

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting July 9, 2020 - 12:40 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on July 9, 2020, in Suite 405, Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:40 p.m. by Stacia A. Zewe, Board Chair.

HRA BOARD MEMBERS PRESENT via Zoom, **Web-based Video Conferencing:**

Stacia Zewe
Daniel Leppo
Nichole Johnson

ABSENT:
Crystal Brown

THE PUBLIC PRESENT via ZOOM were: Erica & Christopher Bryce with Harrisburg Commercial Interiors and Associates, Inc., Christopher Rice, John New, Colleen Baird and Ian Wewer of Seven Bridges Developers, LLC and 1037 Maclay Street, LLC.

Also present were: Janell Weaser, Harrisburg Redevelopment Authority (HRA) Administrative Project Manager; Bryan Davis, HRA Executive Director, Matthew Krupp, Counsel and Matt Long, Engineer for Christopher & Erica Bryce and Harrisburg Commercial Interiors & Associates, Inc.

MINUTES

The minutes of the Regular Meeting of January 21, 2020 were presented for approval. Mr. Leppo moved to approve; seconded by Ms. Johnson. The motion passed unanimously.

TREASURER'S REPORT

The Treasurer's Reports for December 2019, January, February, March and April 2020 were presented for review.

COMMUNICATIONS

Mr. Davis shared with the Board Members of how the Redevelopment Authority staff has worked above and beyond the normal Redevelopment business. Over the last couple of months the Redevelopment Authority staff has worked vigorously to stabilize and rebuild lives. During the State's shut down due to the COVID-19 pandemic a great deal of our time was used to assist the coordinated response between the network of the Coalition on Homelessness, the County and the City's Emergency Management. Mr. Davis mentioned the List of activities and the CACH-COVID-19 Guide that he added in the Board's emailed documents. They show all the good work that was put together by HRA Staff for the Coalition on Homelessness and the coordinated partnerships. Mr. Davis thanked the Board for their support in the Authority's work with the Coalition. Mr. Davis also stated his appreciation for the partnership with Randie Yeager of Dauphin County, Nona Watson with the City and Fire Chief Enterline who has been the lead person for the City's emergency response during COVID. This work has been extremely valuable to our community.

Mr. Davis stated there has been progress on almost all of the Authority's other activities. He reported that Tri-County Housing in Mount Pleasant sold three homes and has advanced to construct three additional homes on their approved land development plan located on the corner of 14th and Swatara Streets.

Mr. Davis said the most recent concern has been with the public's safety for the property owners on Swatara and the 200 block of Hummel Street near Brethren Housing. Crime has been so elevated that Gary Lenker and others are coordinating with the Mayor, Police Commissioner and Nona Watson, the new Economic Development Director for the City. They were able to coordinate a meeting with local partners and some residents. A meeting was held last week. Some examples of what the residents have experienced have been a heightened amount of noise disturbances and nuisance neighbors, a large number of illegal vehicle parking on the lots, gun fire, drug dealings and one case of someone living in a car. There have been smashed out windows on the street. On Hummel Street a new homeowner had seventeen gun shots enter her house. Another homeowner experienced a water leak due to a

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gunshot having entered her home and damaging her water line. This has stressed our partners; Brethren Housing, Tri-County Community Action Commission and others. Mr. Davis wanted the Board Members to be aware of this and how fast the response has been with the Mayor and the Police Commissioner. They will continue working to prevent things from getting worse.

Next Mr. Davis gave an update on the Authority's \$300,000 EPA Community Wide Area Assessment Grant. He reported that the Hamilton Health Center has negotiated to purchase the old gas station located on 17th Street that sits next to them. The Authority will be providing petroleum funds from the grant to do the environmental site assessments. We had to reschedule the resident's input for that Community Wide Assessment that stretches down along the creek along Cameron Street. We targeted that foot print in and around the Hamilton Health Center with our other Grant. This takes it to the next level and adds to the west of that real estate. The Authority will be meeting with the public to gain their input. Maps and drawings will be provided. We will come up with a plan on how to conduct a public meeting that takes into account the current restrictions.

