

RESOLUTION NO. 21-2021

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) has received a proposal dated 22 April 2021 from **N.F. String & Son, Inc.** (“Developer”), with its office at 1380 Howard Street, Harrisburg, PA 17104, for the purchase of 1365 Howard Street, Harrisburg (the “Property”); and

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) owns the Property; and

WHEREAS, Developer’s plans have progressed to the level that staff has recommended that **N.F. String & Son, Inc.** be designated as the Developer of the Property.

NOW, THEREFORE, BE IT RESOLVED that (A) **N.F. String & Son, Inc.** is hereby designated as Developer of the Property, and (B) the proper Officers of the Board of Directors of the Authority are hereby authorized to execute a standard Special Warranty Deed, Redevelopment Agreement, Quit Claim Deed, and all necessary documents for the conveyance of the Property to Developer, contingent upon the following conditions being met:

1. The Property shall be developed as accessory parking lot to business located at 1380 Howard Street, Harrisburg.
2. The Sale Price shall be \$15,000 and the buyer shall pay all Authority’s closing costs, including transfer taxes.
3. Developer shall be in compliance with all applicable local regulations, including but not limited to, the building, planning, zoning and affirmative action regulations of the City of Harrisburg.
4. Settlement may occur at any time subject to all terms and conditions of the Redevelopment Contract.
5. 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.
6. The Property shall be subject to re-capture by the Quit Claim Deed if Developer does not abide by the terms of the Redevelopment Contract.
7. Such other conditions that the staff of the Authority and its solicitor deem reasonable and appropriate.

7-20-2021
Date


Secretary

Preliminary Proposal

1. Description of Proposed Use:

N.F. String & Son, Inc. would like to purchase HRA's lot on 1365 Howard Street (Parcel ID 09-061-008) for the purpose of N F String & Son, Inc. owns the lot on the corner of Mayflower alley, 14th Street, Howard Street, by purchasing this lot it would enable us to fence in the complete parking area plant trees inside the fenced in area, plant grass in the tree area and clean up this part of our company appearance. The parking lot surface will stay stoned allowing any rain to absorb into the ground, there will be no paving of any parking surface area.

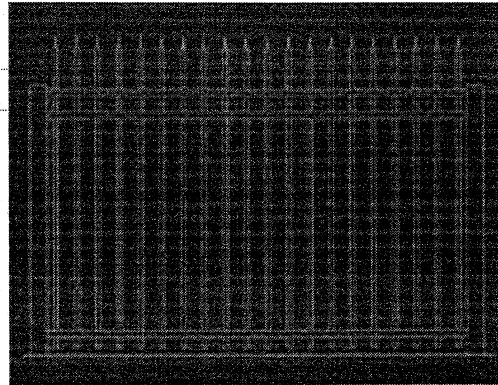
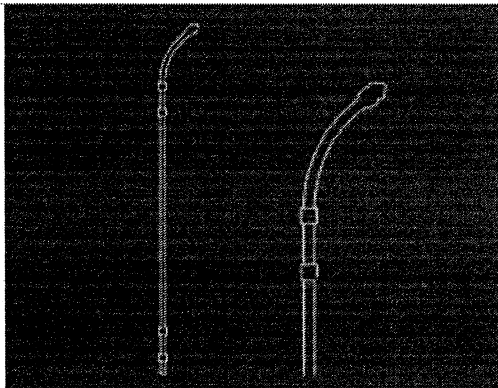
2. Demonstrate Zoning Compliance:

3. Evidenced of Past Experience: 1370 Howard Street was a building single story brick mason and wood construction was occupied by Jones Masonry Co., we purchased the building, contracted with a demolition company from Dillsburg, Pa. and in 30 days building removed lot landscaped. We then contracted with a company to cement our existing common wall and color it to add beauty to our neighborhood. This whole project was self funded.

4. Preliminary Site Map: Attached

5. Preliminary Elevation:

Aluminum fencing spiked at top, black in color similar to the fencing used at the Hamilton Health Center, at least 7 foot high.



