

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

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

REGULAR MEETING – March 18, 2025 – 12:30 P.M.

AGENDA

- I. Call to Order
- II. Minutes of the Regular Meeting of January 21, 2025.
- III. Treasurer's Report –November 2024 for approval: and December 2024 & January 2025 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. 5-2025 – Authorizing the Authority’s Executive Director to purchase a new SonicWall threat protection for its IT Services for the amount of \$1,848.26.

RESOLUTION NO. 6-2025 – Authorizing the Authority to extend the *Potential Developer* status to **September 30, 2025**, for On Hill Development Co.’s project of newly constructed affordable housing on five (5) lots located at 1623, 1625, 1627, 1629, 1631 & 1633 Regina Street.

RESOLUTION NO. 7-2025 – Authorizing the Authority to extend the *Potential Developer* status to **September 30, 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. 8-2025 - Authorizing the Authority to approve Handles Helping Hand Foundation the status of *Potential Developer* of 1605-1613 Market Street for the project of affordable residential apartments.

RESOLUTION NO. 9-2025 – Authorizing the Authority to approve South Central Pennsylvania Restoration LLC the status of “*Potential Developer*” for their project of mixed-use, commercial, and residential housing on five (5) lots located at 1161, 1163, 1169, 1171, and 1173 Market Street.

RESOLUTION NO. 10-2025 – Authorizing the Authority to approve South Central Pennsylvania Restoration LLC the status of “*Potential Developer*” for their project of mixed-use, commercial, and residential housing on three (3) lots located at 1420, 1424, and 1426 Derry Street.

VIII. Other Business

IX. Adjournment

Means To Attend

* **In Person Meeting Location:** Rev. Dr. Martin L. King Jr. Government Center 10 N. Second Street, 4th Floor,
Suite 405 Conference Room, Harrisburg, PA 17101

* **Join via Microsoft TEAMS:** https://teams.microsoft.com/l/meetup-join/19%3ameeting_OWQ5ZTBkYmYtYzlmMS00OTc3LTkzYzAtNzFIM2NkZTQ2YmRm%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

Meeting ID: 228 562 723 080

Passcode: Ke9V8S9k

If you have trouble joining the virtual meeting, call 717-255-3150 for assistance.

RESOLUTION 5-2025

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") plans to replace its outdated IT service firewall with a more secure, upgraded SonicWall with advanced threat protection.

WHEREAS, the Authority has obtained and reviewed two quotes for pricing.

NOW THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg that the Executive Director is hereby authorized to purchase the lesser priced SonicWall TZ with a three (3) protection plan in the amount of \$1,848.26.

3/18/25
Date

Alexander H. Lee
Secretary

Quotes:
\$2199.99
\$1848.26

SonicWall TZ SOHO Series Discover

Comprehensive Entry Level Next-Generation Firewall



SonicWall Secure Upgrade Plus

A SonicWall TZ-370 replacement would cost \$2199.99 with a 3-year subscription. That includes the hardware firewall, a 3-year subscription for security, and 3-year support from SonicWall for updates and firmware upgrades.

For the SIEM, we are looking at about \$9.80 per computer on the network, including the server, firewall, and laptops. We see 9 devices on the network, so the SIEM would cost \$88.20 a month.

Let me know when I can order this for you.

Kind Regards,



Giuseppe Rodriguez

CEO
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M: (717) 343-9154
E: GRodriguez@rdcstech.com



Schedule a Meeting



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From: Janell Weaser <jweaser@hra-harrisburgpa.org>
Sent: Thursday, February 6, 2025 12:39:17 PM
To: Giuseppe Rodriguez <GRodriguez@rdcstech.com>
Subject: RE: SonicWall Replacement

Hello Giuseppe,
9 devices?

We only have our laptop, Bryan, Chris, George, me, and I am guessing the two servers.

No one is using Deb, Chuck or Robin's computers.

HRA is not looking to expand. We are a staff of three but still include George for a bit longer in case he needs to remote in to help Bryan and Chris. Just until Chris is fully trained.

I just got in the office. I have not seen Bryan yet. As soon as he comes in I will share your message concerning the Sonic Wall.

