

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting June 21, 2022 - 12:30 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on June 21, 2022, in Suite 405 Conference Room, of the Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:30 p.m. Chaired by Nichole Johnson.

**HRA BOARD MEMBERS PRESENT and
via TEAMS Web-based Video Conferencing
or Telephone**

Nichole Johnson
Crystal Brown (via TEAMS)
Alexander Reber

ABSENT:

N/A

Also present: Janell Weaser, Harrisburg Redevelopment Authority (HRA) Administrative Project Manager; Bryan Davis, HRA Executive Director, Catherine Rowe, HRA Solicitor.

PUBLIC PRESENT via TEAMS: Ryan Sanders, Partner of Vice Capital and RB Development LLC.

MINUTES

The minutes of the Regular Meeting of May 24, 2022 was presented for approval. Mr. Reber moved to approve provided two minor errors be corrected: second by Ms. Brown. The motion passed unanimously.

TREASURER'S REPORT

The Treasurer's Report for March 2022 was presented for approval; subject to Audit; Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously. The Treasurer's Reports for April and May 2022 were presented for review.

COMMUNICATIONS

None

PUBLIC COMMENT

None

OLD BUSINESS

None

NEW BUSINESS

RESOLUTION NO. 11-2022 authorizing the Authority to adopt a Dauphin County Hazard Mitigation Plan that would allow the Authority to be able to apply for FEMA Building Infrastructure and Communities (BRIC) funding that will support efforts with de-channelization of the Paxton Creek. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

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Mr. Davis said we were surprised to learn that the Redevelopment Authority needed to adopt a resolution like this. The city as a municipality has. FEMA informed that we are a qualifying entity but first need to formally adopt their Hazard Mitigation Plan. This will allow us to apply for FEMA Building Infrastructure and Communities funding.

RESOLUTION NO. 12-2022 authorizing the Authority to extend the *Potential Developer* status to December 31, 2022 for RB Development LLC's project of affordable housing located at 1175 Baily Street. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis informed that this property is the bluff at the end of Bailey Street. RB Development LLC is the Potential Developers for an affordable housing project titled Cornish Heights. We were given some drawings about geotechnical survey concerns that were conducted by this team. This issue has been a contributing factor to the amount of time it has taken for them to obtain a design plan that will work on this site.

Mr. Davis introduced Mr. Sanders who is present today to give us a brief update on their development.

Mr. Sanders greeted and introduced himself to the Board Members. He conveyed that the project's name Cornish Heights is named after the late Miss Vera Cornish.

Mr. Sanders reported that they did some geotechnical boring tests and found that it is good land to build on, but their original site plans were not going to work. They now have a better design that will give the residents a great view.

Mr. Sander said we contacted our friends at Dauphin County for our Gaming Grant. This provided another \$150,000 out of the last round, plus we received from the Harrisburg Housing Authority additional funding for some pre-development. Currently, we are working with our construction team to re-figure the material costs for the new design.

Mr. Sanders stated that they had met with the Chairwoman, Loretta "Barbee" Dare, of the Summit Terrace Neighborhood Association. They have informed the community about the testing and the designs. They have been working with some local groups to keep it clean especially with the vehicles being removed. He said in the next 30 – 60 days they should have an estimated timeline of when they can potentially break ground.

RESOLUTION NO. 13-2022 authorizing the Authority to extend the *Potential Developer* status to June 30, 2023 for Keystone Community Development Corporation's project to provide parking in the South 13th and Derry Street corridor. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis stated that this project is having difficulty finding funding but is still a high priority for the neighborhood. He would like more time to talk with the new administration about this project and see if this is something they can make happen.

Ms. Johnson inquired if it is currently being used for parking.

Mr. Davis said it is just grass.

Mr. Reber questioned as to who the Keystone Community Development Group is.

Ms. Brown informed that Tri-County Community Action Commission is the parent organization.

Ms. Rowe asked if they are maintaining the lots.

Mr. Davis explained that they own adjacent lots, and that the city is maintaining the HRA lots at their cost.

Ms. Brown asked Mr. Davis if this is the parking lot project that was intended to be environmentally friendly with a special type of surface.

Mr. Davis confirmed. It was a combination of two things; a green infrastructure component that would have runoff from the site and a design that incorporated a farmers' market with shed roofs along the sidewalk of 13th Street. Mr. Davis informed that it was designed by the president of OPA, Office of Planning and Architecture in Harrisburg, Bret Peters. The cost was tremendous.

RESOLUTION NO. 14-2022 authorizing the Authority to approve an Easement Agreement for the Construction of Green Stormwater Infrastructure (GSI) designed to manage runoff by Capital Region Water of fifteen (15) lots located on the 1900 block of N. 4th Street, 300 block of Peffer Street, and 400 block of S. 15th Street. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis disclosed that the Authority was the first Green Stormwater Infrastructure project constructed in the City on HRA land, by Capital Region Water (CRW). That site is on Bailey Street, consisting of underground system with a small park with plantings on top. There is a small second GSI area at the end of Bailey where it meets 13th Street. They have some interesting plantings. CRW has requested an additional two project sites with the Redevelopment Authority.

