

RESOLUTION NO. 29-2026
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a Proposal, dated 19 February, 2026, from **South Central Pennsylvania Restoration LLC** with its office located at 1400 Karen Drive, Harrisburg, PA, 17109, for the purchase of 102 Balm (PID 08-028-010) and 104 Balm Street (PID 08-028-009), (collectively the "Property"); and

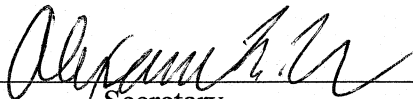
WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") owns the Property, and

WHEREAS, the Authority is willing to permit **South Central Pennsylvania Restoration 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. **South Central Pennsylvania Restoration LLC** is hereby designated as the *Potential Developer* of the Property for the period of nine (9) months, during which time **South Central Pennsylvania Restoration 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. **South Central Pennsylvania Restoration 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. Consideration for the Property shall be \$6,000, plus the 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.

8/15/2026
Date


Secretary

Potential Developer Application - 102 & 104 Balm Street

Developer must provide to the Authority a written preliminary proposal that includes the following:

1. Description of Proposed Use. A brief description of the project and intended use of the land/building.

New construction will support three 2-bedroom apartments.

Subject properties are located on the west side of Balm Street. 102 Balm Street occupies the corner of Balm and Walnut Streets. Properties will be combined. The neighboring property at 106 Balm Street has a party wall adjacent to the property, so no side setback is required. Typical properties in the neighborhood are zero-setback from the sidewalk. Thus, properties yield a buildable area of approximately 50' x 40' or 2000SF per level:

- 104 – 73' x 17' - 1241 SF - Sideyard to 106; Rearyard to ashcan alley easement
- 102 – 73' x 19 (24.5' rear) – 1588 SF – Rearyard to ashcan alley easement

Typical structures in the neighborhood at three stories; new development of 102/104 will conform to this standard, yielding six new units in approximately 3000SF of new construction. The developer will provide one off street accessible parking space and requests a parking waiver for the other two units of the project.

2. Obtain a "Plan Consistency Letter". Letter from Harrisburg City's Planning Bureau that provides details of conformance with zoning codes.

Residential Medium Density

Zoning Districts	Minimum Lot Area and Density	Minimum Lot Width at Lot Frontage	Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Maximum Impervious Lot Coverage	Principal Building Height and Width
Medium Density Residential (RM)	1,500 square feet per dwelling unit or 3,000 square feet for non-residential uses 8-20 Dwelling Units Per Acre	20 feet	Shall conform to the existing prevailing building setback within the block, or minimum of 5 feet where no such setback is prevailing	10 feet	4 feet each except 0 feet at the shared lot line of lawfully attached dwellings	70%	45 feet Maximum Height Width no greater than 20% of prevailing width on block

The proposed development conforms to existing zoning.

3. Evidence of Past Experience. Demonstrate experience with similar development projects, including responsible compliance with all applicable codes. (**Statement of Past Participation** can be used or similar document with pertinent information.)

See resume below for Project Development Manager Bruce Quigley. Mr. Quigley has served as Executive director of union County Housing Authority for ten years and is active directing affordable housing development entities in Central Pennsylvania.

4. Preliminary Site Plan. Plan that shows the parcel map; setbacks of building; parking, landscaping, signage, drainage, trash storage/pickup, and traffic flow plans.

Attached.

5. Preliminary Elevations & Floor Plans for proposed new construction.

Attached.

6. Preliminary Estimate of development & construction costs.

\$ 912,250

7. Preliminary Financing Plan, including letters of interest or commitment letters, if available.

Option 1: PHARE (\$450,000/July 2027) + FHLB \$450,000+ DCLSG \$12,250

8. Preliminary Construction Schedule.

By SPARC

9. Offer of Purchase. Must be fair market price. A minimum \$1,000 non-refundable good-faith deposit must accompany the submission.

