

RESOLUTION NO. 20-2020
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a Proposal, dated October 2020, from **RB Development LLC** with its principle office located at 101 Millcreek Road, Ardmore, PA 19003 for the purchase of 1175 Bailey Street (PID 09-07-019) in Harrisburg (the "Property"); and

WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") owns the Property, and

WHEREAS, the Authority is willing to permit **RB Development LLC** 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:

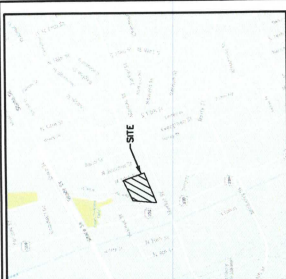
1. **RB Development LLC** is hereby designated as the *Potential Developer* of the Property for the period of six (6) months, during which time **RB Development LLC** is required to submit written progress reports by the 5th of each month to the Authority including, but not necessarily limited to, information 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. **RB Development LLC** 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. The sale price shall be Thirty-Thousand Dollars (\$30,000), and the buyer pay all Authority's closing costs, including transfer taxes.
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.

12-15-2020

Date



Secretary

[illegible]

ZONING DATA TABLE NOTES
 1. THE PROPOSED MULTI-FAMILY USE IS PERMITTED BY SPECIAL EXCEPTION

Sheet 1 of 1

DRAFT 11-06-20

Schematic Plan 2

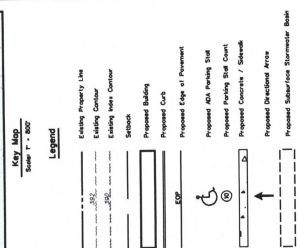
1175 Bailey Street

CITY OF HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA



EUSTACE
LANGUAGE ACADEMY

307 Easton Road
Building B - 2nd Floor
Millersville, PA 17050

[illegible]

30 UNITS	30 STALLS
ZONING DATA TABLE NOTES	
1. TIME DOCUMENT HAS THE SAME INFO IS PERMITTED BY SPECIAL EXCEPTION	

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DRAFT 11-06-20

Schematic Plan 3

1175 Bailey Street

CITY OF HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA

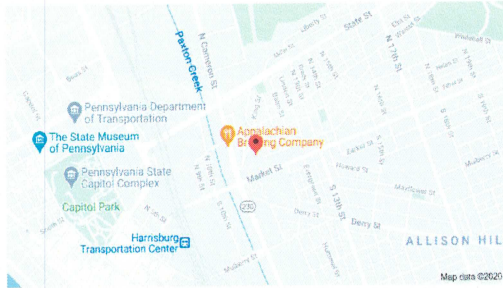


WILLIAM GROVE, PAK 130280

Sheet 1 of 1

COMMUNITY: CORNISH HEIGHTS

LOCATION:



Cornish Heights lies in the Allison Hill Neighborhood of Harrisburg, PA, in proximity to shopping, public transportation, churches, public parks, medical facilities within a half mile walking distance.

BUILDING PROGRAM:

- 30 new rental apartments total
- 12 designated affordable units and 6 units for individuals with disabilities

UNIT MIX & AFFORDABILITY:

- 10 one-bedroom apartments
- 20 two-bedroom apartments

BORROWER:

The Development team includes RB Development LLC, Harrisburg Housing Authority, Vice Capital LLC and Peebles Development Corporation. The developers of this project are certified MBE's in PA that have set an inclusion goal of 30% minority participation and 20% to local firms in the Harrisburg area.

OVERALL FINANCIAL PLAN:

CURRENT ANTICIPATED SOURCES	
PHARE Funds	\$350,000
DCED Blight	\$100,000
City of Harrisburg	\$100,000
DCED-NAP	\$300,000
DC LAND BANK	\$50,000
FHLB Funds	\$500,000
Dauphin Gaming	\$50,000
HUD	\$200,000
Debt	\$1,650,000
Total	\$3,300,000

USES	
LAND	\$15,000
Financing cost	\$25,000
Hard cost	\$2,800,000
Soft cost	\$100,000
Reserves	\$100,000
Miscellaneous	\$260,000
Total	\$3,300,000

THIS REQUEST:

Parcel requested are as follows:

1175 Bailey street

TIMETABLE:

MILESTONES	EST. DATES
GRANT Award	5/1/2021
Closing & Start of Construction	8/4/2021
Completion	1/5/2022
Stabilized Occupancy	2/6/2022

CONTACT:

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(267)202-1168



Bethel Village

Senior Affordable Housing



Bethel Village is a 49-unit community for seniors to be built in Harrisburg, PA two (2) blocks from the State Capitol. This \$13.5 million dollar development has been designed with an eye towards sustainability and lowering the carbon footprint. RB Development LLC is the co-developer.



PICTURED: : PARADE STREET
EAST PASSIVE HOUSE

WHO WE ARE

RB Development LLC builds affordable, market-rate and mixed-use developments in urban, and transportation oriented development spaces in the tri-state region.

PRINCIPALS

The principals of RB Development have worked in urban housing and economic development for over 28 years. RB is a minority-owned business enterprise and seeks to partner with larger developers and financiers to build sustainable developments that enhance the built environment, lower the carbon footprint, and create a sense of home.

