

**RESOLUTION NO. 3-2024**  
**Harrisburg Redevelopment Authority**

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a Proposal, dated 1 February 2024, from **Wildheart Love the Hill** with its office located at 333 S. 13<sup>th</sup> Street, Harrisburg, PA, 17104 for the purchase of 1260 Market (PID 09-013-053), 1262 Market (PID 09-013-054), 1264 Market (PID 09-013-055) 1266 Market (PID 03-013-056), and 1270 Market (PID 09-013-057) Street in Harrisburg (collectively the "Property"); and

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

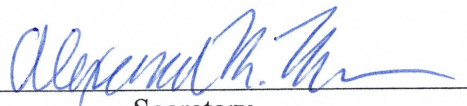
WHEREAS, the Authority is willing to permit **Wildheart Love the Hill** to continue with its planning and negotiations for a definite period, contingent upon completion of certain performance requirements as set forth below.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg as follows:

1. **Wildheart Love the Hill** is hereby designated as the *Potential Developer* of the Property for the period of six (6) months, during which time **Wildheart Love the Hill** 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. **Wildheart Love the Hill** 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. Consideration for the Property shall be \$15,000, plus developer shall pay all Authority's closing costs, including but not limited to the 2% transfer tax.
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.

3/19/24

Date



Secretary



# WILDHEART | LOVE THE HILL

333 S 13TH ST, HARRISBURG, PA 17104 | WILDHEARTMINISTRIES.NET

February 1, 2024

Mr. Bryan Davis  
Executive Director  
Harrisburg Redevelopment Authority  
10 N 2nd St, STE 405  
PO Box 2157  
Harrisburg, PA 17105-2157

RE: Preliminary Construction Schedule for "The Gateway Project"

Mr Davis,

Below is the proposed timeline for completing the proposal for "The Gateway Project" on South 13th and Market Streets:

Financing, Design, Planning & Approval	-	2/1/2024 - 12/31/2024
Bidding & Permitting	-	2/1/2025 - 3/31/2025
Construction	-	4/1/2025 - 12/31/2025

Blessings,

  
Jannon Herman  
Executive Director



# WILDHEART | LOVE THE HILL

333 S 13TH ST, HARRISBURG, PA 17104 | WILDHEARTMINISTRIES.NET

February 1, 2024

Mr. Bryan Davis  
Executive Director  
Harrisburg Redevelopment Authority  
10 N 2nd St, STE 405  
PO Box 2157  
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Mr Davis,

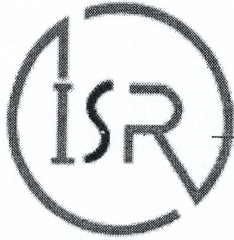
It is with great excitement that we share with you "The Gateway Project." This development proposal is in line with both the mission of our organization and the overwhelmingly stated need for an increase in affordable housing within the community of Allison Hill. Garnering support from several local organizations, businesses and residents, our aim to capitalize on the unique zoning classification and space available near the intersection of South 13th and Market Streets at what is now known within the community as "Shadow's Garden."

Having involved City Planner, Geoffrey Knight, from the beginning of our process, we believe our project's objective to create 2-4 commercial spaces and 9 residential units, one being ADA-accessible, not only meets the needs of within the community, but opens up additional opportunities because of the risks we're willing to take in making such a significant investment into the future of Harrisburg. It would be our privilege to serve the residents of Allison Hill by increase the availability of affordable housing while also opening doors for the many individuals within our neighborhood who carry an entrepreneurial spirit and have vision to be part of the much needed economic development as well.

We look forward to partnering with the Harrisburg Redevelopment Authority to promote safety and security for our residents through the addition of quality, affordable housing and new commercial opportunities through The Gateway Project.

Sincerely yours,

  
Tannon Herman  
Executive Director



# Impact Services & Renovations LLC

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January 4, 2024

Tannon Herman  
Executive Director  
Wildheart  
333 South 13th Street  
Harrisburg, PA 17104

Dear Mr. Herman,

Below you'll find an estimate for your proposed "Gateway Project" on Market Street. Wishing you success and we look forward to working with you.