\$1,000 per parcel payable at closing of permanent financing

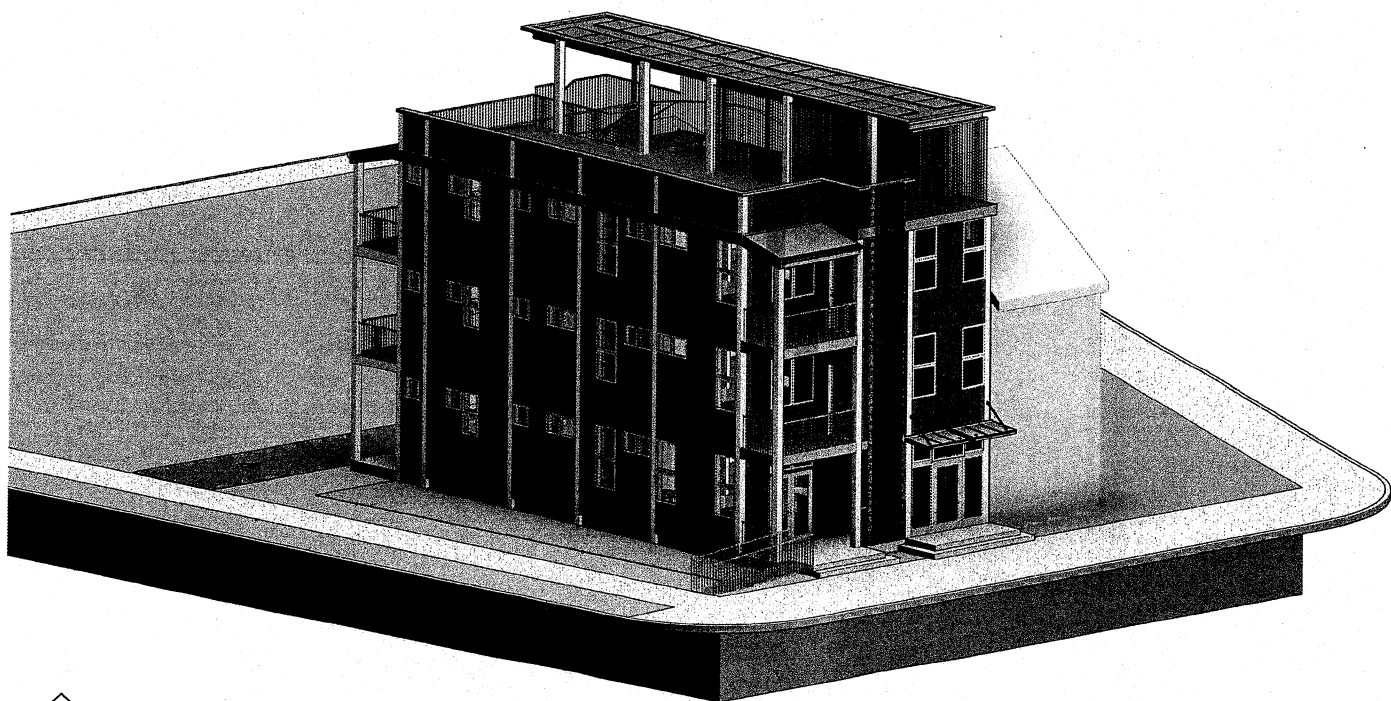
10. Financial Interests Disclosure Statement (*required*).

By SPARC

11. Financial and Credit Statement (*HUD Form 92417 can be used*). To demonstrate financial viability of developer. (*'Financial Privacy Notice' required*)

