

RESOLUTION NO. 8-2023
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a Proposal, dated 27 February 2023, from **Rivas Property Investments LLC** with its office located at 2446 N. 6th Street, Harrisburg, PA, 17110 for the purchase of 2452 N. 6th (PID 10-023-011, 2454 N. 6th (PID 10-023-010), 2456 N. 6th (PID 10-23-009), and 2458 N. 6th (PID 10-23-008) Street in Harrisburg (collectively the "Property"); and

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

WHEREAS, the Authority is willing to permit **Rivas Property Investments 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. **Rivas Property Investments LLC** is hereby designated as the *Potential Developer* of the Property for the period of six (6) months, during which time **Rivas Property Investments 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. **Rivas Property Investments 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 negotiated to the satisfaction of the Authority's Executive Director and Solicitor, which shall include 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.

3/21/23

Date

Alexander N. Turner
Secretary

February 27- 2023

City of Harrisburg PA

Received a cordial greeting. Below is the mention of the project to be presented.

This construction project consists of an intelligent parking lot, with a green area for the inhabitants and visitors of our community of uptown Harrisburg, Pennsylvania.

It is very pleasing for us to be able to offer it since it will provide residents with comfort and security when requesting the services provided by the **CTOWN MARKET FRESH (RY Mini Market)**, which is located at 2446 N 6TH ST HARRISBURG PA 17110 next to these lands 2452 N 6TH ST HARRISBURG PA 17110, 2454 N 6TH ST HARRISBURG PA 17110, which are requested for said proposal.

Said improvement will have the services of cleaning, organization and garbage collection by our company, which will be in charge of said costs for the construction of the project, represented by Mr. **RAMÓN CONTRERAS**, owner of the aforementioned supermarket, and Mr **VICTOR RIVAS** owner **RIVAS PROPERTIES**.

It will be our commitment and duty to keep this area in the best condition for our city HARRISBURG, capital of the state of PENNSYLVANIA, since it is in total neglect

cordially goodbye.

Ramón Contreras

Tel: 267-997-8001

2446 N 6th st Harrisburg PA 17110

SNYDER PAVING & EXCAVATING INC.

237 Notch Road

Duncannon, PA 17020

SCOPE OF WORK AT 2552-2458 N 6TH STREET HARRISBURG, PA 17110

Grade the whole area 70'x130'

Landscape 30'x130' and plant grass and flowers with some seating and walkways

40'x130' area to be properly paved according to the code.

70' Sidewalk to be installed on N 6TH Street

17 parking spots to be marked

The Entire lot to be lit with Dusk to Dawn pole lights

70'x130' fence installed along the whole perimeter with an entry gate on 6TH Street and a sliding gate as an exit to the Alley.

See Drawing for more details

Work to be preformed upon City approval

Total Estimate \$188,000.00

Bob Snyder

717-648-7626

Financial Interests Disclosure/Update Report

Department of Building
and Housing Development

City of Harrisburg

Owner/Developer Information

Indicate whether this is an Initial Report ☐ or an Update Report ☐

1. Owner/Developer Name, Address, and Phone (include area code):

2. Social Security Number or
Employer ID Number:

(717) 962-4080 RIVAS PROPERTY INV LLC

81-1907850

3. Program Name

4. Amount of City Assistance
Requested/Received

2452-2454-2456-2458 NORTH 6ST HARRISBURG
P A 17110

5. State the name and location (street address, City and State) of the project or activity:

Part I Threshold Determinations

1. Have any of the Interested Parties filed for bankruptcy, experienced (or have pending) legal litigation, filed (or have pending) litigation against the City of Harrisburg; do any of the Interested Parties have partnership interest in another entity that filed for bankruptcy, experienced (or have pending) legal litigation, or filed (or have pending) litigation against the City of Harrisburg?

