

## RESOLUTION NO. 8-2021

### Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") has received a Proposal dated 26 April 2021 from **Christopher/Erica Bryce and Harrisburg Commercial Interiors and Associates, Inc** ("DEVELOPER") 1700, 1702, 1706, 1708, 1712 and 1714 N. 6<sup>th</sup> Street; 1707 & 1709 N. 5<sup>th</sup> Street; 1708 & 1710½ Wood Street; and 510, 512, and 514 Hamilton Street (all in the City of Harrisburg and collectively, the "Property"); and

WHEREAS, 1704 N. 6<sup>th</sup> is owned by Buonaroti Trust and DEVELOPER has requested, Authority is willing to entertain swapping Authority-owned 1540 N. 6<sup>th</sup> for 1704 N. 6<sup>th</sup> to create a contiguous footprint for new construction; and

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

WHEREAS, the Authority is willing to permit DEVELOPER 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. **Christopher/Erica Bryce and Harrisburg Commercial Interiors and Associates, Inc** is hereby designated as the *Potential Developer* of the Property for the period of six (6) months, during which time DEVELOPER is required to submit written progress reports by the 5<sup>th</sup> 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. DEVELOPER 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 \$100,000, and the buyer shall 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.

5-18-2021

Date

  
Secretary

## **PROPOSAL FOR HARRISBURG REDEVELOPMENT AUTHORITY PROPERTIES**

### **Approximately ~14 HRA-Owned Lots**

**Building Addresses:** 1540 North 6<sup>th</sup> Street\*; 1700 North 6<sup>th</sup> Street; 1702 North 6<sup>th</sup> Street; 1704 North 6<sup>th</sup> Street\*; 1706 North 6<sup>th</sup> Street; 1708 North 6<sup>th</sup> Street; 1712 North 6<sup>th</sup> Street; 1714 North 6<sup>th</sup> Street. (\*NOTE: 1704 North 6<sup>th</sup> Street is privately owned. Owner has agreed to swap 1704 North 6<sup>th</sup> Street with Developer to support this project, in exchange for 1540 North 6<sup>th</sup> Street).

**Parking Lot Addresses:** 1708 Wood Street; 1710 1/2 Wood Street; 1707 North 5<sup>th</sup> Street; 1709 North 5<sup>th</sup> Street; 510 Hamilton Street; 512 Hamilton Street; 514 Hamilton Street

### **Step 1. Potential Developer Status**

#### **1. Description of Proposed Use**

- a. **Brief description of the project:** Developer proposes constructing a six-story 54,600 square foot mixed-use building and an adjacent forty-six space surface parking lot.
- b. **Intended use of the land/building:** Said mixed-use building will consist of approximately thirty-six one-, two-, and three-bedroom residential apartments across 45,500 square feet, and approximately 9,100 square feet of first floor retail/commercial space.

#### **2. Demonstrate Zoning Compliance. Pending.**

- i. Developer's architect has preliminarily reviewed the proposed project site and does not anticipate the need for any setback changes or variances with respect to the construction of the building and adjacent surface parking lot.

#### **3. Evidence of Past Experience.**

##### **Chris and Erica Bryce**

- a. **915 North Front Street, Harrisburg, PA 17102 – City House Bed and Breakfast.**  
3,500 square foot renovation and creation of new city business.
- b. **911 North 2<sup>nd</sup> Street, Harrisburg, PA 17102 – Mayor's Manor Apartments.**  
5,000 square foot conversion of Former Reese Funeral Home into luxury apartments.
- c. **126 and 128 Walnut Street, Harrisburg, PA 17101.**  
10,000 square foot conversion of commercial offices into luxury apartments.
- d. **2901 North Front Street, Harrisburg, PA 17110.**

6,500 square foot conversion of Mary K Mansion into single family home.