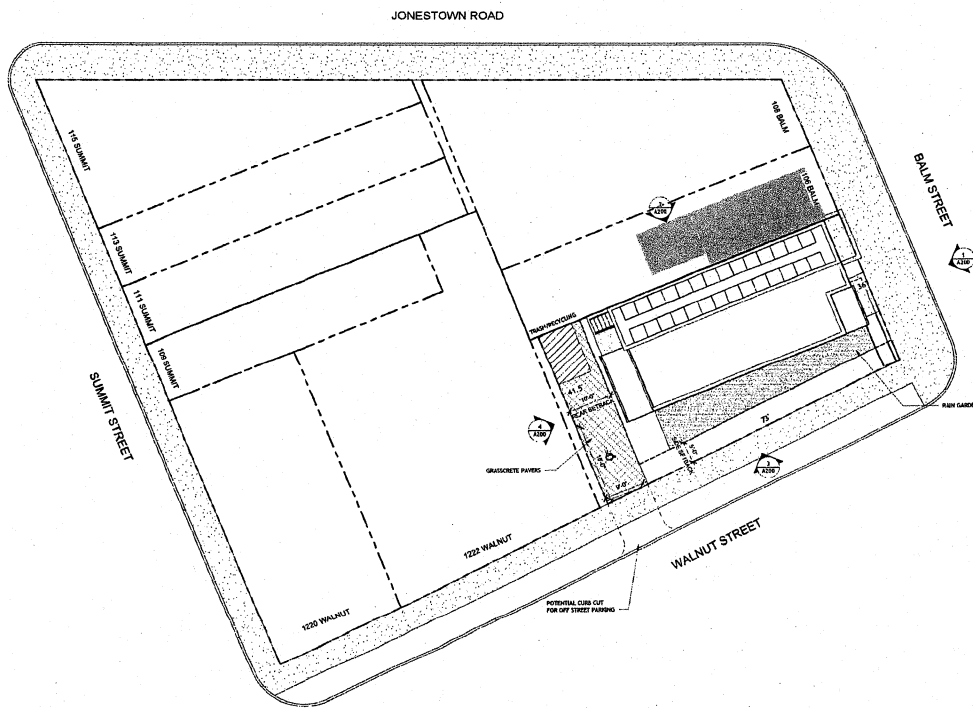
By SPARC

First Resolution. Upon review of these submissions, and at a regular monthly meeting (third Tuesday each month), the Authority Board will consider the **First Resolution** to approve '*Potential Developer*' status, remove the property from the "market", and set a time period for Developer to finalize the items above-listed.



102-104 Balm St
MULTIFAMILY HOUSING
102-104 Balm St
Harrisburg, PA 17103

DATE: 08/02/2020
A000



① Site Plan
1" = 10'-0"