☐ Yes ☒ No

2. Do any of the Interested Parties have delinquent real estate taxes, delinquent City utility accounts, or Building Code violations on any properties owned in the City of Harrisburg; or do any of the Interested Parties have partnership interest in another entity that has delinquent real estate taxes, delinquent City utility accounts, or Building Code violations on any properties owned in the City of Harrisburg?

☐ Yes ☒ No

If you answered "Yes" to either question 1 or 2, **Stop!** You must attach additional detail documenting each of these items, curative measures taken, disposition of litigation, and explain all the important events pertaining to it.

Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

Department/State/Local Agency Name and Address	Type of Assistance	Amount Requested/Provided	Expected Uses of the Funds

(Note: Use Additional pages if necessary.)

Part III Interested Parties. You must disclose:

- All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and
- any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)	Social Security No. or Employee ID No.	Type of Participation in Project/Activity	Financial Interest in Project/Activity (\$ and %)

(Note: Use Additional pages if necessary.)

Part IV Release for Verification of Information & Financial Privacy Notice. You must provide a Verification of Information and Financial Privacy Notice, as completed by each of the Interested Parties in Part III (Note: Use Form Attached.)

Certification

Warning: If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosures of information, including intentional non-disclosure, is subject to civil money penalty not to exceed \$10,000 for each violation.

I certify that this information is true and complete.

Signature:

Date: (mm/dd/yyyy)



2/16/23



February 24, 2023

Rivas Property Investments LLC
344 S 10th Street
Lemoyne, PA 17043

RE: Proof of Funds

To Whom It May Concern:

Pursuant to your request, please accept this letter as verification that you have funds in your AmeriChoice FCU account for the construction of a parking lot in Harrisburg in the cash amount of \$188,000.00.

If you have any questions, or if I can be of any further assistance, please do not hesitate to contact me at (717) 591-1276.