-Janell

From: Giuseppe Rodriguez <GRodriguez@rdcstech.com>
Sent: Thursday, February 6, 2025 10:00 AM
To: Janell Weaser <jweaser@hra-harrisburgpa.org>
Subject: SonicWall Replacement
Importance: High

Hello Janell,

 As discussed this morning, your SonicWall SOHO 250 is at end of life.

HRA SOHO 250

Product Details

Licenses

Firmware

C

 Updated release available

Serial Number

2CB8ED644328

Firmware Version

Type

Release Date

Janell Weaser

From: Giuseppe Rodriguez <GRodriguez@rdcstech.com>
Sent: Thursday, February 6, 2025 2:37 PM
To: Janell Weaser
Subject: Re: SonicWall Replacement

Hey Janell,

Another vendor is able to reduce the price, so a SonicWall TZ 370 with Advanced Threat Protection for 3 years would be \$1848.26.

<https://www.firewalls.com/sonicwall-tz370-secure-upgrade-plus-advanced-edition-3-year.html>

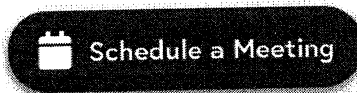
I have an account with them, so let me know what you decide.

Kind Regards,



Giuseppe Rodriguez

CEO
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M: (717) 343-9154
E: GRodriguez@rdcstech.com



 www.rdcstech.com

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From: Giuseppe Rodriguez <GRodriguez@rdcstech.com>
Sent: Thursday, February 6, 2025 12:42 PM
To: Janell Weaser <jweaser@hra-harrisburgpa.org>
Subject: Re: SonicWall Replacement

Ok that's 7 and the Firewall would be 8. We can make sure the other computers are removed. I will stop in with UPS and if approved, the firewall ASAP. I am mailing the completed form soon too.

Kind Regards,

RESOLUTION NO. 6-2025
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 Authority amended the status in **Resolution 14-2024**.

WHEREAS, the Authority wishes to extend On Hill Development LLC's status as Potential Developer so that they 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 stated in **Resolution 14-2024** to **September 30, 2025**. All other terms and conditions of **Resolution 14-2024** not in conflict herewith shall remain in full force and effect.

3/19/25

Date

Alexander M. ...

Secretary

RESOLUTION NO. 7-2025

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 amended the status in Resolution 3-2024 and Resolution 16-2024.

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** to **September 30, 2025**. All other terms and conditions of **Resolution No. 3-2024** not in conflict herewith shall remain in full force and effect.

3/18/25

Date

Alexander B. U.

Secretary

RESOLUTION NO. 8-2025
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a Proposal, dated 14 April 2021, from **handles Helping Hand Foundation** with its office located at 220 Pine Street, Harrisburg, PA, 17101 for the purchase of 1605-1613 Market Street in Harrisburg (collectively the "Property"); and

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

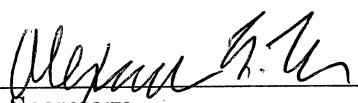
WHEREAS, the Authority is willing to permit **Handles Helping Hand Foundation** to continue with its planning and negotiations for a definite period, contingent upon completing certain performance requirements as set forth below.

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

1. **Handles Helping Hand Foundation** is hereby designated as the *Potential Developer* of the Property for the period of one (1) year, during which time **Handles Helping Hand Foundation** 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. **Handles Helping Hand Foudation** 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. The sale price shall be negotiated to the satisfaction of the Authority's Executive Director and Solicitor, which shall include the buyer pay all Authority's closing costs, including transfer taxes.
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.

3/18/25

Date



Secretary

RESOLUTION NO. 9-2025
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a Proposal, dated 12 December 2024, from **South Central Pennsylvania Restoration LLC** with its office located at 1400 Karen Drive, Harrisburg, PA, 17109 for the purchase of 1161 Market (PID 09-039-015), 1163 Market (PID 09-039-016), 1169 Market (PID 09-039-019), 1171 Market (PID 09-039-020), and 1173 Market Street (PID 09-39-021) (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 six (6) 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 \$15,000, 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.