102-104 Balm St

102-104 Balm St,
Harrisburg, PA 17103
MULTIFAMILY HOUSING



BUILDING GROUND
ARCHITECTURE

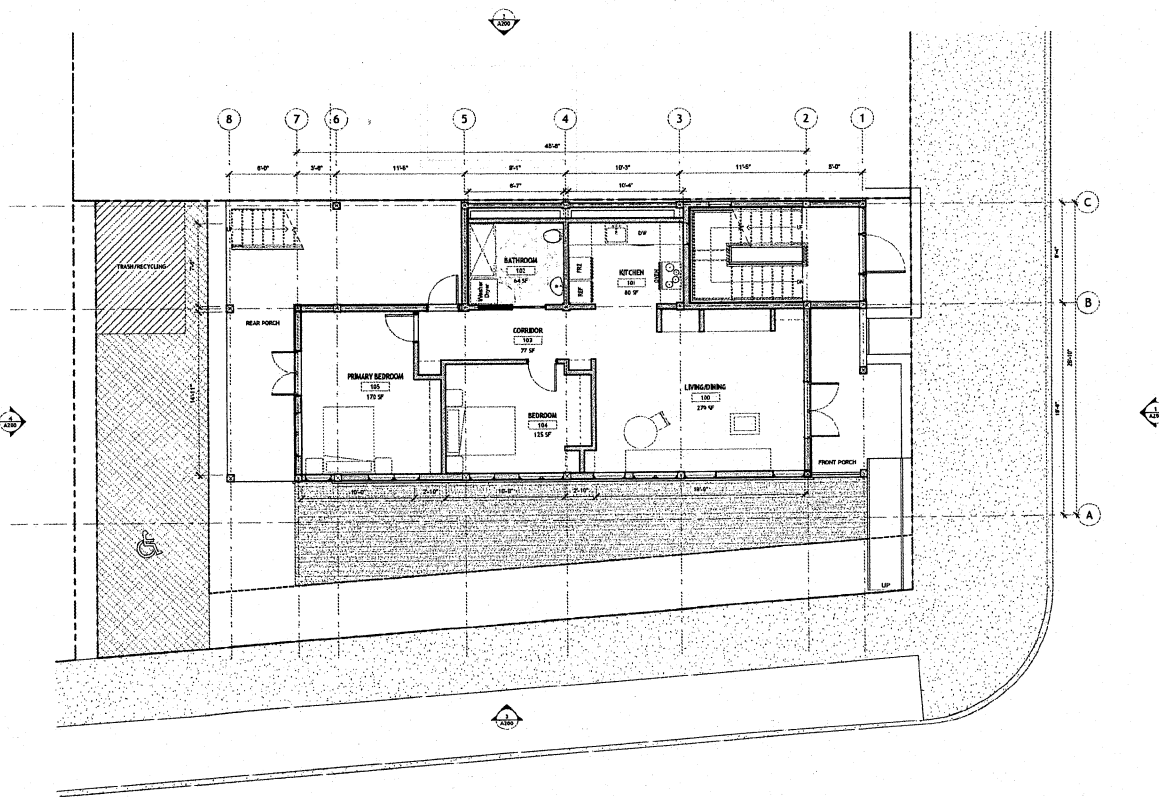
NO. DATE REVISION

NOT FOR CONSTRUCTION
THIS APPLICATION DOES NOT AFFECT USE,
OCCUPANCY OR EGRESS

DRAWING:
Site Plan

SEAL & SIGNATURE	DATE: 10/20/2021
	PROJECT NO. Project Number
	SCALE: 1" = 10'-0"

DRAWING NO.
A010



① Second Floor Architectural Plan
1/4" = 1'-0"