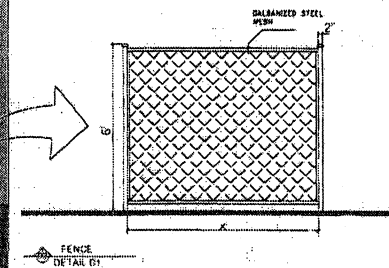
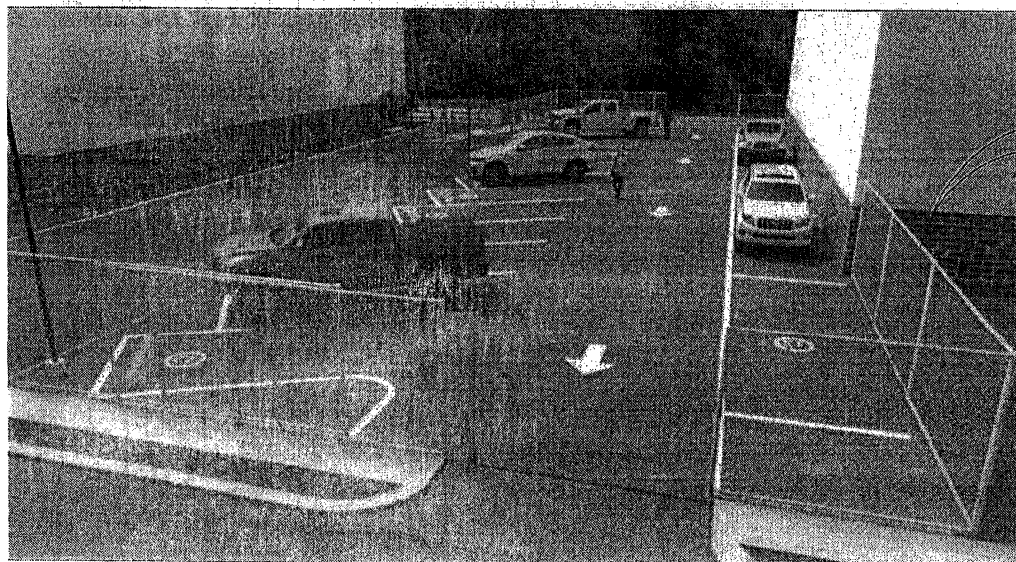
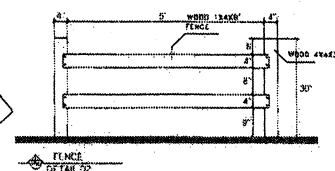
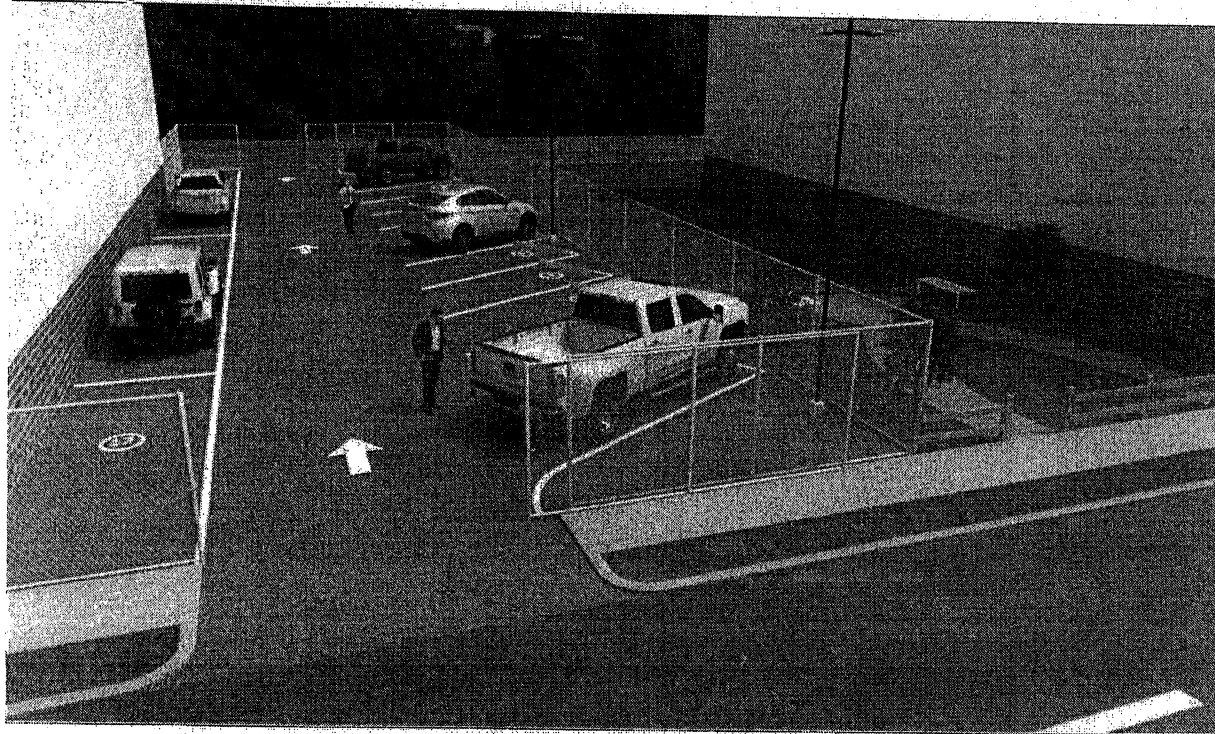
Respectfully,

