

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

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

REGULAR MEETING – November 16, 2021 – 12:30 P.M.

AGENDA

- I. Call to Order
- II. Minutes of the Regular Meeting of October 19, 2021.
- III. Treasurers Report – August and September 2021, for approval; October 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. 32-2021 – authorizing the Authority to approve (a) a Grant Agreement with the Pennsylvania Department of Transportation for funding renovations and improvements to the Harrisburg Transportation Center, in the approximate amount of \$3.5 million and (b) authorize the Executive Director to execute contract(s) for the performance of the planned renovations and improvements.

RESOLUTION NO. 34-2021 – authorizing the Authority to extend the “*Potential Developer*” status to July 31, 2022 for Christopher/Erica Bryce and Harrisburg Commercial Interiors and Associates, Inc.’s project of a mixed-use residential Building located on fourteen (14) parcels in the Midtown area.

RESOLUTION NO. 35-2021 – authorizing the Authority to extend the “*Potential Developer*” status to May 31, 2022 for On Hill Development Company’s project of affordable residential apartments located at 1605-1613 Market Street.

- VIII. Other Business
- IX. Adjournment

Means To Attend

*** In Person Meeting Location:** 10 N. Second Street, Suite 405, Harrisburg PA. 17101

*** Join via Microsoft TEAMS:**

https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGQ2NWEwMGEtYmQxYy00ZTNmLWJkZTQtN2E4MmE3NzBkYjNj%40thread.v2/0?context=%7b%22id%22%3a%22f639450b-581a-4e26-b7dd-8ba0e623af21%22%2c%22oid%22%3a%22ae286958-78ba-41b3-ac74-caee65bf7c40%22%7d

RESOLUTION NO. 32-2021
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) plans undertake certain renovations and improvements to the facilities of the Harrisburg Transportation Center (HTC); and

WHEREAS, the Pennsylvania Department of Transportation (PennDOT) has committed to funding approximately \$3.5 million to the replacement of the roof system and complete renovation of the Observation Room located off the lobby; and

WHEREAS, the PennDOT has assured that it will cover all costs of the renovations, even if eventually exceeding the \$3.5 million estimate; and

WHEREAS, PennDOT will fully fund all construction costs, construction management, design support, and inspection services related to the renovations and improvements with no recourse to the Authority;

WHEREAS, the Authority holds the Master Lease with Amtrak for the HTC and is willing to be the conduit for funding and construction contracts for the improvements.

NOW THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg that the Executive Director is hereby authorized to execute a Grant Agreement with the Pennsylvania Department of Transportation for funding of the above-referenced renovations and improvements to the Harrisburg Transportation Center, in the approximate amount of \$3.5 million; additionally, the Executive Director is hereby authorized to execute contract(s) for the performance of the planned renovations and improvements.

Date

Secretary



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION

September 16, 2021

Mr. Bryan Davis, Executive Director
Harrisburg Redevelopment Authority
10 N. 2nd Street, Suite 405
Harrisburg, Pennsylvania 17105

VIA EMAIL

Re: Harrisburg Transportation Center (HTC) Roof and Observation Room construction project

Dear Mr. Davis:

This letter is to confirm the Pennsylvania Department of Transportation's (Department) funding commitment to the HTC Roof and Observation construction project. Over the last several years the Department has fully funded the design of the rehabilitation of the HTC building to bring it to a state of good repair. This design includes the replacement of the HTC station roof and extensive restoration of the Observation Room located on the lobby level.

As lease-holder of the HTC, the construction contract will be let by the HRA; however the Department is fully funding all construction costs, including construction management, design support, and inspection services by our consultants associated with the project. These costs are estimated over \$2.5M. Any additional costs (construction change orders, etc. will be the responsibility of the Department).

Sincerely,

A handwritten signature in cursive script that reads "Jennie A. Louwerse".

Jennie A. Louwerse, AICP, Deputy Secretary
Multimodal Transportation

Ecc: Angela Watson, AICP, Director for Rail, Freight, Ports, & Waterways

RESOLUTION NO. 34-2021
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) in **Resolution 8-2021**, has recognized **Christopher/Erica Bryce and Harrisburg Commercial Interiors and Associates, Inc.** as Potential Developer for the purchase of 1700, 1702, 1706, 1708, 1712 and 1714 N. 6th Street; 1707 & 1709 N. 5th Street; 1708 & 1710 ½ Wood Street; and 510, 512, and 514 Hamilton Street (all in the city of Harrisburg and collectively, the “Property”); and

WHEREAS, the Authority is willing to extend **Christopher/Erica Bryce and Harrisburg Commercial Interiors and Associates, Inc’s** status as Potential Developer so that it may continue with its planning and negotiations for an additional (8) eight months.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg hereby extends the Potential Developer status as stated in **Resolution 8-2021 to July 31, 2022**. All other terms and conditions of **Resolution 8-2021** not in conflict herewith shall remain in full force and effect.

Date

Secretary

RESOLUTION NO. 35-2021
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) in **Resolution 10-2021**, has recognized **On Hill Development Co.** as Potential Developer for the purchase of 1605-1613 Market Street in Harrisburg (collectively the “Property”); and

WHEREAS, the Authority is willing to extend **On Hill Development Company’s** status as Potential Developer so that it may continue with its planning and negotiations for an additional (6) six months.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg hereby extends the Potential Developer status as stated in **Resolution 10-2021 to May 31, 2022**. All other terms and conditions of **Resolution 10-2021** not in conflict herewith shall remain in full force and effect.

Date

Secretary