

## RESOLUTION NO. 22-2021

### Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") has received a proposal dated 22 April 2021 from **Urban Lighthouse Ministries** ("Developer"), with its office at 1347 Vernon Street, Harrisburg, PA 17104, for the purchase of 1341 Vernon 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 **Urban Lighthouse Ministries** be designated as the Developer of the Property.

NOW, THEREFORE, BE IT RESOLVED that (A) **Urban Lighthouse Ministries** 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 recreation area with pavilion.
2. The Sale Price shall be \$10,000 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



July 1, 2021

Harrisburg Redevelopment Authority  
Bryan Davis - Board of Directors

**Proposed use of 1341 Vernon Street lot**

Urban Lighthouse Ministries is a non-profit ministry located at 1347 Vernon Street in Harrisburg City. Lighthouse Christian Academy is a private Christian school run by said non-profit that was opened in 2016 and is located at the same address. With a vision to grow and the desire to accept more neighborhood students in our school we have since purchased and remodeled the buildings at 1346 Thompson Street as well as 1345 Vernon Street. A key component that is still missing is a large, safe and fenced in green space for recess and recreation times for our students.

Our proposed use of these lots, in the immediate future, would be to provide a nice playing surface on this lot, the size of a small soccer field, with an area designated for a covered pavilion as well. The position of the pavilion and proposed area of measurement can be found on attached paper.

Our proposed budget for this project is as follows:

6 ft privacy fence on parking lot and Vernon Street sides - \$5500

20 ft x 30 ft open pavilion - \$15,000

**We wish to submit what we consider a fair market offer of \$10,000 for the purchase of this property.**

Thank you for your consideration in this proposal and I look forward to hearing from you soon, and hopefully working together in this project to improve the neighborhood in which I live and of which I have come to love.

Rodney Schwartz  
1349 Vernon Street  
Harrisburg, PA 17104  
*Director - Urban Lighthouse Ministries*  
*Administrator - Lighthouse Christian Academy*



Housing Bureau  
717-255-6419

Planning Bureau  
717-255-6637

Parks & Recreation  
717-255-3020

July 7, 2021

Rodney Schwartz  
Urban Lighthouse Ministries  
1347 Vernon Street  
Harrisburg, PA 17104

Re: 1341 Vernon Street  
PID: 09-067-008  
Zoning: Residential Medium-Density (RM)  
Historic District: Mount Pleasant National Historic District  
Floodplain: Zone X (No Floodplain)

Mr. Schwartz:

This letter is in response to a request for a Plan Consistency Letter for the subject property mentioned above, specifically in regards to a proposal for short-term use of the property as an active recreation area with a pavilion for your organization's adjacent educational campus located at 1345 & 1347 Vernon Street and 1346 Thompson Street, with the long-term intention to expand the existing facility at 1347 Vernon Street to meet a growing need for space, specifically recreational space in the form of a new gymnasium.

With respect to consistency with the City's Comprehensive Plan, the Planning Bureau notes that while there is currently an adopted Comprehensive Plan, it dates to 1974, and thus is not especially relevant or useful in guiding current development. The City is undergoing the process of drafting a new Comprehensive Plan (this document is in the final stages of City Council review) and given its greater relevance to the current conditions of Harrisburg, the project will be reviewed with respect that draft document. With respect to specific aspects of that document, the current project is consistent with the following goals and objectives:

- **Park, Open & Civic Space Action POC.39**, which aims to "develop regulations to encourage leases and promote temporary parks and community gardens with legally-established entities (e.g., 501c3 non-profits)."
- **Park, Open & Civic Space Action POC.41**, which aims to "convert surplus and vacant land to long-term ecological buffers and recreational space."

In summary, an educational use that brings significant benefits to the community will be able to provide more space for its growing student body and, eventually, increase the space in which to provide them services and space for play. This project will be beneficial to students of the school by providing safe and secure outdoor space for play and recreation in the short term, with more interior space for learning and education in the long term; and for the community, by expanding the number of individuals that your organization can accommodate and expanding their options

for healthy play. As such, the Planning Bureau enthusiastically supports this proposed transfer of the property.

Should you have any questions regarding this matter, please feel free to contact me at (717)-255-6637 or [gknight@harrisburgpa.gov](mailto:gknight@harrisburgpa.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Knight', written over the printed name.

Geoffrey Knight CFM  
Planning Director

idre



Vernon St.

55'

18'

93'

09-067-008

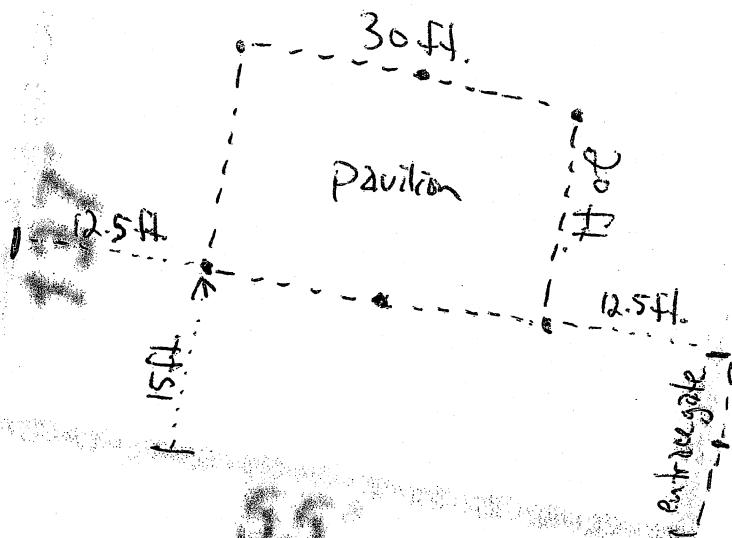
137'

09-067-007

09-067-006

Parking lot

188'



Lighthouse  
Christian  
Academy