Amanda Zehring

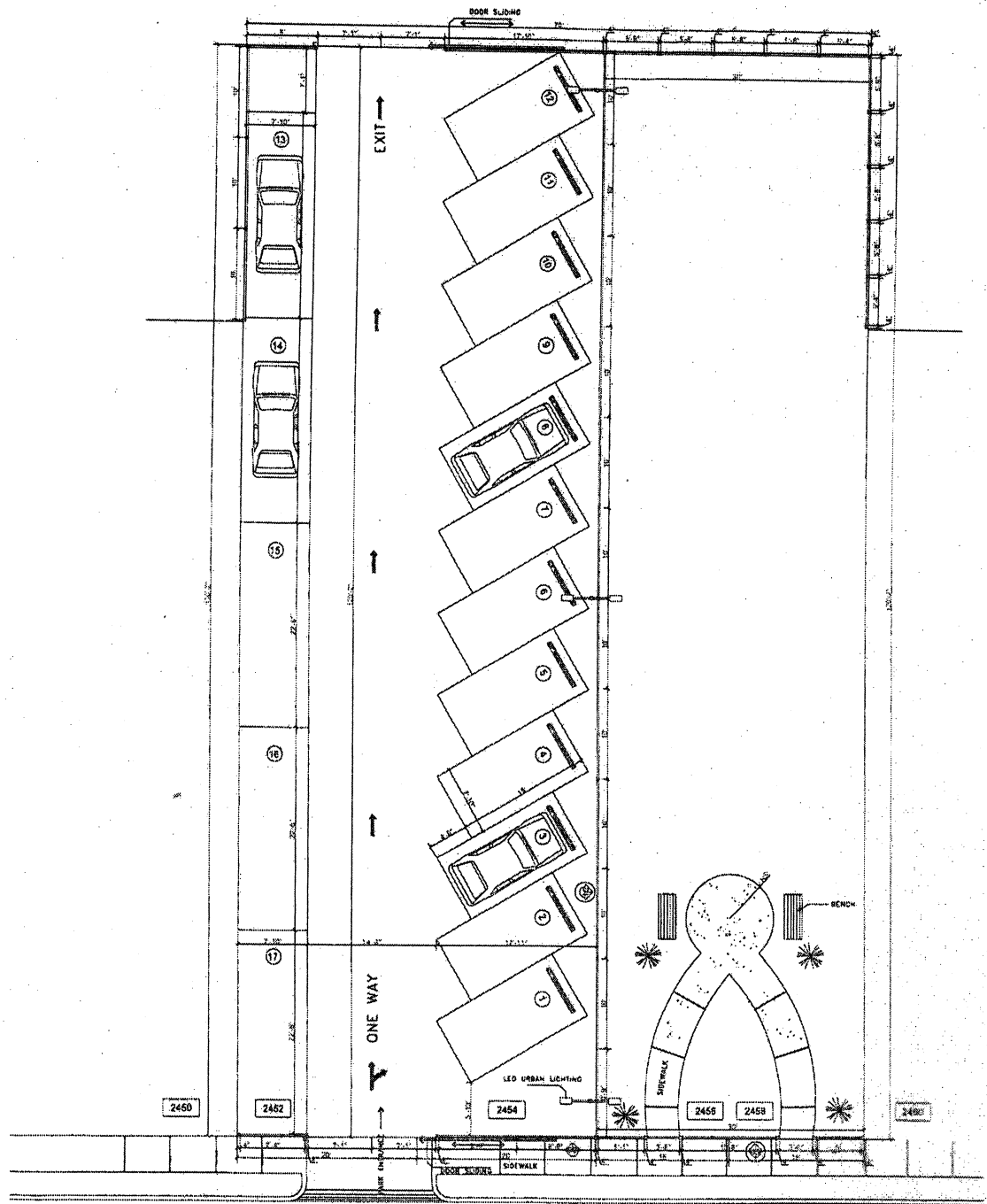
Amanda Zehring
Commercial Loan Assistant

Main Office: 2175 Bumble Bee Hollow Road • Mechanicsburg, PA 17055 • Phone: (717) 697-3474 • Fax: (717) 697-3731
Website: www.americhoice.org





DRAWN	
REVISIONS	
SYMBOLS	
DATE:	10-0-00
APPROVED:	PROJECT
NO:	PROJECT



PLAN VIEW
DESIGN PROPOSED

SCALE

← N 6th st



→ Oxford st