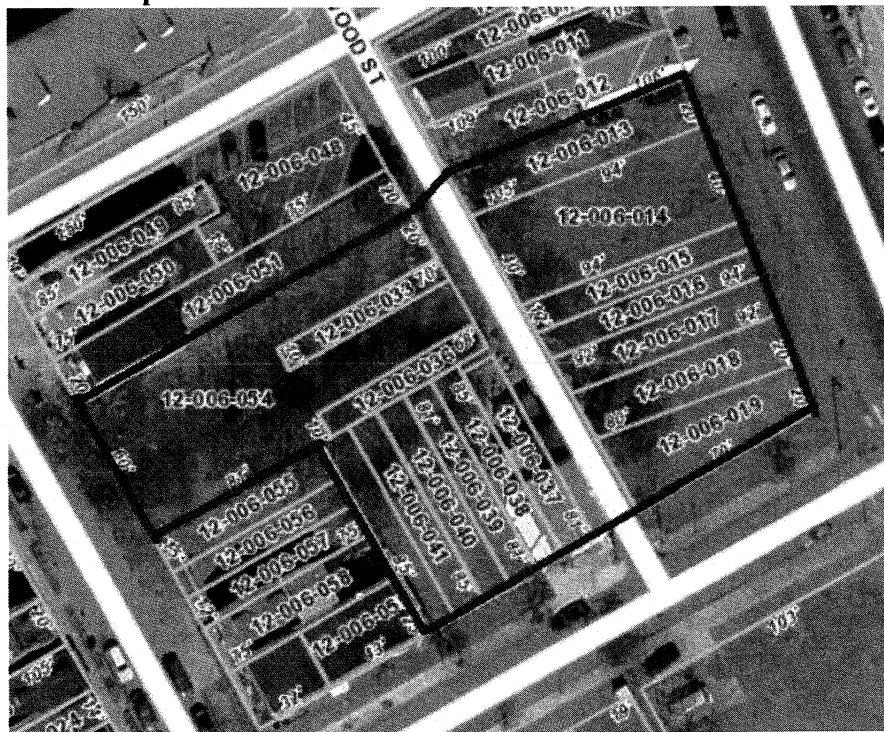
e. **121 Locust Street, Harrisburg, PA 17101.**

6,500 square foot conversion of former Pressley Ridge building into modern office space to headquarter a national marketing firm (completed July 2020).

**Partner Harrisburg Commercial Interiors and Associates, Inc.,** does an average of \$2M+ per year in general construction. Such projects include numerous state police barracks, more than one hundred Dollar General Stores, Fort Indiantown Gap, Hershey Park and many more. A portfolio of projects will be provided upon request.

**4. Preliminary Site Plan**

a. **Parcel Map.**



b. **Setbacks of Building.** Developer's architect has preliminarily reviewed the proposed project site and does not anticipate the need for any setback changes or variances with respect to the construction of the building and adjacent surface parking lot.

c. **Parking.** A 46-space commercial parking lot will be constructed adjacent to the building.

d. **Landscaping.** Developer foresees planned greenspace around the parking lot and building.

- e. **Signage.** Developer anticipates signs identifying the retail/commercial tenants.
  - f. **Drainage.** Developer will utilize an engineer to ensure proper drainage to minimize environmental impact.
  - g. **Trash Storage/Pickup.** Residents will have access to trash dumpsters in the rear of the building. Construction will include clearance for sanitation trucks to pick up trash from the rear of the building.
  - h. **Traffic Flow.** Developer will request vacation of Wood Street, between Granite Street and Hamilton Street. No other changes to traffic flow are required.
5. **Preliminary Elevations.** Pending.
6. **Preliminary Estimate.** Developer estimates construction costs of \$5.6M.
7. **Preliminary Financing Plan.** Developer will self-finance.
8. **Preliminary Construction Schedule.** Developer anticipates a two-year construction schedule.
9. **Offer of Purchase.** Developer offers HRA \$100,000 for the above lots.
10. **Financial Interests Disclosure Statement.** Pending.
11. **Financial and Credit Statement.** Pending.