Excavation -	\$65,000
Foundation/drainage -	\$75,000
Framing -	\$100,000
Windows -	\$75,000
Exterior doors -	\$10,000
Exterior facades -	\$150,000
Roofing -	\$60,000
Soffit/fascia/gutters -	\$65,000
HVAC -	\$150,000
Electric -	\$120,000
Plumbing -	\$135,000
Drywall -	\$105,000
Painting -	\$105,000
Flooring -	\$60,000
Cabinets/Countertops -	\$180,000
Appliances -	\$30,000
Trim -	\$60,000
Interior doors -	\$15,000
Bathroom appliances -	\$75,000
Landscaping -	\$25,000
Stormwater management -	\$35,000
Street connections/Concrete sidewalks and porches -	\$65,000
Contingencies -	\$50,000
<b>TOTAL</b>	<b><u>\$1,810,000</u></b>

Any questions, please give me a call.

Eric Brenize

\*Estimated based on 5 lots with commercial space on 1st floor and residential units on 2nd and 3rd floors.

**HCDC EXISTS TO PROVIDE AFFORDABLE HOUSING & ECONOMIC OPPORTUNITY FOR RESIDENTS WITHIN ALLISON HILL!**

The next 5 years HCDC will strategically focus on the main "lifelines" of Allison Hill to bring visibility, stability and strengthen the main streets through major new construction & single home projects to provide **affordable housing & commercial spaces** for the community that is truly affordable.

78

UNITS

170

RESIDENTS  
HOUSED

\$15M

ECONOMIC  
IMPACT

**PROJECTS**

**THE GATEWAY PROJECT:**  
YEARS 1 & 2

**DETAILS**  
These first two years will focus on Market st. between 13th & Cameron St. to bring both residential and commercial units to Allison Hill. Year 1 will create 9 residential units & 4 commercial units impacting 30+ residents. Year 2 will create 12 residential units & 4 commercial spaces impacting 36 residents. Year 1 Budget is \$3M.

**THE CORRIDOR PROJECT:**  
YEAR 3

The 3rd Year will focus on South 13th Street to bring more residential units to Allison Hill. Project plans estimate impacts affecting 40+ residents through the 16 units to provide affordable housing through home ownership.

**SCATTERED SITE PROJECT:**  
YEAR 4

Berryhill Street will be a scattered site project focusing on multiple single-unit houses between 1300-1700 blocks. Other improvements include installing new sidewalks and sidewalk repairs between those streets. Estimated 8 houses and 24+ residents.

**DERRY ST. PROJECT:**  
YEAR 5

The 5th year project will focus on residential units on Derry St. It will directly affect 40+ residents through 2 separate buildings to provide 16 units of affordable housing and 4 commercial spaces.

**OUTCOME**



**HOUSING CRISIS**



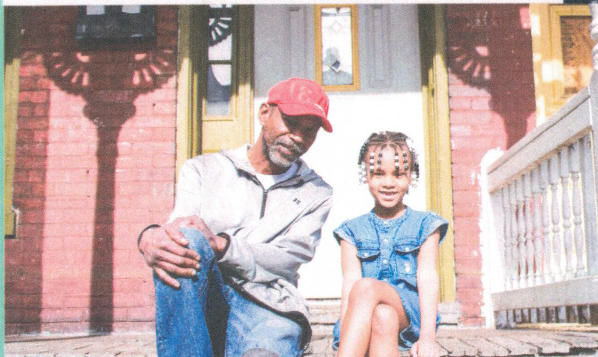
ABANDONED HOMES  
IN ALLISON HILL



ONLY **THREE**  
ACTIVE DEVELOPMENTS



RESIDENTS  
WITHIN  
A SQUARE MILE



**MULTI-FACETED APPROACH**

- 1 Multi-Unit New Construction
- 2 Single Home Projects
- 3 Coalition of HCDC Projects
- 4 Creating Community Assets
- 5 Beautification Projects

**WAYS TO GET INVOLVED**

1. Become a Sponsor or In-kind Donor
2. Become an NPP Partner
3. Join our Committee
4. Join the HCDC Coalition

For more information about this project or other ways to get involved scan the QR code or contact our Executive Director at [cristina@wildheartministries.net](mailto:cristina@wildheartministries.net) or call 405-625-4076.

