

# **REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG**

## **Regularly Scheduled Meeting May 23, 2023 - 12:30 P.M.**

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on May 23, 2023, 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/or via TEAMS Web-based Video Conferencing**

Nichole Johnson

Crystal Brown (via TEAMS)

Alexander Reber (via TEAMS)

### **ABSENT:** N/A

Also present: Janell Weaser, Harrisburg Redevelopment Authority (HRA) Administrative Project Manager; Bryan Davis, HRA Executive Director, and Andrew (Jake) Younts on behalf of Catherine Rowe, HRA Solicitor with Strokoff and Cowden Law Firm.

PUBLIC PRESENT: Kireston Wilson and Sonja Long, Harrisburg Residents, Matt Long with Harrisburg Commercial Interiors & Assoc., Inc., Shawn O'Toole with On Hill Development Co. LLC, and Gary Lenker Executive Director of Tri-County HDC, LTD.

### **MINUTES**

The minutes of the Regular Meeting of April 25, 2023, was presented for approval. Mr. Reber moved to approve: second by Ms. Brown. The motion passed unanimously.

### **TREASURER'S REPORT**

The Treasurer's Report for February and March 2023 was presented for approval; subject to Audit; Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously. The Treasurer's Report for April 2023 was presented for review.

### **COMMUNICATIONS**

None

### **PUBLIC COMMENT**

None

### **OLD BUSINESS**

None

### **NEW BUSINESS**

RESOLUTION NO. 13-2023 – authorizing the Authority to approve an application for a Greenways, Trails, and Recreation Program Grant in the amount of \$250,000 from the Commonwealth Financing Authority to be used for Swatara Street Park, a new Community Park located in the South Allison Hill area. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis said that Mr. Reber had spoken about this project in last month's Board Meeting. We were

successful in getting \$250,000 from Greenways Trails and Recreation Program. It is actually a two-step process. First you submit a preliminary application and then if accepted they have you submit a formal application which also requires this signed Resolution by the Board of Directors.

Mr. Davis mentioned that the location is at S. 15<sup>th</sup> and Swatara Streets, empty lots owned by the Redevelopment Authority. This green space park will have benches, plantings, and trees. It complements adjacent land where Capital Region Water (CRW) is doing their underground green water infrastructure and on top of this they will have raised beds. Possibly urban gardens.

RESOLUTION NO. 14-2023 authorizing the Authority to extend the Potential Developer status to November 30, 2023, for On Hill Development Company LLC's project of affordable residential apartments located at 1605-1633 Market Street. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis introduced Mr. O'Toole to the Board Members and everyone who is present for the meeting.

Mr. O'Toole greeted everyone and said I am a partner along with Jamien Harvey. We extended the Potential Developer status about a year and a half ago. There has been some development within the last couple of months. It is not in writing just yet, but we are working with Chris Handles Non-Profit Foundation. We will be the consultant to build an 8 – 9-unit building. When this is done the foundation will be the owner of the project. Mr. O'Toole said it ties in with Resolution # 17-2023 also being presented today.

Mr. O'Toole informed that the Handles Foundation intends to use the apartment building as a first step; transition from renters to first time homeownership. While they reside in the apartments they will increase their credit ratings, acquire education, and save money for their downpayment to purchase their first home. We just need to get this in writing to secure the plan.

Ms. Johnson inquired as to how long they can stay as renters.

Mr. O'Toole said the intention is up to two years and then become first time homeowners.

Mr. Younts inquires as to what number extension this is for On Hill Development Company.

Mr. Davis replied number four consisting of six-month intervals.

Mr. Davis inquired of Mr. O'Toole on the name of the Foundation.

Mr. O'Toole disclosed that Chris Handles had graduated from Susquehanna Township High School. He has been with the Harlem Glob Trotters for the last fifteen years. The foundation is the Chris Handles Franklin Foundation.

Mr. Davis said he now recalls meeting Chris Handles a while back.

Mr. Lenker informed Mr. O'Toole that Tri-County Housing has been doing Homeowner Counseling. We

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just completed twelve months of homebuyer counseling classes in the city. The classes are once a month on Saturdays for eight hours. The classes were at full capacity of about thirty folks.