Mr. Davis spoke about the planned improvements at the Harrisburg Transportation Center. He has seen a handful of email communications between Amtrak and PennDot and believes that Amtrak is near completion with the plans for the gut renovation and improvements in the Window Room and Roof System. There are just a couple of small issues that Amtrak and PennDot are working through. The cost is over \$2,000,000. As soon as that is complete HRA will draw up an agreement with PennDot for the funding, then we can assemble and issue an RFP, Request for Proposal to secure a Contractor. The plan specifications will be highly detailed due to the Station's historic structure. Mr. Davis said he will bring those actionable items to the Board in the upcoming months. Mr. Davis continued to say they are still looking for funding to replace the cooling tower and the emergency generator. Because they are high ticket items there is a Transportation Grant they can apply to. Once that is complete he will present it to the Board.

Regarding the Authority's RACP with the Commonwealth, \$3,000,000 is for MulDer Square and the other for down along the Paxton Creek is \$2,000,000. Mr. Davis has been routinely talking with Dan Bontempo of the Commonwealth Office of Budget since March. He believes the Authority is close to contracting for both RACPs. Dan Bontempo has not indicated that there are any outstanding items needed from the Authority. Mr. Davis said this has taken more time than he has experienced in the past. He wanted the Board Members to know that we have been diligently working on this.

Mr. Davis informed the Board Members that the \$500,000 Grant from Impact Harrisburg for acquisition and demolition and all the Quiet Title work has been completed for all the parcels. The buildings that were demolished were: 1543 N. 6th Street, the old Jayshin building; 22 Argyle is down and 422 Reily on the corner of Fulton and Reily, an old Multi-family building that was collapsing; the last is 1500 & 1502 N. 5th Street, the old Church on the of 5th and Reily. The 1502 N. 5th demo work was completed by the City Demolition Crew. The Authority submitted the City's Invoice to Impact Harrisburg. It was paid. Mr. Davis said it was a good partnership with the City.

PUBLIC COMMENT:

None

OLD BUSINESS

None

NEW BUSINESS

RESOLUTION NO. 2-2020 (Error/Correction, Changed to 9-2020), authorizing the Authority to change the status of Harrisburg Commercial Interiors & Associates and Alli-Lin, LLC, from Current *Potential Developer* status to *Designated Developer* of 28 N. & 38 N. Cameron Street intended for Commercial and Residential mixed-use building(s) and off-street parking. Ms. Johnson moved to approve; seconded by Mr. Leppo. The motion passed unanimously.

Mr. Davis said the first item on of new business on our Agenda is Resolution No. 2-2020 (correction/changed to 9-2020 because a # 2-2020 already exists). 28 - 38 N. Cameron Street is a project of an adaptive reuse for a vacant, dilapidated, blighted building. Harrisburg Commercial Interiors & Associates and Alli-Lin, LLC Team came up with a plan that would create an anchor space to HBG Commercial Interiors & Assoc. as well as a handful of apartments. Mr. Davis said this team had provided sufficient evidence that they are ready to proceed, and can be awarded the status of Designated Developer. *Mr. Davis introduced the representatives present at the meeting.*

Mr. Krupp greeted the Board Members. He stated their project plan and proposal for the two properties. In the south building will be the new headquarters for HBG Commercial Interiors & Assoc. and on the second floor construct (5) apartments in the north building. Because the buildings are in a flood zone the first floor existing garage will continue to be used for off street tenant parking.

Ms. Zewe wanted to confirm the apartments will be Market Rate. Mr. Krupp confirmed they will be Market Rate. Mr. Leppo inquired about the size of the apartments. Mr. Krupp informed that they will be large, 1500 livable sq ft (2) bedroom and (2) bath apartments.

RESOLUTION NO. 3-2020, authorizing the Authority to extend the *Potential Developer* status to November 17, 2020 for Camp Curtin YMCA's housing project on (8) Properties at 632-648 Woodbine Street. Mr. Leppo moved to approve; seconded by Ms. Johnson. The motion passed unanimously.

Mr. Davis explained that Resolution No. 3-2020 is for the Camp Curtin YMCA properties on the 600 block of Woodbine Street. Their project plan is for new construction of affordable housing. The YMCA has submitted their land development plan, but is requesting additional time so they can assemble financing and finish their design work. Mr. Davis is asking the Board Members to approve an extension of time for Camp Curtin YMCA's status of Potential Developer for their housing project.

