

**REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG**

10 N. Second Street, Suite 405, Harrisburg, PA 17101 717.255.3000 [www.Redvelophbg.org](http://www.Redvelophbg.org)

**REGULAR MEETING – September 17, 2024 – 12:30 P.M.**

**AGENDA**

- I. Call to Order
- II. Minutes of the Regular Meeting of June 18, 2024.
- III. Treasurers Report – April 2024 for approval: and May, June, July & August 2024 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. 14-2024** – authorizing the Authority to approve On Hill Development LLC the status of ‘*Potential Developer*’ for their project of newly constructed affordable housing on five (5) lots located at 1623, 1625, 1627, 1629, 1631 & 1633 Regina Street.

**RESOLUTION NO. 15-2024** – authorizing the Authority to approve the sale of 26 S. 13<sup>th</sup> Street to Zahid Alizada/AZC Penn LLC for an accessory yard/green space to his adjacent property.

**RESOLUTION NO. 16-2024** – Authorizing the Authority to extend the Potential Developer status to March 31, 2025, for Wildheart Ministries’ project of mixed-use, commercial, and residential housing located on five (5) lots at 1260, 1262, 1264, 1266, and 1270 Market Street.

**RESOLUTION NO. 17-2024** – Authorizing the Authority to approve the sale of a truck and tractor that was used exclusively for maintenance at the Harrisburg Transportation Center for the total price of \$30,500.

- VIII. Other Business
- IX. Adjournment

---

**Means To Attend**

\* **In Person Meeting Location:** 10 N. Second Street, 4<sup>th</sup> Floor, Suite 405 Conference Room, Harrisburg, PA 17101

\* **Join via Microsoft TEAMS:** [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_MjdhMmZhNDItYjA5Yy00ODNjLWEzM2QtYzMyZDkyZTczYzQ3%40thread.v2/0?context=%7b%22Tid%22%3a%22f639450b-581a-4e26-b7dd-8ba0e623af21%22%2c%22Oid%22%3a%22ae286958-78ba-41b3-ac74-caee65bf7c40%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_MjdhMmZhNDItYjA5Yy00ODNjLWEzM2QtYzMyZDkyZTczYzQ3%40thread.v2/0?context=%7b%22Tid%22%3a%22f639450b-581a-4e26-b7dd-8ba0e623af21%22%2c%22Oid%22%3a%22ae286958-78ba-41b3-ac74-caee65bf7c40%22%7d)

**RESOLUTION NO. 14-2024**  
**Harrisburg Redevelopment Authority**

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a Proposal, dated 11 July 2024, from **On Hill Development LLC** with its office located at 220 Pine Street, Harrisburg, PA, 17101 for the purchase of 1623 Regina (PID 09-028-020), 1625 Regina (PID 09-028-021), 1627 Regina (PID 09-028-022), 1629 Regina (PID 09-028-023), 1631 Regina (PID 09-028-024), and 1633 Regina (PID 09-028-025) 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 **On Hill Development 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. **On Hill Development LLC** is hereby designated as the *Potential Developer* of the Property for the period of six (6) months, during which time **On Hill Development LLC** 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. **On Hill Development 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 \$30,000, 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.

---

Date

---

Secretary

The Law Office of  
**SHAUN E. O'TOOLE**  
220 Pine Street  
Harrisburg, Pennsylvania 17101  
(717) 695-0389  
Fax (717) 213-0272  
otoolelawoffice.com

July 11, 2024

Bryan Davis  
Executive Director  
Harrisburg Redevelopment Authority  
10 North Second Street  
Harrisburg, Pennsylvania 17101

**Hand Delivery**

**Re: On Hill Development LLC/Handle's Helping Hand Foundation  
Preliminary Proposal for Potential Developer Status  
1625 - 1633 Regina Street**

Dear Mr. Davis:

Enclosed is a Proposal for Potential Developer Status submitted on behalf of On Hill Development LLC and Handle's Helping Hand Foundation. As you will see, we are seeking potential developer status for the parcels located at 1625 to 1633 Regina Street, Harrisburg, Pennsylvania.