3/18/25
Date


Secretary

Potential Developer Application - 1171 Market 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 18 dwellings: six studio efficiency apartments, six 1-bedroom efficiencies six 2-bedroom apartments and two 3-bedroom apartments. Additionally. The structure supports 2340 Sf of retail space and a 36-car parking facility to serve the building and surrounding development. The subject property is located on the south side of Market Street. 1171 Market boundaries are a rhombus of 100' along Summit Street, 61' along Market Street, 73' along 1167 Market Street boundary and a rear lot line of 67' totaling 5070SF . Neighboring property 1167 does not have a party wall adjacent to the property, so a side setback is in force on west Sideyard. The Developer desires to acquire 1167 Market.

Typical structures in the neighborhood rise three to five stories; new development of 1171 will rise to nine stories matching the proposed construction on 1150 Market and relating to the tall bluff behind the building site.

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

Waiting on Approval from Planning Commission

The project is within CN Zoning: **Commercial Neighborhood Zoning CN** - *To encourage and preserve corridors with a mix of medium- and high-density residential and neighborhood retail activities. To encourage pedestrian-oriented uses, while avoiding auto-related uses.*

Minimum Lot Area and Density -	1,200 square feet per dwelling unit or 2,000 square feet for nonresidential
Minimum Lot Width at Lot Frontage -	20 feet
Front Yard Setback -	Shall conform to the existing prevailing setback within the block, except a maximum of 5 feet where no such setback is prevailing.
Minimum Rear Yard Setback -	5 feet
Minimum Side Yard Setback -	4 feet each except 0 feet at the shared lot line of lawfully attached structures
Maximum Impervious Lot Coverage -	95%
Principal Building Height and Width Height -	75 feet maximum (100' if affordable housing)

The proposed development conforms to existing zoning.

RESOLUTION NO. 10-2025
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a Proposal, dated 12 December 2024, from **South Central Pennsylvania Restoration LLC** with its office located at 1400 Karen Drive, Harrisburg, PA, 17109 for the purchase of 1420 Derry (PID 09-068-086), 1424 Derry (PID 09-068-088), and 1426 Derry Street (PID 09-068-089), (collectively the "Property"); and

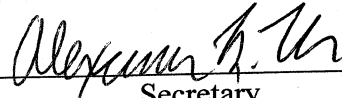
WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") owns the Property, and

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 six (6) 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 \$9,000, 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.

3/18/25
Date


Secretary

Potential Developer Application - 1420 Derry 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 eight 2-bedroom apartments and ten 1-bedroom apartments. The subject property is located on the north side of Derry Street. 1420 Derry boundaries are 182' x 26' ≈ 4806 SF. Neighboring property 1438 does not have a party wall adjacent to the property, so a side setback is in force on west Sideyard. Neighborhood property 1422 has a 3-story party wall adjacent to the property, so a side setback is not in force on east Sideyard. Typical properties in the neighborhood are zero-setback from the sidewalk. Thus, the property yields a buildable area of approximately 172' x 22' 3785 SF per level; however, the new building envelope will observe the neighboring buildings' 10' porch setback for an enclosed building area of 162' x 22' = 3565 SF.

Typical structures in the neighborhood at three stories; new development of 1420 will rise to nine stories matching the proposed construction on 1426 Derry. The new construction will set back from the 1422 party wall for the upper stories to allow fenestration east and west on the building.

The tall, slender building profile will yield ten flats and eight double-height units over a retail base, together occupying approximately 32,000 SF of new construction. The developer requests a parking waiver for the project. Parking will be provided by the 1426 project.

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

The project is within CN Zoning: **Commercial Neighborhood Zoning CN** - *To encourage and preserve corridors with a mix of medium- and high-density residential and neighborhood retail activities. To encourage pedestrian-oriented uses, while avoiding auto-related uses.*

Minimum Lot Area and Density -	1,200 square feet per dwelling unit or 2,000 square feet for nonresidential
Minimum Lot Width at Lot Frontage -	20 feet
Front Yard Setback -	Shall conform to the existing prevailing setback within the block, except a maximum of 5 feet where no such setback is prevailing.
Minimum Rear Yard Setback -	5 feet
Minimum Side Yard Setback -	4 feet each except 0 feet at the shared lot line of lawfully attached structures
Maximum Impervious Lot Coverage -	95%
Principal Building Height and Width Height -	75 feet maximum (100' if affordable housing)

The proposed development conforms to existing zoning.