RESOLUTION NO. 4-2020, authorizing the Authority to approve the sale of vacant lot 324 Clinton Street to Jorg Freiberg for the use of a residential side yard next to his single family house at 326 Clinton Street. Mr. Leppo moved to approve; seconded by Ms. Johnson. The motion passed unanimously.

Mr. Davis reported in Midtown that the Authority has vacant lots most of which are contiguous but one or two are scattered and roughly 15 – 20 feet wide. 324 Clinton Street is one of these smaller lots located on the corner of Clinton and Logan Street. Jorge Freiberg owns the single family house on 326 Clinton Street that is adjacent to HRA's 324 Clinton vacant lot. He has submitted a request to purchase this lot for a side yard. Mr. Davis explained that the lot is not big enough to build on and it would be well maintained. Mr. Davis pointed out that he informed Mr. Freiberg that the land could not be used for off-street parking.

Mr. Leppo inquired of Mr. Davis if he had been in contact with Mr. Freiberg during the COVID shut-down. Mr. Davis replied that Mr. Freiberg had initially contacted him before the start of the shut-down and that they stayed in communication waiting for the next scheduled Redevelopment Board Meeting.

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RESOLUTION NO. 5-2020, authorizing the Authority to extend the *Potential Developer* status to June 30, 2021 for Keystone Community Development Corporation's project to provide parking in the South 13th and Derry Street corridor. Mr. Leppo moved to approve; second by Ms. Johnson. The motion passed unanimously.

Mr. Davis refreshed the Board Members on this project that goes back a few years. Mr. Davis said you may recall a big vacant lot located on South 13th and Derry Streets. The Authority does not own all the land. It owns about three (3) of the parcels. He explained that Jennifer Wintermyer with the Tri-County Community Action Commission; they are actually the parent company of Keystone Development Corporation. The Authority is recommending to extend their Potential Developer status so they can continue to find financing to develop off-street parking for the businesses and a small space for a Farmer's Market for the community in the south Allison Hill area. This is still a priority for the City and that neighborhood. The project cost is \$600,000. A plan revision might require additional funds.

RESOLUTION NO. 6-2020, authorizing the Authority to extend the *Potential Developer* status to June 30, 2021 for RB Development, LLC's project of new construction of affordable housing located on three (3) properties at 429-441 Herr Street. Ms. Johnson moved to approve; second by Mr. Leppo. The motion passed unanimously.

Mr. Davis said RB Development, LLC was awarded Potential Developer Status for Redevelopment land at 429 – 441 Herr Street. They, along with other partners have submitted an application for funding to PHFA for Low Income Housing Tax Credits. This coming August they should hear if they are awarded the Tax Credits. If they are approved then they will have the financing for their project of affordable housing. RB Development and the Authority are requesting an extension for more time to see if they acquire the financing.

RESOLUTION NO. 7-2020, authorizing the Authority to extend the *Potential Developer* status to March 31, 2021 for TLC Work-Based Training Programs, Inc.'s project of new construction of affordable housing located at 430 Kelker Street. Ms. Johnson moved to approve; second by Mr. Leppo. The motion passed unanimously.

Mr. Davis said the next item on the Agenda is Resolution No. 7-2020. 430 Kelker Street is a small lot but it is a part of a much larger tract of vacant land adjacent to the Authority's. This is next to TLC Work-Based Training Programs, Inc.'s facility called the HUB on Fulton Street. Mr. Davis explained that by adding this small lot they can construct a handful of new Single Family Homes for leasing with their program participants. This will allow them to expand the number of people they serve who are homeless and/or Veterans. We are seeking an extension of time for them to get to construction.

RESOLUTION NO. 8-2020, authorizing the Authority to extend the *Potential Developer* status to November 30, 2020 for 1037 Maclay Street, LLC's project of mixed-use development located on the sixty (60) parcels in the MarketPlace Development, *OR*

RESOLUTION NO. 8-2020, authorizing the Authority to approve Christopher/Erica Bryce and Harrisburg Commercial Interiors & Associates, Inc. the status of "*Potential Developer*" for the project of new construction Market Rate Single Town Homes located on the fifty-nine (59) parcels in the MarketPlace Development.