102-104 Balm St

102-104 Balm St.
Harrisburg, PA 17103
MULTIFAMILY HOUSING



BUILDING GROUND
ARCHITECTURE

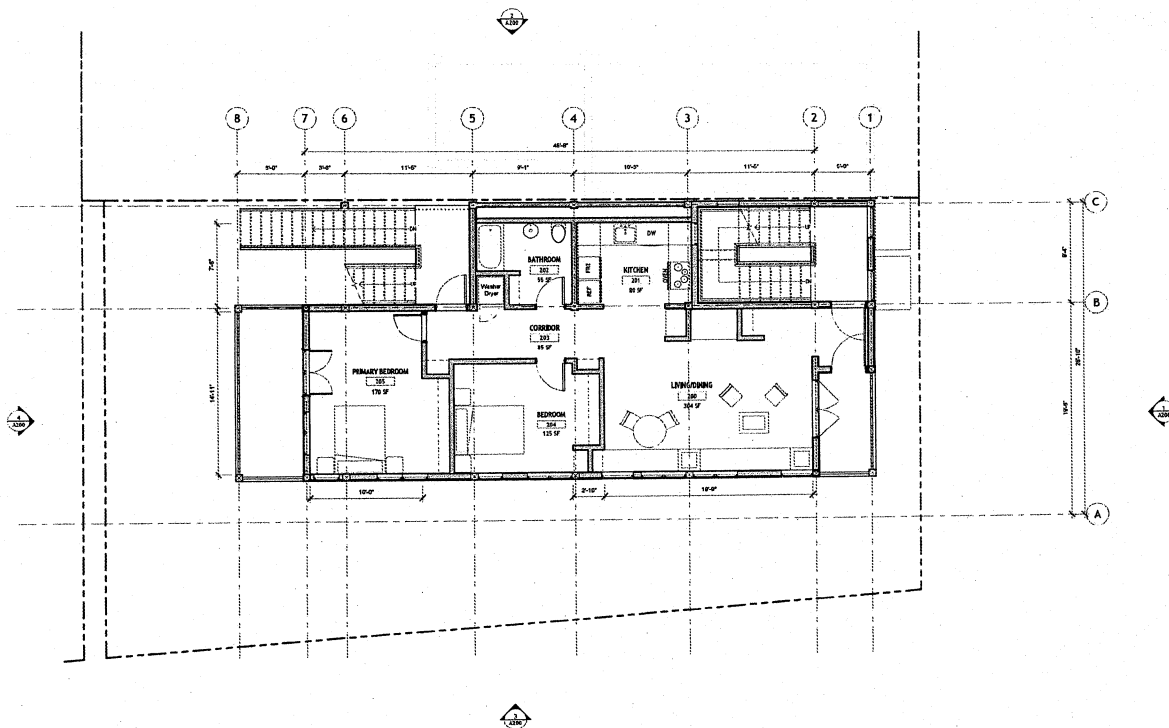
NO. DATE REVISION

NOT FOR CONSTRUCTION
THIS APPLICATION DOES NOT AFFECT USE,
OCCUPANCY OR EGRESS

DRAWING:
Architectural Floor Plan

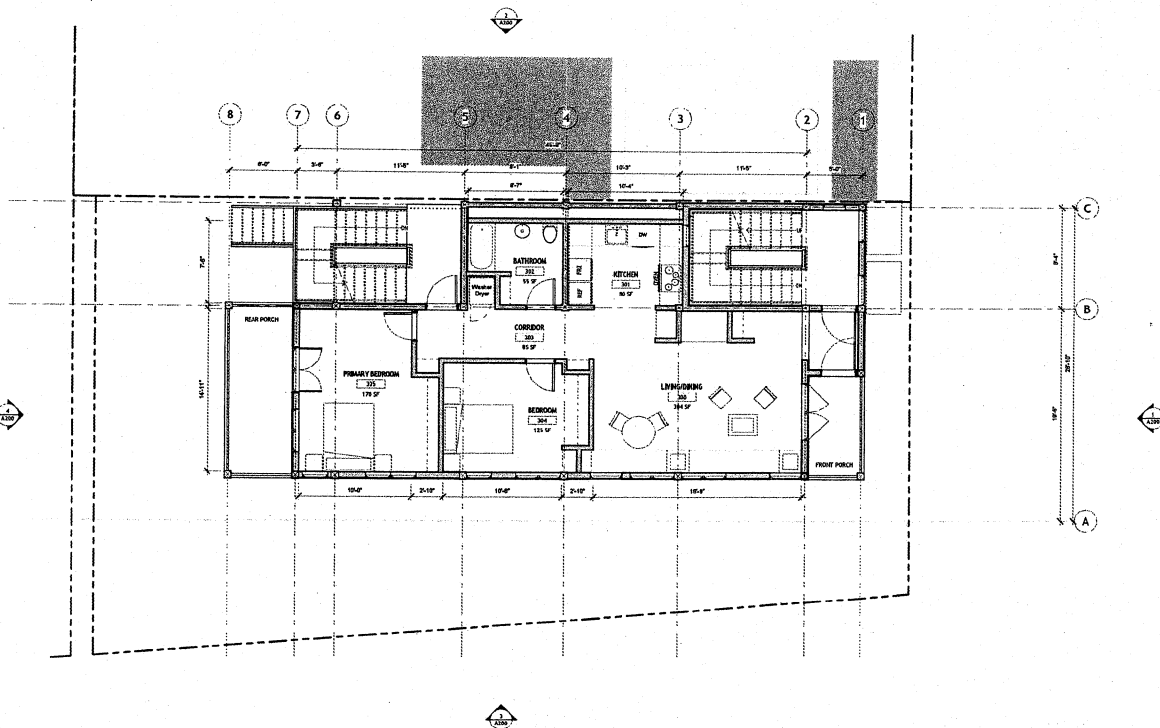
SEAL & SIGNATURE	DATE: 03/03/2020
	PROJECT NO./Project Number
	SCALE: 1/4" = 1'-0"