If you have any questions or require additional information or documentation, please give me a call.

Very truly yours,



Shaun E. O'Toole

Enclosure

**PROPOSAL OF ON HILL DEVELOPMENT LLC AND  
HANDLE’S HELPING HAND FOUNDATION  
FOR POTENTIAL DEVELOPER STATUS**

The Applicant is On Hill Development LLC, a Pennsylvania limited liability company. The Applicant is seeking to continue its Potential Developer status for the following parcels in the City of Harrisburg:

<u>Parcel Number</u>	<u>Addresses</u>
09-028-020	1623 Regina Street
09-028-021	1625 Regina Street
09-028-022	1627 Regina Street
09-028-023	1629 Regina Street
09-028-024	1631 Regina Street
09-028-025	1633 Regina Street.

**1. Description of Proposed Use.**

Applicant proposes to build five attached residential dwellings on the parcels located at 1623-1633 Regina Street. In early 2023, the Harrisburg Redevelopment Authority (“HRA”) issued an RFP for these parcels. The Applicant submitted a proposal, and in May, 2023, pursuant to Resolution No. 17-2023, HRA awarded potential developer status to the Applicant for these parcels. As stated in the Applicant’s proposal in 2023, Applicant has joined with Handle’s Helping Hand Foundation (“Foundation”), a local non-profit headed by Chris Franklin, a member of the Harlem Globetrotters, to develop the parcels. The Foundation plans to construct five homes on the parcels to be sold to qualifying first-time home-owners. **Applicant strongly believes that home ownership in this neighborhood should be a primary objective of the city.** Attached as Exhibit “A” is a rendering of the homes.

The Foundation will contract with a third-party non-profit that will work with prospective first first-time homeowners and prepare them for home ownership. The non-profit will work with the prospective buyers to improve their financial literacy to enable them to save for a downpayment, recover their credit rating, arrange for financing, and generally prepare for the purchase of a home.

As a side note, by Resolution 26-2022 (December 20, 2022), HRA awarded potential developer status to the Applicant for five parcels in the 1600 block of Market Street in Harrisburg. Handle’s Helping Hand Foundation plans to build an apartment building consisting of eight to ten affordable units at this location (See Exhibit “B.”) Applicant has assisted the Foundation as it has embarked on the process of attaining financing for the project. Last month, the project was

awarded a PHARE grant from PHFA in the amount of \$250,000 as well as Neighborhood Assistance grants from M&T Bank and MidPenn Bank, each in the amount of \$25,000. The point being that the Applicant and the Foundation are carrying through with the responsibility of being the designated developer on the Market Street lots. The financing of projects like these takes time.

**2. Obtain a “Plan Consistency Letter.”**

The “Plan Consistency Letter” from Geoffrey Knight, Planning Director of the Harrisburg Planning Bureau, submitted with Applicant’s original RFP application is attached as Exhibit “C.”

**3. Evidence of Past Experience.**

Applicant is an LLC with two principals, Jamien Harvey and Shaun O’Toole. Mr. Harvey, while employed as the executive director of the Camp Curtin YMCA, oversaw a project that is practically identical to this. The YMCA was designated as potential developer by the HRA for lots on the 600 block of Woodbine Street in Harrisburg. Mr. Harvey raised the capital for that project through the same funding sources that the Applicant plans to use to finance this project. The YMCA built four attached residential units on the lots which were nearly complete when Mr. Harvey left the YMCA’s employ in December, 2022. All four houses were sold to low-income, first-time home-owning families. Mr. O’Toole is an attorney who has practiced in Harrisburg for the past 36 years. A considerable part of his practice involves real estate. He has also served on the Harrisburg Planning Commission for the past 20 years and therefore has an understanding of the City’s permit process, zoning laws, and code regulations and appreciates the need to abide by the same.

**4. Preliminary Site Plan.** Attached as Exhibit “D.”

**5. Preliminary Elevations & Floor Plan for Proposed New Construction.**

Attached as Exhibit “A.”

**6. Preliminary Estimate of Development and Construction Costs.**

It is estimated that the project will cost \$1,400,000.