Mr. Leppo moved to table Resolution(s) No. 8-2020 until our next Board meeting, so that all Board Members, including Ms. Brown who is not present can have more time to consider which developer will move forward with the MarketPlace housing project. Ms. Johnson second that motion. The motion passed unanimously.

Mr. Davis presented to the Board Members Resolution(s) No. 8-2020. He apologized to the Board for some of the items haven been sent to them in such a short notice and thanked them for reviewing it. Mr. Davis explained that he received the information just 24 hours ago from the Bryces' and Harrisburg Commercial Interiors & Associates,

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Inc. (HCI) who is also interested in the MarketPlace project.

Mr. Davis shared with the Board the events leading up to today's meeting concerning the MarketPlace project in the Midtown area. It was early last year in March 2019, when John New and the Seven Bridges Team reached out to the Authority. They helped to work out a strategy and provided the funding for the Redevelopment Authority to take back title from the failed attempts of S&A Custom Built Homes, Inc. (S&A) who were to construct new homes at the MarketPlace Town Homes. They had a vision that included more than the MarketPlace Town Homes. Seven Bridges and 1037 Maclay Street, LLC received an extension of their Potential Developer Status in Resolution No. 16-2019 this past November. Today they are requesting an extension of their Potential Developer Status to give them more time to complete their possible zoning changes and finalize their development plans. Mr. Davis wanted the Board to know that the Seven Bridge's/ 1037 Maclay Team has put a great deal of work and money into this project.

Mr. Davis said it was in May 2019 when we received a proposal from the local development team of Erica & Christopher Bryce and HCI. This team along with Matthew Krupp, their legal counsel, also has a larger vision than the MarketPlace Town Homes. They submitted a revised proposal earlier this week that focuses more on just the MarketPlace Town Homes. You can see how it compares to the existing Potential Developer's Proposal and Development Plans. The Redevelopment Authority now has an unsolicited second proposal that has come in at the same time our existing Potential Developer is up for renewal; technically expired due to the COVID crisis delaying business to be conducted.

Mr. Davis said present today are both Development Teams who wish to present their proposals and give you the opportunity to ask them any questions.

Matthew Krupp on behalf of the Bryces' and Harrisburg Commercial Interiors & Associates presented first. Mr. Krupp said as Bryan had mentioned the Bryces' and HCI submitted their proposal on May 28th to develop the land from the former S&A Custom Built Homes, Inc. (S&A). This plan is shovel ready and does not require any zoning changes to the area. Mr. Krupp gave a brief background of the Bryces' and HCI. He said they are well known Investors and Developers in the City of Harrisburg. HCI is a sizeable Design and Build Construction Firm with 50% of its portfolio dedicated to the City of Harrisburg. They are very interested in the MarketPlace project and would like you to consider them for Potential Developer Status of the former S&A lots.

Ms. Zewe inquired about it being shovel ready. Do you have a rough time line; something sketched out as to when that is going to happen? Matthew Long replied that their Architectural Engineering Team could have plans drawn up in 30-days and submitted for construction. He explained that in their initial proposal that included more than just the disputed S&A lots were sent to Geoffrey Knight with the City's Planning Commission. We received positive feedback from him and almost a zoning verification stating that these would be acceptable. He said basically we only need an Architectural Review of which can be done administratively. They have done similar projects.

Ms. Zewe inquired if they would start construction this year. Mr. Long replied, absolutely, yes that would be the goal.

Christopher Bryce introduced himself. He told the Board Members about one of his projects with Madd Marketing, LLC that just moved into 121 Locust Street in Harrisburg. This project was financed by Link Bank. Mr. Bryce said they have a good relationship with Link Bank. He said they have been discussing with them at great length about this project. We believe we will be able to get the financing approved for it.

Ms. Zewe inquired about the project plans. She read the project is to be conducted in phases of building eight (8) units at a time and that they will be single-family market rate. Mr. Bryce said that is correct. Mr. Long added in

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the revised proposal that was submitted on May 28th; it encompasses a much larger area that would have town homes and one 34,800 sq ft. mixed-use building including commercial and residential units which we feel would be easily acceptable to the Planning Commission and Zoning Hearing Board and if triggered a Council Meeting, they would likely approve it as well. Mr. Long said he had approached them last year with three (3) similar cases. It fits in the City's comprehensive plans.