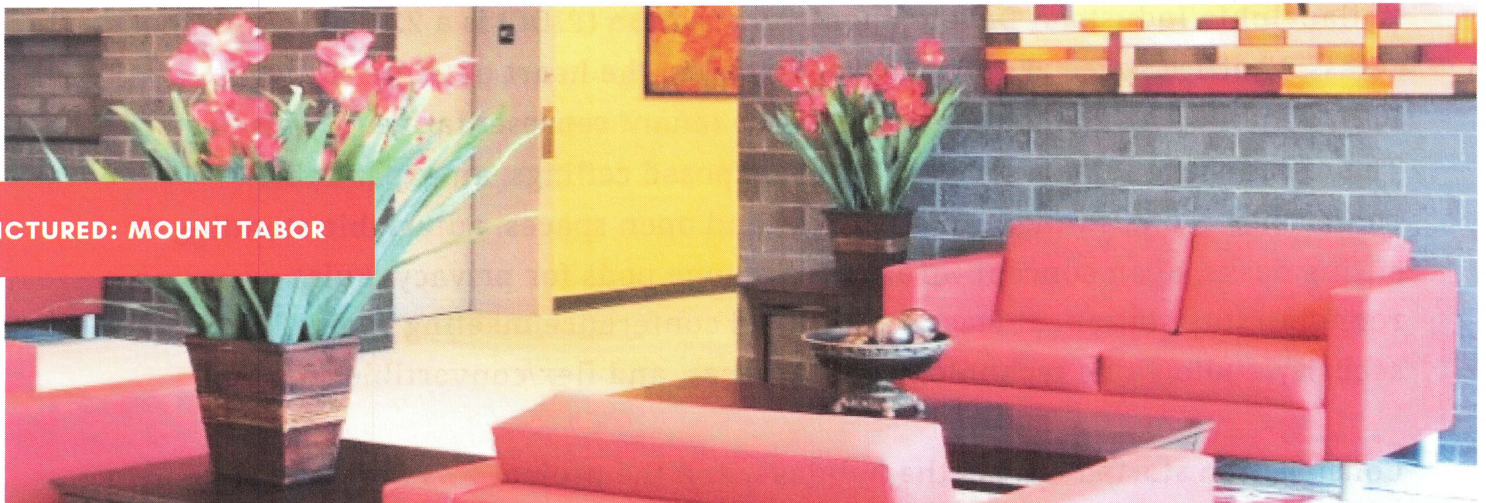
The Principals of RB Development have been involved in several developments over the last 28 years as project managers or consultants, and have now transferred this body of knowledge into development.

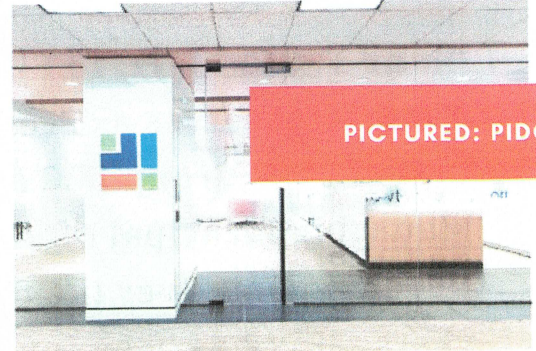
RB DEVELOPMENT

LEADERSHIP

Blane F. Stoddart, LEED Green Associate, serves as President and CEO of BFW Group LLC and Managing Principal of RB Development. Over the past 10 years, BFW has been involved in over \$3 billion in commercial and residential developments as Construction Project Manager, Quality Assurance Consultant (QA/QC), Construction Administrator or Assistant Project Manager.

Ryan Sanders, Project Coordinator, has worked with real estate investors and celebrities to invest in single family and multi-family developments in several counties in Pennsylvania including Dauphin and Philadelphia Counties.





PHILADELPHIA INDUSTRIAL DEVELOPMENT CORPORATION (PIDC)

Philadelphia Industrial Development Corporation (PIDC) is a 22,000 square foot "Class A" office space at 1500 Market Street, in the heart of Center City Philadelphia. The Principals served as the tenant representative for this project. The office space features a glass lobby, exposed ceilings, an expandable conference room, sunlight in all offices and open spaces, adjustable standing or sitting desks, open concept throughout, phone pods for privacy, quiet room/nursing station, at least 7 additional conference/meeting rooms, security/audio/video technology in all spaces, and flex/convertible spaces.

Construction started during the holidays, and the project was substantially completed within 100 days. PIDC moved in on April 17, 2019.



PICTURED: TASKER
VILLAGE

TASKER VILLAGE



BEFORE



AFTER

Tasker Village is a 28-unit, garden style, affordable rental development campus located at 16th and Tasker Streets in the Point Breeze section of Philadelphia. The project was over 17 years old and needed substantial capital improvements. The Principals advocated, negotiated and closed \$3.9 million dollars in Low Income Tax Credit financing from the Pennsylvania Housing Finance Agency (PHFA).

The Principals served as the owner's representative and led the design/development and value engineering process to determine the final scope of work and budget. The Project features energy star appliances, solar hot water heaters, and a new community center for residents.

The project was completed ahead of schedule and on-budget.



MOUNT TABOR

Mt. Tabor Cyber Village is a 56-unit, green-roofed, 55,000 square foot "cyber village" that offers low and moderate-income seniors an affordable and engaging place to live. The completed project is an energy efficient, multi-story housing development subsidized by low income housing tax credits, HUD and conventional financing.



A thorough value engineering effort resulted in a \$1.5 million reduction in the initial contractor estimate to meet the \$10.5 million construction target.

The project was completed on time and on budget.



PARADE STREET EAST PASSIVE HOUSE

Passive House is a completed affordable housing development located in Erie, Pennsylvania. The Principals served as development consultant for this \$12 million, 40-unit project. The development utilized solar and natural energy, and incorporated daylighting, low flow faucets, EnergyStar appliances, and advanced insulation technology to minimize operating costs and energy usage. It was designed to meet the stringent Passive House standard.

The project is comprised of 25 three-bedrooms, 6 two-bedrooms, 6 ADA three-bedrooms, and 3 ADA two-bedroom apartments. In addition, there is a community building, playground and community garden.