**7. Preliminary Financing Plan.**

Applicant plans to raise the larger portion of the construction costs from grants from various sources including: Keystone Communities, Neighborhood Assistance, Pennsylvania Housing Finance Association, City of Harrisburg and Dauphin County.

**8. Preliminary Construction Schedule.**

It is anticipated that construction on the project will begin by the end of 2025 and be completed by the spring of 2026.

**9. Offer of Purchase.**

Applicant is offering to purchase the six lots for a total of \$30,000.

**Exhibit “A”**



**KMA**  
DESIGN  
STUDIO



**Exhibit "B"**



1605-1615 - MARKET STREET - HARRISBURG PA

date: 2.13.2023  
sheet: 1 - 58/67

kramer  
+  
marks

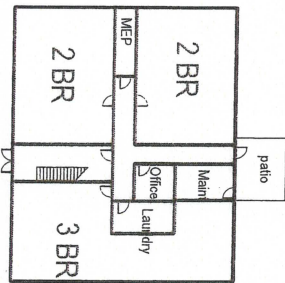
architecture interior design planning  
27 s. main street, andler, pa 15002  
p: 215.654.7722 f: 215.654.5353 www.kramermarks.com

KMA #22293

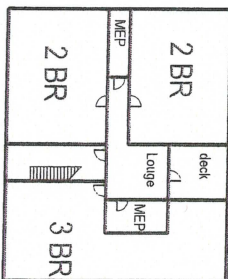


1605-1615 - MARKET STREET - HARRISBURG PA

date: 2.13.2023  
scale: 1" = 50'-0"



FIRST FLOOR  
4,440 GSF



SECOND/THIRD FLOOR  
4,440 GSF PER FLOOR

PROJECT TABULATION
2 BEDROOM - 6 UNITS
3 BEDROOM - 3 UNITS
PROJECT TOTAL - 9 UNITS
PROJECT SF = 13,320 GSF

kramer  
marks

architecture interior design planning  
2714 main street harrisburg, pa 17102  
p215.654.7722 t215.526.5353 www.kramermarks.com

KMA #22293



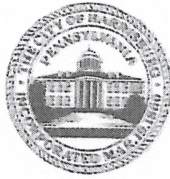
**THANK YOU FOR  
YOUR SUPPORT!**

**THE FOUNDATION IS PLANNING TO CONSTRUCT A  
MULTI-FAMILY UNIT CONSISTING OF 8 TO 10 AFFORDABLE  
APARTMENTS LOCATED IN THE 1600 BLOCK (1605, 1607, 1609,  
1611, AND 1613) OF MARKET ST IN HARRISBURG, PA. THESE  
TWO- AND THREE-BEDROOM UNITS WILL BE FULLY  
ACCESSIBLE FOR ALL LOW-INCOME POPULATIONS,  
INCLUDING VETERANS, SENIORS, AND FAMILIES..**



**FOR MORE INFORMATION, PLEASE  
EMAIL US AT  
[ONHILLDEVELOPMENT@GMAIL.COM](mailto:ONHILLDEVELOPMENT@GMAIL.COM)**

**Exhibit “C”**



**Bureau of Planning**  
Martin Luther King Jr. Government Center  
10 North 2<sup>nd</sup> Street, Suite 405  
Harrisburg, PA 17101

March 24, 2023

Shaun O'Toole & Jamien Harvey  
On Hill Development, LLC  
220 Pine Street  
Harrisburg, PA 17101

Re: Letter of Plan Consistency  
Affordable Housing Development: 1623-1633 Regina Street

All:

This letter is in response to a request for a letter certifying that the project referenced above complies with the comprehensive planning of the City of Harrisburg; specifically, this proposal involves the consolidation and resubdivision of six lots, and the development of up to five attached rowhomes on the resulting lots. The proposed development would feature affordable, two-bedroom, one-and-a-half bathroom units with rear porches.