Mr. Leppo wanted to note that the project is in a Historic District. He said if you do something new you will have to go through the City's Historical Architectural Review Board (HARB).

Mr. Davis said that their original proposal included more Authority lots then just the MarketPlace ones that S&A had on the Land Development Plan. He wanted to know if they are okay for the Board taking action on just the MarketPlace lots today and not the whole development plan. Mr. Krupp confirmed that would be fine.

Mr. Davis inquired about any traffic flow changes. Mr. Krupp said there is no changes except some possible curb cuts. Mr. Davis said if you are following the S&A's approved plans, the curb cuts were already completed. He also mentioned seeing a comment about possible trash removal in the rear. Mr. Davis recommended they contact the Sanitation Department. There could be some difficulty with the trash trucks being able to make the tight turns. Mr. Davis inquired about the forty-four (44) units. He wanted to know how many of those will be rentals. Mr. Krupp said that is an approximate number. The initial plan with the broader construction is just an estimated percentage that we would retain eight (8) out of forty-four (44) for rental property.

Mr. Leppo inquires if they are just discussing the lower place on the project map of the MarketPlace project. Mr. Davis confirmed. He said they have narrowed it down to just this area in the last twenty-four hours for a comparison. He was looking to consider solely the MarketPlace today.

Ms. Zewe inquired if the HCI's project on Cameron Street would be happening at the very same time. Mr. Krupp said yes.

Mr. Davis inquired about the market price of \$176,000 for the sale of the homes. How did you arrive at that price; did you use a Market Study? Mr. Krupp said they used Market Research and Market Comparables for example similar WCI builds that were done a few years back. He said they are setting the price point off of our construction towards what we need to make the project successful.

Mr. Davis inquired if the homes do not sell is there a Plan B. Mr. Krupp said right now we are confident that the rental market in Harrisburg is very strong. If they would not sell we would assume ownership and turn them into rentals. Mr. Davis wondered if the covenants say anything about rentals. He gave an example of Capital Heights. Their covenants do not allow rentals.

Mr. Davis mentioned their offer of \$750 is a little low for the Authority's lots in Midtown that have an approved Land Development Plan. Mr. Krupp said that is negotiable.

Ms. Zewe inquired of the Bryces' when they first started thinking about doing this project. Mr. Bryce replied that we started a project with HCI at the end of last year and we worked with Matthew Krupp on other projects as well. We talked with other developers about those lots for possibly a decade and it was just the relationship with HCI when we realized that it could be done. We wanted to get it done. Erica Bryce added that she has a passion to increase the amount of residents in the City. She said the opportunity is there and she has been a long time advocate for City living. Mr. Bryce noted that they have a long track record of adaptive reuse within the City. And that they are residents in the City.

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Mr. Krupp summarized that Seven Bridges may have a great plan but fifteen (15) months including a six (6) month extension already to move their plan forward. I am not sure how much work has been done there. We have not seen anything. I believe their proposal expired on May 30th without Board action so I am not sure a six (6) month extension is appropriate in this case. The Bryces' and HCI proposal for developing an area in the City is much larger with some overlap of Seven Bridges development proposal. Mr. Krupp asked the Board Members to consider them for Potential Developer status for the MarketPlace former S&A lots.

Christopher Rice with Martson Law Offices introduced himself and mentioned others in his team that is also present. Mr. Rice informed that he has been working with Seven Bridges Development which is an affiliate of 1037 Maclay Street, LLC. He has been a Realtor in Central PA and a Broker since 2004. Mr. Rice is a native of the area. John New one of the other members I've known since the mid 2000's. With me is one of my colleges, Colleen Baird. We cannot speak or be seen at the same time. Mr. Rice said our clients have acquired seventy-five (75) units in Harrisburg. It is one of their focal points for future development and they have been managing those. They contacted S&A back in 2017 to start this process. It took nearly six (6) months to lay out an Agreement of Sale and have it signed. Next we contacted the Redevelopment Authority. Mr. Davis and I started meeting to see how we could work together on the MarketPlace project and bring those sixty (60) lots out of S&A's hands and back to the Authority. The process took nearly a year and a half. We were successful in transitioning and paid every penny to get those lots back in the Authority's hands. Last August we had our first confidential meeting with the MarketPlace Home Owners Association Board of Directors (HOA) and their Attorney. Our Team talked about our concepts and ideas. Last September we submitted our Zoning Change Application and moved forward holding Public Meetings to inform and involve the Community. Our goal is to involve the Community. Mr. Rice reported that many Residents felt that they still had questions and wanted more input. We then decided to withdraw our zoning application. They wanted to get additional information from the public before re-submitting for any zone changes. Last November the Authority granted us an extension for an additional six (6) months. Today's request will take us to December 2019. We started with the HOA and met with various groups and had more public meetings. The HOA Board Members are essential to us. It is important that they have a buy into this project. In February they were available for a meeting. In this meeting we agreed to meet every two (2) weeks and keep getting updates until we could figure out what is the final solution and then COVID happened.