DRAWING NO.
A101



102-104 Balm St 102-104 Balm St, Harrisburg, PA 17103 MULTIFAMILY HOUSING	
BUILDING GROUND ARCHITECTURE	
NO.	DATE
NOT FOR CONSTRUCTION THIS APPLICATION DOES NOT AFFECT USE, OCCUPANCY OR EASES.	
DRAWING: Architectural Floor Plan	
SEAL & SIGNATURE 	DATE: 10/23/2020 PROJECT NO./Project Number: SCALE: 1/4" = 1'-0" DRAWING NO.: A102

① Second Floor
 1/4" = 1'-0"



102-104 Balm St

102-104 Balm St.
Harrisburg, PA 17103
MULTIFAMILY HOUSING



BUILDING GROUND
ARCHITECTURE

NO. DATE REVISION

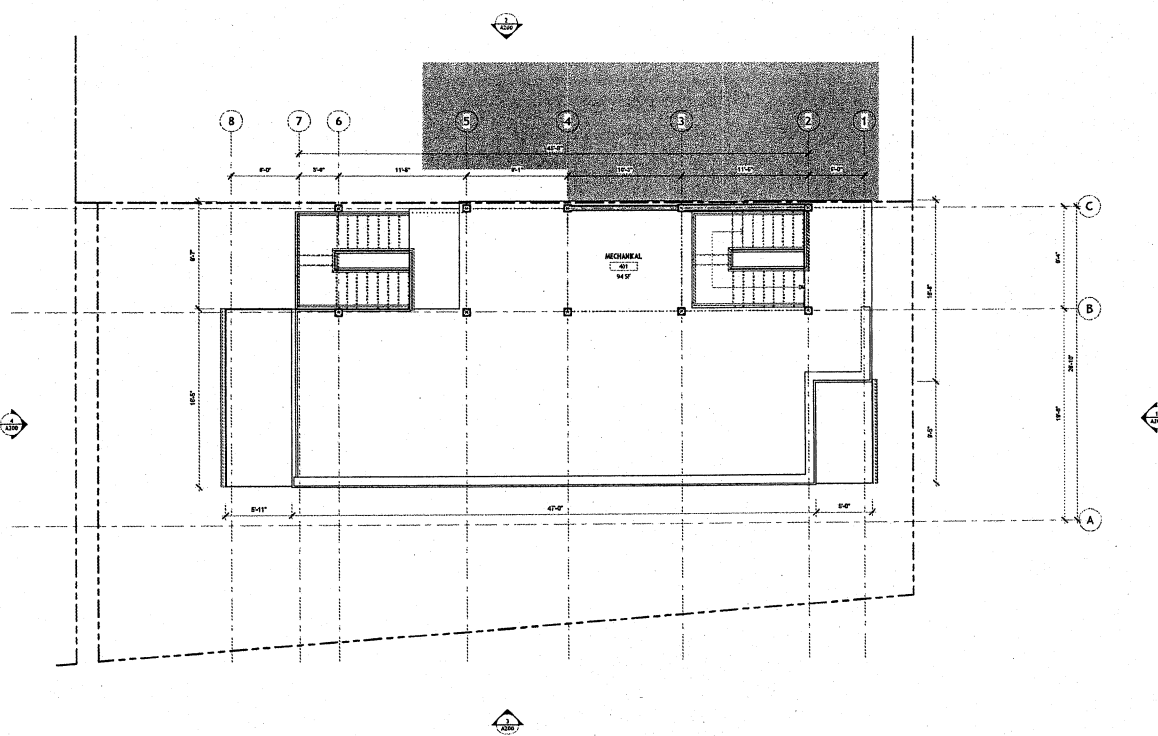
NOT FOR CONSTRUCTION
THIS APPLICATION DOES NOT AFFECT USE,
OCCUPANCY OR EGRESS

DRAWING:
Architectural Floor Plan

SEAL & SIGNATURE	DATE: 03/03/2024
	PROJECT NO. Project Number
	SCALE: 1/4" = 1'-0"