Mr. Davis said George Payne has been working with CRW's different teams in the South Allison Hill for our local foods, local places grant that we received from EPA. This is another way we can memorialize permanent greenspace that includes urban growing. This project could have a component of urban gardening at the Peffer and N. 4th Street gardens. The S. 15th and Hunter Street will be a self-contained site with a seating area and planting beds. CRW will maintain the sites and keep them clean. They will maintain the plantings and replant as needed. Mr. Davis added that should they add urban gardening, CRW would work directly with that group. The Authority would not be involved, and we are indemnified.

Mr. Reber wondered if this easement agreement precludes any development on these HRA lots. And that they would not be sold.

Mr. Davis confirmed.

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Mr. Reber inquired of what percentage of land does the Authority have reserved for this type of use.

Mr. Davis reported about a quarter of one percent. Only a fraction of our land.

Mr. Davis pointed out that the Authority had acquired the N. 4th & Pepper land right after the flood Agnes. There has been no real interest in these lots other than request for gardening. CRW had conducted studies throughout the city and found these two locations to be the best for this infrastructure.

Mr. Davis added that he also worked with Jacqueline Parker when she worked for the city. Ms. Parker was looking for areas to add green spaces like Tot Lots and play areas for the children in South Allison Hill. He explained that the children have some busy streets to cross and long distances to travel for play areas, especially in South Allison Hill. This is why we acquired parcels at Swatara and S. 15th Streets. CRW's interest in this location prompted the Authority to acquire more land around what we already owned on Swatara and S. 15th Street from the Repository List.

Ms. Brown inquired of Ms. Rowe if she should abstain from voting on this Resolution because her husband works for CRW.

Ms. Rowe said if you can make a call without feeling influenced by your husband's relationship to the developer, that is a personal decision. But if you are not able to make a call without independent of your husband's relation with CRW then that it an issue.

Ms. Brown stated she will abstain from this vote.

Mr. Davis added that Ms. Brown can make a motion or second a motion.

Ms. Rowe agreed.

RESOLUTION NO. 15-2022 authorizing the Authority to approve Vice Capital Group LLC the status "*Designated Developer*" of twenty-five (25) parcels in the Uptown neighborhood for its Phase I of an affordable housing project titled JMB Gardens. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis brought to the Members attention that in prior Board Meetings they had met with the McCoy Brothers who were looking at the land north of 6th Street. Vice Capital Group LLC has now joined their team and have included the cluster primarily around Emerald and Schuylkill Streets. They have submitted a formal proposal that was shared with you. Mr. Davis informed that they are applying for Low Income Housing Tax Credits from PHFA and that is why this Resolution is requesting the status of Designated Developer. This is the only exception that we make in awarding Designated Developer status prior to them having all their financing in place. PHFA will not accept an application for Tax Credits without the Developer having acceptable site control from the Redevelopment Authority.

Mr. Davis handed over the floor to Mr. Sanders so he could present more on this project.

Mr. Sanders said this project has been named JMB Gardens after LaShawn McCoy's Grandmother who

passed away. This project is concentrated at 6th and Emerald Streets. Our original plan was for forty-one (41) units of all deeply affordable and needed housing in the Uptown section of the City. The same area where a large amount of development is happening.

Mr. Sanders reported that the total project cost is 15.7 million dollars and is slated for nine (9) percent LIHTC Tax Credits which we should know by December of this year. We hope to submit the application by June 30th, next week.

Mr. Sanders informed that they are already working on a Phase II.

Ms. Johnson remarked that there is a need for housing with reasonable rents.

Mr. Sanders responded saying this is a deeply affordable project under sixty (60) percent AMI. He referenced the rent chart in the proposal. And conveyed that they just received a letter yesterday from the Harrisburg Housing Authority informing them that have been awarded Section 8 Vouchers for this location.

Mr. Davis inquired as to how many vouchers they received.

Mr. Sanders said eight (8). Anything over eight triggers prevailing wages. They are looking to keep the cost of construction down and have a more feasible project.

Ms. Johnson noted that this project will have one-, two- and three-bedroom units.

Mr. Sanders confirmed saying this is described as a family project with a community service facility located on the end cap of unit one provided by Mr. Jamien Harvey and the YMCA. They are also providing the services for TLC Cornerstones project in the Allison Hill neighborhood. Our residents and neighbors in the community will be able to utilize their great services at no charge.

RESOLUTION NO. 16-2022 authorizing the Authority to designate Vice Capital Group LLC the status of "*Potential Developer*" of 1540 N. 6th Street for a mixed-use commercial/retail/housing project titled Savoy. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Sanders stated that he will send updated drawings to the Authority. We are now looking to move this project to a four (4) story building. Originally, it was stated to be a forty-two (42) unit with a twenty (20) percent affordable component but now that we can add a fourth story, we are looking to have a fifty-eight (58) unit building with twenty (20) percent affordable including space for a business center on the first floor in which we hope to provide low-cost virtual office space and maybe space for minorities, and similar groups.

Mr. Sanders said we think it is going to be a great addition to the group of Vartan Buildings on 6th and Reily Streets and alongside the new PA State Archive Building and Federal Court House. He added that if will give an affordable component and fill out the landscape on 6th Street.

OTHER BUSINESS

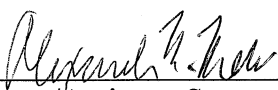
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None

ADJOURNMENT

The meeting adjourned at 1:02 pm.

Respectfully submitted,



Secretary/Assistant Secretary