

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

10 N. Second Street, Suite 405, Harrisburg, PA 17101 717.255.3000 www.Redevophbg.org

REGULAR MEETING – June 15, 2021 - 12:30 P.M.

AGENDA

- I. Call to Order
- II. Minutes of the Regular Meeting of May 18, 2021
- III. Treasurers Report – April 2021, for approval; May 2021 for review.
- IV. Communications
- V. Public Comment Regarding Matters of Concern of Authority Business or Agenda Items.
- VI. Old Business
- VII. New Business

RESOLUTION NO. 13-2021 – authorizing the Authority to extend the *Potential Developer* status to June 30, 2022 for Keystone Community Development Corporation’s project to provide parking in the South 13th and Derry Street corridor.

RESOLUTION NO. 14-2021 – authorizing the Authority to approve the sale of three (3) vacant lots at 442, 444, and 446 S. 14th Street to John Everett for the use of a residential accessory yard to his single-family house located at 1318 Swatara Street.

RESOLUTION NO. 15-2021 – authorizing the Authority to approve a four (4) year Lease with The Worship Academy School of the Arts for two (2) Suites, 207 and 209 located at the Harrisburg Transportation Center.

RESOLUTION NO. 16-2021 – authorizing the Authority to approve the company, Renovations for new flooring installation in Suites 207 and 209 at the Harrisburg Transportation Center in the amount of \$11,570.00.

- VIII. Other Business
- IX. Adjournment

Means To Attend

For Everyone’s safety during this Pandemic we encourage meeting Via ZOOM

* Join ZOOM Meeting <https://us02web.zoom.us/j/84478401747>

Meeting ID: 844 7840 1747

Passcode: 20214321

* Join by Phone +13017158592,,84478401747#,,,20214321# US (Washington DC)

Find our local number: <https://us02web.zoom.us/j/84478401747>

* **Meeting Location:** 10 N. Second Street, Harrisburg PA. 17101 in the Lower-Level Stage Room across from the Elevator.

RESOLUTION NO. 13-2021

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”), in **Resolution 9-2012**, has recognized Keystone Community Development Corporation as Potential Developer of 232 and 236 South 13th Street, the (“Properties”), to provide parking for neighborhood businesses in the South 13th and Derry Street corridor; and

WHEREAS, the Authority amended the status in **Resolution 5-2013, Resolution 21-2013, Resolution 3-2014, No. 3-2014, Resolution No. 16-2014, Resolution No. 7-2015, Resolution No. 2-2016, Resolution No. 6-2017, Resolution No. 6-2018, Resolution No. 10-2019 and Resolution No. 5-2020.**

WHEREAS, the Authority wishes to extend Keystone Community Development Corporation’s status as Potential Developer that it may continue with its planning and negotiations for a definite period.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Authority of the City of Harrisburg hereby extends the Potential Developer status as stated in Item 1. Resolution 9-2012 to **June 30, 2022**. All other terms and conditions of Resolution 9-2012 not in conflict herewith shall remain in full force and effect.

Date

Secretary

RESOLUTION NO. 14-2021
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) is negotiating with Jorg Freiberg for the sale of vacant lots at 442 (PID 02-029-020), 444 (PID 02-029-021), and 446 (PID 02-029-022) S. 14th Street (collectively the “Property”); and

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) owns the Property and John Everett (“Developer”) desires to purchase the Property for use as accessory yard to the Developer’s single family house located at 1318 Swatara Street; and

WHEREAS, the Authority is willing to sell the Property pursuant to the terms set forth below.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg that the sale of the Property is hereby approved, and the proper Officers of the Board of Directors of the Authority are hereby authorized to execute a standard Special Warranty Deed and all related documents with the Developer for the conveyance of the Property, contingent upon the following conditions being met:

- A. The sale price for the Property shall be \$600 plus all HRA closing fees, including 2% transfer tax.
- B. The Property shall be sold “as is”, “where is” with no representations or warranties.
- C. 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.
- D. Any re-use of the Property must comply with all City zoning ordinances and regulations for Flood Plain Construction, if applicable.
- E. Such other conditions that the staff of the Authority and its solicitor deem reasonable and appropriate.

Date

Secretary

RESOLUTION NO. 15-2021
Harrisburg Redevelopment Authority

RESOLVED, by the Redevelopment Authority of the City of Harrisburg that the Executive Director is hereby authorized to execute a commercial office lease with The Worship Academy School of the Arts for Suites 207 and 209 at the Harrisburg Transportation Center, in accordance with the following specifics.

Approximate Floor Area: 2175 square feet

Lease Term: 4 years, effective June 18, 2021

Renewal Options: An additional one (1) four-year term renewal.

Proposed Rent: \$15,881.25 yr./ \$1,332.44 mo. first year of term
\$26,212.50 yr./ \$2,184.38 mo. second year of term
\$27,300.00 yr./ \$2,275.00 mo. third year of term
\$30,562.50 yr./ \$2,546.88 mo. fourth year of term

Date

Secretary

RESOLUTION NO. 16-2021
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) plans to replace flooring in Suites 207 and 209 at the Harrisburg Transportation Center; and

WHEREAS, the Authority has solicited three vendors for pricing, and has received two (2) proposals; and

WHEREAS, the Authority has reviewed the proposal(s) and selected a qualified vendor at a reasonable price.

NOW, THEREFORE, BE IT RESOLVED, by the Board of the Redevelopment Authority of the City of Harrisburg that the Executive Director is hereby authorized to execute an Agreement with Renovations for new flooring installation in Suites 207 and 209 at the Harrisburg Transportation Center in the amount of \$11,570.00.

Date

Secretary

Bids:

Renovations \$11,570.00

Capital Flooring, Inc. \$12,430.00