DRAWING NO.
A103

① Third Floor
1/4" = 1'-0"



102-104 Balm St
102-104 Balm St.
Harrisburg, PA 17103
MULTIFAMILY HOUSING

BUILDING GROUND
ARCHITECTURE

NO.	DATE	REVISION

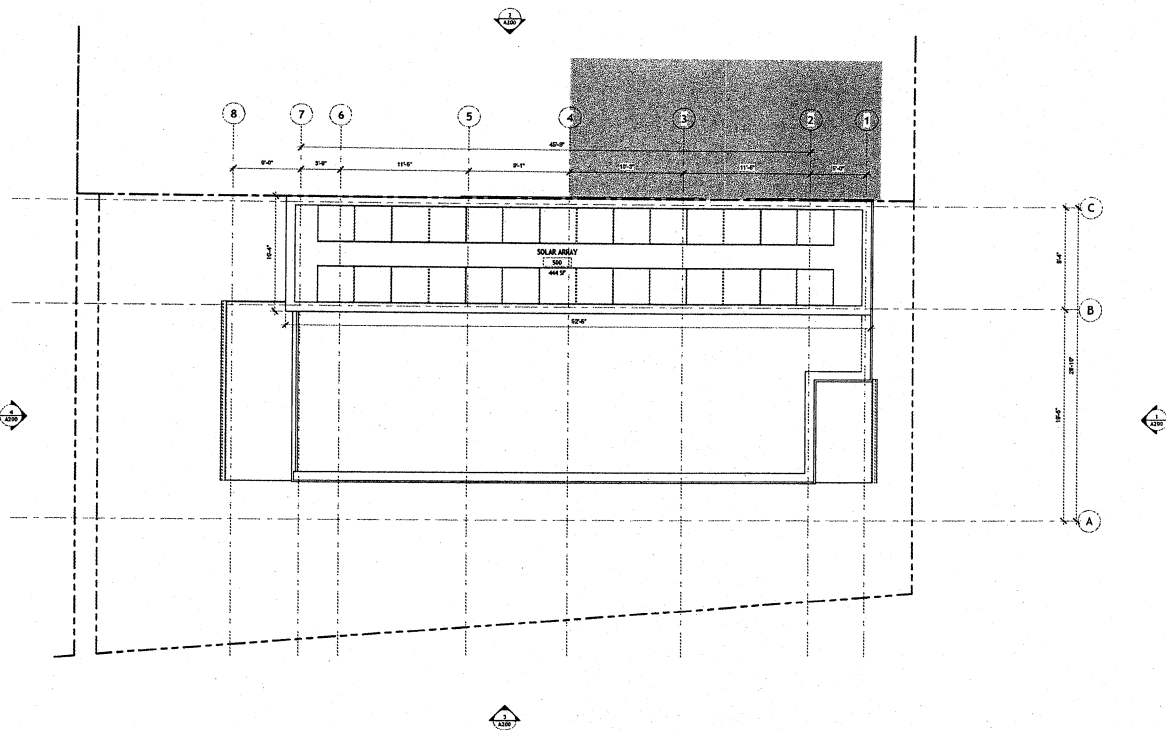
NOT FOR CONSTRUCTION
THIS APPLICATION DOES NOT AFFECT USE,
OCCUPANCY OR EGRESS.