Mr. Rice said the HOA wanted in person meetings. On June 15, 2020, Ian Wewer and the HOA President were able to connect. Now we are working with their Council again and getting a meeting scheduled to see what our restrictions will be. Mr. Rice said Seven Bridges was formed with Harrisburg in mind and the idea of redeveloping portions of Harrisburg and see the benefits that Harrisburg can offer people. We saw that Midtown was not getting the attention it needed and S&A sat on it for 13 years. We wanted to do something that no one else was trying to do and that was to make Midtown stand out more. We have lofty goals but I believe in the end reaching these goals will improve Midtown and Harrisburg as well. Mr. Rice referenced the Power Point Presentation that was given to the Authority Board Members. He wished to emphasize a few things contained in it. They laid out a detailed time line of what they have accomplished. There is a list of the contacts they made. They have a public email list and Facebook cards. Mr. Rice said there is an expense sheet that shows all the costs to-date. They have invested almost \$400,000 on this Midtown Project.

Mr. Rice continued saying that we are looking for the next move with the Planning Commission and the City on the Zoning. And wish to have more Community input on the design concept and bring the people together to have something they can enjoy and be proud of. Now that COVID is somewhat lifted our goal in the next two (2) months is to get the HOA on board 100%. We expect by the end of the year to have our Zoning Approval. Now we need to fine tune our comprehensive plan noting Zoning's height restrictions.

Mr. Wewer started pointing out things on the Slides of the Power Point Presentation. He said on Slide nineteen (19) there is a single house by itself just outside the existing plans but is still within the HOA. They have used this

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individual home as an example. Looking to the right is a WCI project that was done several years ago when they took down the entire block and then reconstructed it. They treated the historical value with that character. They did a very good job with modern amenities. This is the type of product we are looking to invigorate and continue that City feel of Harrisburg. On Slide twenty (20) it shows the existing lots. There are two (2) buildings the Authority started taking down when we had this done. Slide twenty-one (21) shows the buildable lots in the area that are controlled by various parties; the Authority, individual homeowners as well as those controlled by the HOA. Slide twenty-two (22) is just what the Authority has control over. Slide twenty-four (24) on North Street from Second and Third is the ideal small town that is the kind of Community you want. The side streets off Calder is where we really want to see heavy residential and some light commercial shopping with some small offices with flats on top. Mr. Wewer said the structures that exist on successful streets in our state that is what we are trying to create here to increase the density of population and to provide the customer base to drive our Commerce in the business area. The last five slides are what the HOA and the community enjoys seeing in the parts of the City. He said what would Calder Street could look like if we use a more Victorian look verses a more modern look. These are the things we are talking about with the HOA. We want to continue these conversations with the larger Community including us knocking on individual doors. We want people to move back into the City. This is our dream, our vision. We only invest in Harrisburg.

Mr. Wewer said he could provide us their resume; the buildings we renovated in the past.

Mr. Rice added that Slide twenty-five (25) is what he heard the people like more.

Mr. Rice said we are excited to do this project. Obviously our momentum slowed with the pandemic out there. We are ready to go again. We appreciate the support that the Redevelopment Authority has given us. We are asking you for your patience and to give us more time. We have a lot invested here and it is all for the betterment of Harrisburg and Midtown. We are requesting if possible a one (1) year extension.

