who carry an entrepreneurial spirit and have vision to be part of the much needed economic development as well.

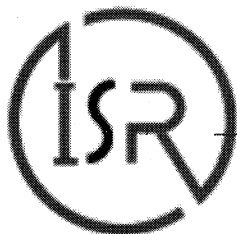
We look forward to partnering with the Harrisburg Redevelopment Authority to promote safety and security for our residents through the addition of quality, affordable housing and new commercial opportunities through The Gateway Project.

Sincerely yours,



Tannon Herman  
Executive Director





## Impact Services & Renovations LLC

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January 4, 2024

Tannon Herman  
Executive Director  
Wildheart  
333 South 13th Street  
Harrisburg, PA 17104

Dear Mr. Herman,

Below you'll find an estimate for your proposed "Gateway Project" on Market Street.  
Wishing you success and we look forward to working with you.

Excavation -	\$65,000
Foundation/drainage -	\$75,000
Framing -	\$100,000
Windows -	\$75,000
Exterior doors -	\$10,000
Exterior facades -	\$150,000
Roofing -	\$60,000
Soffit/fascia/gutters -	\$65,000
HVAC -	\$150,000
Electric -	\$120,000
Plumbing -	\$135,000
Drywall -	\$105,000
Painting -	\$105,000
Flooring -	\$60,000
Cabinets/Countertops -	\$180,000
Appliances -	\$30,000
Trim -	\$60,000
Interior doors -	\$15,000
Bathroom appliances -	\$75,000
Landscaping -	\$25,000
Stormwater management -	\$35,000
Street connections/Concrete sidewalks and porches -	\$65,000
Contingencies -	\$50,000
<b>TOTAL</b>	<b><u>\$1,810,000</u></b>

Any questions, please give me a call.

Eric Brenize

\*Estimated based on 5 lots with commercial space on 1st floor and residential units on 2nd and 3rd floors.