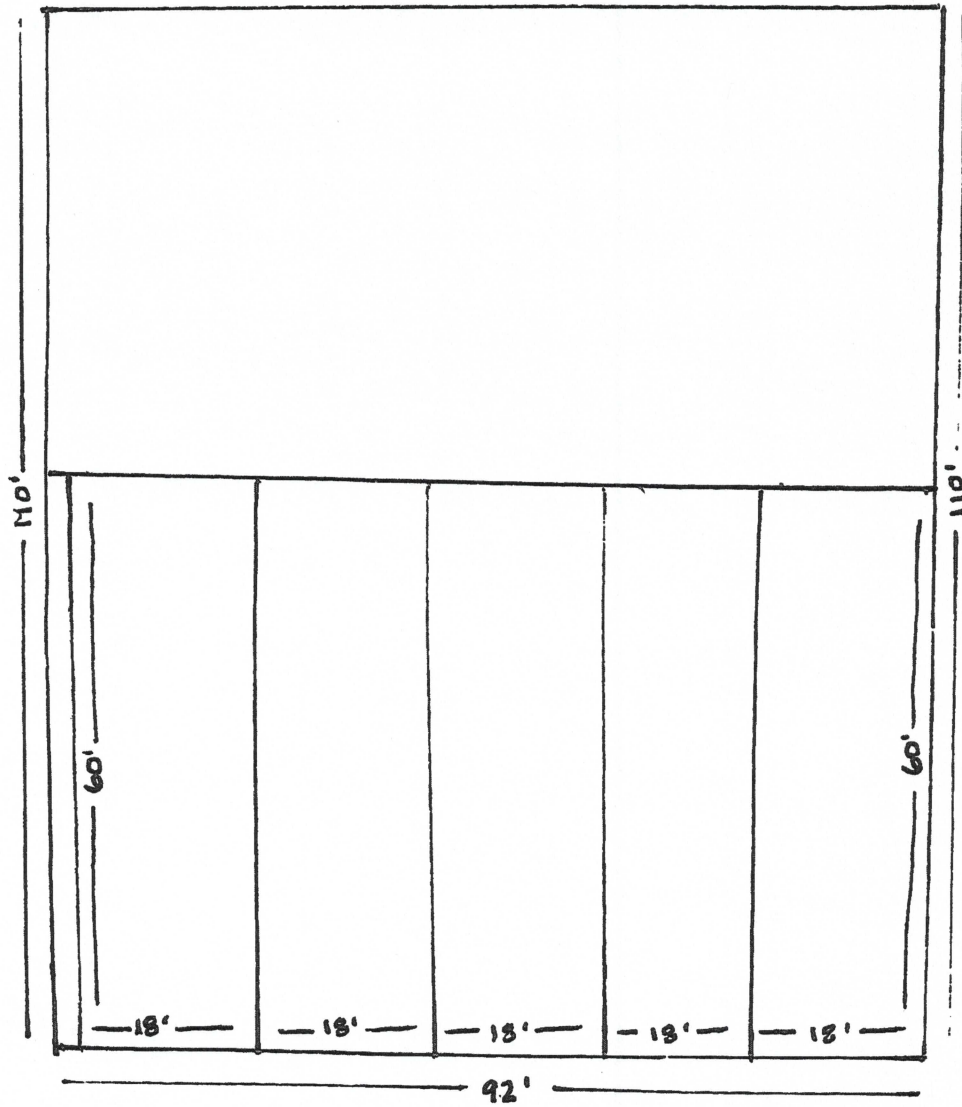
The City's Comprehensive Plan addresses projects of this nature primarily through the "Housing" chapter. The proposed projects would address to the following Goals, Objectives, and Action Items in those chapters:

- **Action H.18:** Identify areas throughout the city as the most appropriate locations for new construction;
- **Goal H-4:** Adopt an inclusive and equitable development strategy to introduce mixed-value housing opportunities, especially in neighborhoods experiencing disinvestment;
- **Goal H-7:** Ensure quality housing is attainable and available for all city residents;
- **Action H.40:** Promote new LMI housing through market-rate housing production and assisted housing programs; and
- **Action H.41:** Support the creation of new LMI housing developed by TCHDC, nonprofit housing developers, and nonprofit organizations that help homeowners conduct home improvements/maintenance and provide homebuyer/owner counseling.