Mr. Leppo inquired about the Commercial Buildings with units above. He wanted to know if the above units are apartments or for office space. Mr. Wewer said the units are office space on Calder Street but not every building. We would like to see 25% of the buildings we build on Calder to have some kind of small office about 1,000 sq ft. We will structure them so they are independent. If they can be sold that would be great. Mr. Wewer said ideally we would love to see homeownership. In our development plan we have committed several areas to be not just affordable but to bring in some of the lower end community to allow them the opportunity to live in what we design. We have committed to 10% but we can go higher.

Mr. Wewer mentioned that there are housing studies that he conducted by going door-to-door and a housing study that was conducted in 2008 by an organization and the Redevelopment Authority using that kind of benchmark. We have been able to get market rate affordable and workforce housing going along with Commercial mixed in.

Ms. Zewe inquired, what happens if you do not get the Zoning Approval that you want? Mr. Wewer replied, we would like to see if this can be done. We want to continue and still feel that market rate and affordable workforce housing are possible. Ideally, we would like to see more apartments because that is the density for the community to generate more commercial. We feel the commercial along Calder and Reily are desirable just because of the new Court House.

Ms. Zewe said she read somewhere that you had submitted or were going to submit to an Opportunity Zone funding plan. Mr. Wewer said yes, these lots do fall under the Opportunity Zone. We were pursuing these lots before the Opportunity Zone became available. He added that they have talked with Geoffrey Knight and the Mayor about various grants. Some examples are for the sidewalks to be ADA and with Capital Region Water to get some infiltration systems just like the urban meadow nearby at the HACC campus. We want to mirror what the City has

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been doing. He admitted the traffic is challenging but we are 100% willing to address it.

Ms. Zewe inquired about their funding. Mr. Wewer said their funding is actually self-funded and then we go with the conventional when the opportunity is presented. Mr. Wewer said this project might be too small for an Opportunity Zone. Opportunity Zones investment are mostly billions of dollars. He does not believe this project will reach that amount.

Ms. Zewe noted in their approved Resolution they are to provide monthly reports to the Redevelopment Authority. She had not seen many of them. Mr. Wewer said he did not recall seeing that. Ms. Zewe continued saying they were due by the fifth of each month to Mr. Davis so he could put them in the Board's packets for each month's Redevelopment Board Meetings.

Mr. Wewer replied that he must have missed seeing that. He then reached out to Mr. Davis. Mr. Davis confirmed that is written in the original Resolution that the Redevelopment Authority passed. It was not repeated in the subsequent approvals for extension. Mr. Davis wanted Mr. Wewer to know that he has shared with the Board Members the level of communication that has taken place between them. Each month he gives the Board Members a written report. He informed them of their progress or any major changes. Mr. Davis stated that Ms. Zewe brings up a fair question as to receiving them.

Mr. Wewer acknowledged and took responsibility for not having them done. He said from now on I will make sure you have them by the thirtieth of each month or the fifth so you have updates for all your meetings.

Ms. Zewe inquired of the Bryces' if they did any community outreach. She wanted to know if they spoke with any of the neighbors about their plans. Mr. Krupp replied they were going to begin the community outreach as soon as they were awarded the Potential Developer status.

Ms. Bryce said that she has a friend who lives in the current S&A area. And because they live in the community and know people in the community they have talked with people. She stated that it is not an official community outreach. Ms. Bryce said they have noted that in Midtown the favor has been rental over commercial.

Ms. Johnson inquired about their plans for residential. She read the plan is primarily homeownership and then market rate rentals. She did not see anything about affordable housing. Mr. Bryce stated if we can get grant money for that then that is something we will certainly consider. Mr. Krupp added if you are looking at the large proposal that we put forth on the 28th, there is room for affordable housing within the mixed-use building. But for this specific proposal related to the MarketPlace they are all market rate individual single family town homes.

Each of the Board Members thanked both of the developers for their presentations saying that both were very good having each their own merits however, they need more time to deliberate especially since some of the plans were only submitted to them yesterday. Because this is such a big decision to make they wish to include the other Board Member who could not be present today for this meeting so she can also be a part in the final decision.

Mr. Davis said that over the next thirty (30) days he will make sure to give the Board Members any written follow-up or any communications provided as well as provide aid in any questions the Board Members may have between the two developers.

OTHER BUSINESS

None

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ADJOURNMENT

The meeting adjourned at 2:23 pm.

Respectfully submitted,



Secretary Assistant Secretary