DRAWING:
Architectural Floor Plan

DESIGN & SIGNATURE	DATE
	12/03/2023
PROJECT NO. / Project Number	
SCALE	1/4" = 1'-0"

DRAWING NO.
A104

1 Roof
1/4" = 1'-0"



102-104 Balm St

102-104 Balm St.
Harrisburg, PA 17103
MULTIFAMILY HOUSING



BALING GROUND
ARCHITECTURE

NO. DATE REVISION

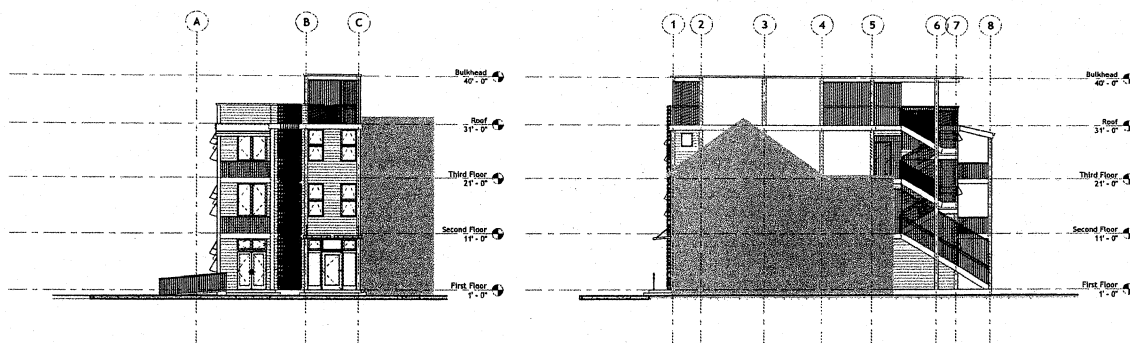
NOT FOR CONSTRUCTION
THIS APPLICATION DOES NOT AFFECT USE,
OCCUPANCY OR EGRESS

DRAWING:
Architectural Floor Plan

SEAL & SIGNATURE DATE: 03/03/2026
PROJECT NO. Project Number
SCALE: 1/4" = 1'-0"

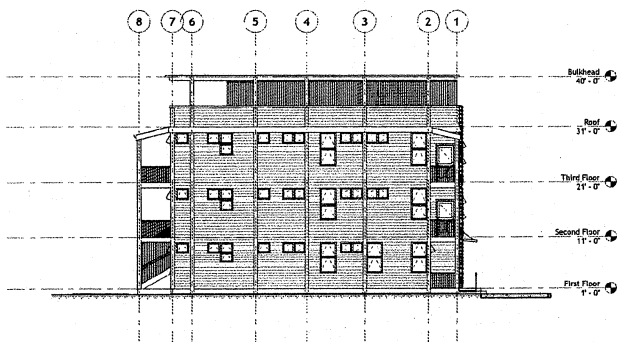
DRAWING NO.
A105

102-104 Balm St
1/4" = 1'-0"

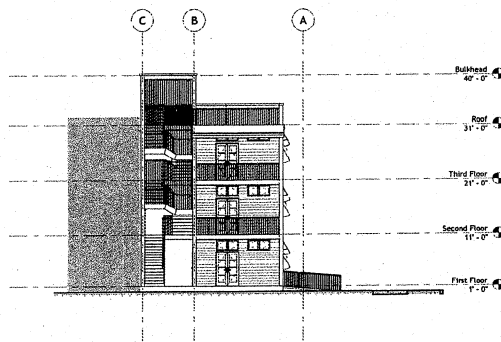


① East Architectural Building Elevation
1/8" = 1'-0"

② North Architectural Building Elevation
1/8" = 1'-0"



③ South Architectural Building Elevation
1/8" = 1'-0"



④ West Architectural Building Elevation
1/8" = 1'-0"

102-104 Balm St

102-104 Balm St.
Harrisburg, PA 17103
MULTIFAMILY HOUSING



BUILDING GROUP
ARCHITECTURE

NO. DATE REVISION

NOT FOR CONSTRUCTION
THIS APPLICATION DOES NOT AFFECT USE,
OCCUPANCY OR EGRESS

DRAWING:
Architectural Building Elevations

SEAL & SIGNATURE	DATE: 03/05/2020
	PROJECT NO./Project Number
	SCALE: 1/8" = 1'-0"

DRAWING NO.
A200