Should you have any questions regarding this matter, please feel free to contact me at (717)-255-6637 or [gknight@harrisburgpa.gov](mailto:gknight@harrisburgpa.gov).

Sincerely,

Geoffrey Knight CFM  
Planning Director



Preliminary Site Plan

Exhibit "D"

**RESOLUTION NO. 15-2024**  
**Harrisburg Redevelopment Authority**

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) is negotiating with Zahid Alizada/AZC Penn LLC for the sale of vacant lot at 26 S. 13<sup>th</sup> Street, PID 09-045-016 (the “Property”); and

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) owns the Property and Zahid Alizada/AZC Penn LLC (“Developer”) desires to purchase the Property for use as accessory yard to the Developer’s property located at 22 S. 13<sup>th</sup> 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 \$1,000 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



Zahid Alizada / ZAC Penn LLC  
2155 Jefferson St. Harrisburg PA 17110  
Alizada.zahid@gmail.com  
6312159454  
08/19/2024

Harrisburg Redevelopment Authority  
10 North Second Street, Suite 405  
Harrisburg, PA 17101

Subject: Proposal to Purchase Land at 26 S 13th St, Harrisburg, PA

Dear Members of the Harrisburg Redevelopment Authority,

I am writing to formally express our interest in purchasing the parcel of land located at 26 S 13th St, Harrisburg, PA, which is currently owned by the Harrisburg Redevelopment Authority. This parcel is next to our property at 22 S 13th St, Harrisburg, PA, which we purchased in February 2024 and fully renovated it.

When we acquired 22 S 13th St earlier this year, it was a condemned property due to severe fire damage. We have since undertaken a complete renovation of the building, restoring it to a high standard and transforming it into a valuable asset for the neighborhood. Our commitment to improving the area is ongoing, and we believe that the acquisition of 26 S 13th St would allow us to further contribute to the community.

Our intention for the land at 26 S 13th St is to develop it into a green space that will complement the newly renovated property at 22 S 13th St. This green space will serve as an inviting and serene area for the community, providing much-needed open space in an urban environment.

We believe that this proposed use of the land aligns with the goals of the Harrisburg Redevelopment Authority to foster community improvement and redevelopment. By converting the parcel at 26 S 13th St into a green space, we aim to create a positive and lasting impact on the local area, promoting community engagement and environmental sustainability.

Thank you for considering our proposal. We look forward to the possibility of collaborating with the Harrisburg Redevelopment Authority to enhance our community.

Sincerely,

Zahid Alizada  
ZAC Penn LLC

## RESOLUTION NO. 16-2024

### Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”), in **Resolution 3-2024**, has recognized **Wildheart Ministries** as Potential Developer of 1260 Market (PID 09-013-053), 1262 Market (PID 09-013-054), 1264 Market (PID 09-013-055) 1266 Market (PID 09-013-056), and 1270 Market (PID 09-013-057) for new construction of mixed-use development; and

WHEREAS, the Authority wishes to extend **Wildheart Ministries’s** status as Potential Developer that it may continue with its planning and negotiation 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 No. 3-2024**, item 1, to **March 31, 2025**. All other terms and conditions of **Resolution No. 3-2024** not in conflict herewith shall remain in full force and effect.

---

Date

---

Secretary

**RESOLUTION NO. 17-2024**

**Harrisburg Redevelopment Authority**

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”), in **Resolution 10-2024**, authorized the removal of its obligations and rights for the Harrisburg Transportation Center, effective 28 June 2024; and

WHEREAS, the Authority owned a truck and a tractor (the “Equipment”) used exclusively for maintenance at the Harrisburg Transportation Center; and

WHEREAS, the Authority staff obtained reasonable offers to purchase the Equipment.

NOW THEREFORE, BE IT RESOLVED that the Redevelopment Authority of the City of Harrisburg hereby ratifies the expedient and responsible sale of Equipment in the below reasonable purchase prices.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary

2008 John Deer Tractor, Snow Blower, Rotary Broom Attachment.....\$9,500.00

2018 GMC Truck, Snow Plow, Salt Spreader.....\$21,000.00