6. Preliminary Estimate of development Costs: \$40,000.

7. Preliminary Financing Plan: Self-funded

8. Construction Schedule: Completed by August

9. Offer of Purchase: \$15,000.00

10. Financial and Credit statement (HUD form 92417). Attached

2. For Zoning compliance – Contact with Mr. Knight with City Planning

Excerpted from email correspondence from Geoffrey Knight Planning to Mr. Knight, 5-18-21

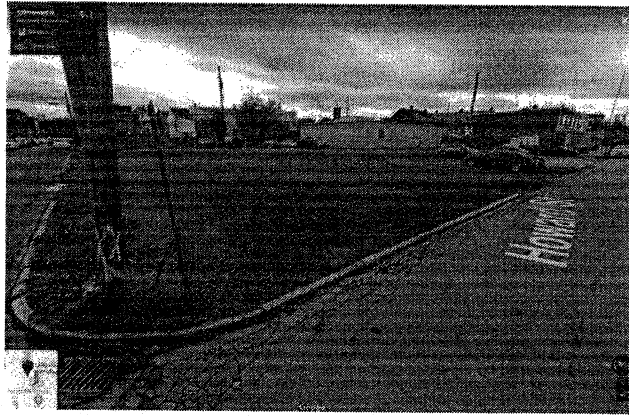
I am emailing you as a follow-up to your communications with George Payne, specifically with respect to the proposal for 1365 Howard Street and 72 South 14th Street in the attached document.

The Planning Bureau's comments (corresponding to the number items) are as follows:

1. The properties can be utilized as an accessory surface parking lot, as they are and have been used for that purpose for an extensive history; however, we would require the parking lot to be paved, as we do not permit gravel parking lots since they cannot be lined with spaces that conform to the Zoning Code. I'd also note that Capital Region Water does not consider gravel to be a pervious surface for the purposes of stormwater management – the entire lot would be considered to be impervious. I would also note that there are parking lot design guidelines in Sections 7-307.11, 7-307.12, and Chapter 7-327 of the Zoning Code, and that the proposed parking lot would need to meet all applicable regulations, such as ADA spaces and screening. The Planning Bureau considers aspects such as encroachment into setbacks and impervious surface coverage (outlined in Section 7-307.3 of the Zoning Code) to be existing, non-conforming aspects that can be continued going forward, although we would require the screening as noted above. If you can't/don't want to install all the required trees on the site, the Zoning Code allows the installation of those trees in tree pits in the right-of-way (sidewalks) in the surrounding neighborhood, and we can discuss which might be best for this project.
2. This issue can largely be addressed by the response to Item #1 (above)...
5. The two properties are located in the Industrial (IND) zoning district; per Section 7-307.9(f) of the Zoning Code, a seven-foot-high fence of the type identified in the proposal would be permitted by right.

Three additional notes:

- While not required, I would recommend that you consider filing a Lot Consolidation Plan for 1365 Howard Street & 72 South 14th Street to combine them into a single parcel, as it would "clean up" the site from a parcel perspective. Again, this is not required, but I would recommend considering this. If you decide to go through with that, I can provide the required documentation and outline the process.
- Please ensure that the sidewalks along the Howard Street and South 14th Street frontages (see below) are reconstructed and that site access is provided via a formal curb cut and driveway. I have included the City Engineer, Wayne Martin, on this response as his department is responsible for managing right-of-way improvements.



- The installation of the fence and paving of the parking lot would require the filing of a Building Permit application (attached) with the Codes Bureau.
Please let me know if you have any other questions.

Thank you.

Cheers,

Geoffrey Knight

Geoffrey Knight CFM
Planning Director
City of Harrisburg
10 North 2nd Street, Suite 405
Harrisburg, PA 17101
(717)-255-6637

5-21-2021

George Payne, Director of Projects followed up with Mr. Knight on these requisites relevant to the property use and purchase and Mr. Knight was agreeable.

PLYWOOD

GARAGE

HRA

NF STRING & SON, INC.

PICNIC TABLE

FLAG POLE

← SLIDING GATE →

SIDE WALK

HOWARD STREET

SIDE WALK

SIDE WALK

SIDE WALK

FIRE PLUG

WALK RAMP

WALK RAMP

147TH STREET