Mr. Lenker asked Mr. O'Toole to keep us in mind with your efforts and said we would be happy to partner with you in whatever way we can.

Mr. O'Toole thanked Mr. Lenker and said I know for a fact that Chris Handles has no experience in doing this. They intend to partner with another non-profit or a for profit organization. Mr. O'Toole said with your track record it makes sense for them to work with you. I will pass this on to Chris and keep promoting you.

RESOLUTION NO. 15-2023 authorizing the Authority to amend the Redevelopment Contract with Cameron Street, LP for their project of Commercial and Residential mixed-use building(s) and off-street Parking located at 28 & 38 N. Cameron Street. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis explained to the Board Members that this Resolution to approve a First Amendment is necessary because the time of performance in the Redevelopment Authority's Contract has expired on the completion of work. He said the Developer has been successful in getting significant components of demolition and select demolition done. They have a plan now to complete 28 N. Cameron Street within a year and 38 N. Cameron Street within two years. These changes are noted in the Amendment Language. All other terms and conditions remain the same.

Mr. Davis revealed that it deals primarily with the compliance of the performance time of when it will be completed and then the second component is a small detail. The original plans had covered parking. Section ten of page two on the First Amendment states restrictions. It states to devoting the project to mixed-use of Commercial Space and Residential Apartments with Surface Parking. Mr. Davis then introduced Matt Long to the Board Members.

Mr. Long greeted the Board Members. He shared that they applied for the permits on 28 N. Cameron Street yesterday. The roofers can start. Mr. Long mentioned that he sent pictures to Mr. Davis earlier this week.

Mr. Long informed that there were a lot of structural components that needed to be removed and shored up for reconstruction. This building has about 7,000 square feet. Sections of it collapsed. There was 2-3 feet of debris. A lot of work had to go into it. The larger building on 38 N. Cameron Street is about 20,000 square feet. It was in much worse condition. We have out the final set of drawings submitted. Initially my construction firm was going to take 28 N. Cameron, but now we have allocated a new tenant, Pure Green Recycling. They have office spaces in Hackensack New Jersey, Long Island New York, and will be opening a new office in Baltimore Maryland. They also wish to expand to Harrisburg.

Mr. Long divulged that the initial plan was to have covered parking on the first floor, which is about 10,000 square feet for the apartments. But when we worked through the Land Development Plan from late 2021, just from the engineering aspect it worked out that we could have surface parking instead on the existing surface lot which will be ripped up, repaved and drained. This opened the opportunity for

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my construction firm to take this 10,000 square feet space.

Mr. Long said we've also recently received the full shipment of roofing that will go onto the larger building of 38 N. Cameron. The goal with 28 N. Cameron is to move Pure Green Recycling in on July 1<sup>st</sup>, 2023. They need about two months to set up and wish to start their operation on September 1<sup>st</sup>, 2023. The roofing for 38 N. Cameron is scheduled to start right after this 4<sup>th</sup> of July holiday.

RESOLUTION NO. 16-2023 authorizing the Authority to approve Tri-County HDC LTD the status of "Designated Developer" for their project of affordable Housing on five (5) parcels located at 2151-2161 N. 4<sup>th</sup> Street. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis stated this is the Resolution that Mr. Lenker mentioned earlier. It was not that long ago that we made Tri-County Housing the Potential Developer of these five lots to construct five new townhouses. Mr. Davis commented that he is quite impressed that Mr. Lenker had moved so swiftly in obtaining all the necessary approvals and with him receiving his grant funding from the Commonwealth in such a short time.

Mr. Davis said this project is sufficiently financed and can now be deemed the Designated Developer with authorization to transfer the Deed.

Mr. Lenker said we are most excited about this project. In the thirty-three-year history of Tri-County Housing this is the first project outside of South Allison Hill in affordable housing that we've ever done in the City. And really it was at the request of Mayor Williams when we met with her early on that she wanted to see affordable housing spread throughout the city. So, we greatly appreciate and value the relationship we have with the Redevelopment Authority and obtaining this property.

Ms. Johnson shared, I was born and raised here. I believe there is a great need in that area as well.

Ms. Brown thanked Mr. Lenker and said it was good to see him. She loves Tri-County Housing's new website and is very excited to see development on the Hill in the city. And wished to thank everyone who is pulling this work together with making this happen.

Mr. Lenker thanked her as well.

RESOLUTION NO. 17-2023 authorizing the Authority to approve On Hill Development LLC the status of "Potential Developer" of six (6) parcels located at 1623-1633 Regina Street for the project of residential housing. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis divulged that earlier this year several individuals were interested in the parcels on the 1600 block of Regina Street. We gave them the opportunity to have a competitive bid process with a deadline. This is the winning proposal. Attached is the proposal from On Hill Development Company LLC with Shaun O'Toole, one of the partners. The sale price is \$24,000 plus the Redevelopment Authority's cost.

Mr. O'Toole said what we have planned is 5-6 residential units. Pretty much what Mr. Lenker is doing on N. 4<sup>th</sup> Street. And we are trying to replicate what the Camp Curtin YMCA is doing on Woodbine Street

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and sell the properties to new homeowners.

Mr. Davis inquired if these new units will be the next step for the rentals on Market Street.

Mr. O'Toole said that we do not need the inventory, but it could be the next step for the first-time homeowners. These are a block and a half, or two blocks away from the apartments.

Mr. O'Toole said they have not determined if they will be the developer or if Chris Handles Foundation will be the developer.

Mr. Davis wondered if they intend to build once the renters have graduated from the program.

Mr. O'Toole answered, not sure about that. We may start at about the same time. In which case the housing would be done before we have tenants from the other program.

RESOLUTION NO. 18-2023 authorizing the Authority to approve the sale of 1422 & 1424 Regina Street to Elizabeth Muse to be used as a side yard adjacent to her property 1426 Regina Street. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis said these last two Resolutions are for transfer of underdeveloped land to nearby homeowners or for volunteer type of purpose. In this case it is adjacent to a property and would be used as a side yard.

Mr. Johnson noted the sale price is \$1,000.

Mr. Davis affirmed.

RESOLUTION NO. 19-2023 authorizing the Authority to approve the sale of 444 Delaware Street to Sonja S. A. Long to be used as a garden/green space. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

Mr. Davis pointed out that Sonja Long's proposal is attached to the back of the Resolution. Her wife is Kireston Wilson who back in February 2023 was approved for the sale of 339 Peffer Street for gardening and raised beds. They are both on the call today. The plan for 444 Delaware Street is to have a shared toolshed facility or co-op. The size will be limited because this is a narrow piece of land.

Ms. Johnson inquired of Ms. Long if they will allow members of the community to have access to the tools and if they will charge the public a fee.

Ms. Long replied, we did reach out to Home Depot and some other places concerning a garage and other things. As far as the community is concerned, I know there is a great need for it. We have neighbors that we allow to borrow our tools. We have a couple of young new homeowners in our neighborhood who do not have a lawn mower or leaf blowers, things needed to maintain their properties. We have purchased leaf bags for them. This helps to keep our neighborhood clean at Italian Lake. This would be beneficial for Mid-Town as well.

**OTHER BUSINESS**

Mr. Davis reported that there have been continuous communications between the Governors Square Bankruptcy Trustee, the City, Ms. Rowe, Us, and HUD. I wish I could say that we are quickly understanding exactly what is going to happen, but I believe we are taking important steps here towards shaping the roll of HUD in this transaction and whatever happens during the bankruptcy with the Trustee.

Mr. Davis said we have the right people involved at HUD in San Antonio Texas and the HUD Regional Office in Philadelphia. They are engaged. I may need to ask the Board in-between meetings for approval for us to engage with a Bankruptcy Attorney should Ms. Rowe advise us we need additional Legal Specialty Services.

**ADJOURNMENT**

The meeting adjourned at 12:58 pm.

Respectfully submitted,

 6/20/23  
Secretary/Assistant Secretary