

**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 – January 21, 2025 – 12:30 P.M.**

**AGENDA**

- I. Call to Order
- II. Minutes of the Regular Meeting of December 17, 2024.
- III. Treasurer's Report –November 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. 1-2025** – Designating the Officers for the Board of Directors of the Redevelopment Authority for the year 2025.

**RESOLUTION NO. 2-2025** – Authorizing the Authority to approve TLC Work-Based Training Programs, Inc. (TLC) the status “Designated Developer” of twenty-five (25) parcels in the Central Allison Hill neighborhood, for its project of new affordable housing.

**RESOLUTION NO. 3-2025** – Authorizing the Authority to approve Vice Capital, LLC the status of “Potential Developer”, of sixteen (16) parcels located at 2532 – 2547 Barkley Lane for the project of newly constructed Townhomes.

**RESOLUTION NO. 4-2025** - Authorizing the Authority to approve a Sponsorship of the Handles Helping Hands Foundation’s \$300,000 Local Share Grant application to the Pennsylvania Department of Community and Economic Development in support of new affordable housing to be constructed at 1605 – 1613 Market Street with the current Potential Developer, On Hill Development; and authorize the Executive Director and appropriate Officers to execute all necessary documents and agreements, subject to approval by the Authority’s Solicitor.

- VIII. Other Business
- IX. Adjournment

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**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\\_MmJlMmE0ZGIItMGVhZi00MTNmLWFjYTYtMDQ2OWUzMDM3ODY1%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_MmJlMmE0ZGIItMGVhZi00MTNmLWFjYTYtMDQ2OWUzMDM3ODY1%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: 217 334 053 759

Passcode: 7at2m3kD

**RESOLUTION 1-2025**

**Harrisburg Redevelopment Authority**

RESOLVED by the Redevelopment Authority of the City of Harrisburg that the following are hereby designated as officers for the Board of Directors of the Authority for 2025:

Chair	Nichole Johnson
Vice Chairman:	Crystal Brown
Secretary/Treasurer:	Alexander R. Reber
Treasurer:	
Assist. Secretary/Treasurer	

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Date

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Secretary

**RESOLUTION NO. 2-2025**  
**Harrisburg Redevelopment Authority**

WHEREAS, the City of Harrisburg (“City”) is under negotiations with **TLC Work-Based Training Programs, Inc.** (TLC), with its principle office at 1821 Fulton Street, Harrisburg, Pa 17102, for the purchase of twenty-five (25) parcels in the Central Allison Hill neighborhood as more fully described on the attached Exhibit A, from TLC’s January 2025 Proposal (all in the City of Harrisburg and collectively, the “Property”); and

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) owns the Property; and

WHEREAS, TLC has submitted a proposal, and plans have progressed to the level that staff has recommended that TLC be designated as the Developer of the Property.

NOW, THEREFORE, BE IT RESOLVED that (A) **TLC Work-Based Training Programs, Inc.** is hereby designated as Developer of the Property, and (B) the proper Officers of the Board of Directors of the Authority are hereby authorized to execute a standard Special Warranty Deed, Redevelopment Agreement, Quit Claim Deed, and all necessary documents for the conveyance of the Property to Developer, contingent upon the following conditions being met:

- A. The Property shall be developed as forty-four (44) new affordable housing apartments and homes, of varying housing types, and related site improvements including off-street parking.
- B. Consideration for the Property shall be \$62,500, plus developer shall pay all Authority’s closing costs, including but not limited to the 2% transfer tax.
- C. **TLC Work-Based Training Programs, Inc.** shall be in compliance with all applicable local regulations, including but not limited to, the building, planning, zoning and affirmative action regulations of the City of Harrisburg.
- D. **TLC Work-Based Training Programs, Inc.** shall have secured all financing necessary to construct and complete the improvements described within its January 2025 Proposal.
- E. Settlement may occur at any time subject to all terms and conditions of the Redevelopment Contract.
- F. 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.
- G. The Property shall be subject to re-capture by the Quit Claim Deed if Developer does not abide by the terms of the Redevelopment Contract.
- H. Such other conditions that the staff of the Authority and its solicitor deem reasonable and appropriate.

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Date

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Secretary

<b>TLC CAPSTONE PROJECT</b>			<b>Amount to be</b>
<b>ADDRESS</b>	<b>PARCEL #</b>	<b>OWNER PER DAUPHIN CO. PARC</b>	<b>Paid</b>
1431 Regina St	09-019-033	1 Redevelopment Authority	\$ 2,500.00
1433 Regina St	09-019-032	2 Redevelopment Authority	\$ 2,500.00
1433 1/2 Regina St	09-019-031	3 Redevelopment Authority	\$ 2,500.00
11 N 15th Street	09-023-036	4 Redevelopment Authority	\$ 2,500.00
13 N 15th Street	09-023-035	5 Redevelopment Authority	\$ 2,500.00
15 N 15th Street	09-023-034	6 Redevelopment Authority	\$ 2,500.00
16 N 15th Street	09-022-006	7 Redevelopment Authority	\$ 2,500.00
14 N 15th Street	09-022-007	8 Redevelopment Authority	\$ 2,500.00
12 N 15th Street	09-022-008	9 Redevelopment Authority	\$ 2,500.00
19 N 15th Street	09-023-032	10 Redevelopment Authority	\$ 2,500.00
23 N 15th Street	09-023-030	11 Redevelopment Authority	\$ 2,500.00
25 N 15th Street	09-023-029	12 Redevelopment Authority	\$ 2,500.00
27 N 15th Street	09-023-028	13 Redevelopment Authority	\$ 2,500.00
31 N 15th Street	09-023-026	14 Redevelopment Authority	\$ 2,500.00
1521 Regina St	09-023-005	15 Redevelopment Authority	\$ 2,500.00
1523 Regina St	09-023-004	16 Redevelopment Authority	\$ 2,500.00
1525 Regina St	09-023-003	17 Redevelopment Authority	\$ 2,500.00
1527 Regina St	09-023-002	18 Redevelopment Authority	\$ 2,500.00
1534 Regina St	09-016-063	19 Redevelopment Authority	\$ 2,500.00
58 N 16th Street	09-016-041	20 Redevelopment Authority	\$ 2,500.00
62 N 16th Street	09-016-039	21 Redevelopment Authority	\$ 2,500.00
64 N 16th Street	09-016-038	22 Redevelopment Authority	\$ 2,500.00
66 N 16th Street	09-016-037	23 Redevelopment Authority	\$ 2,500.00
1561 Walnut	09-016-036	24 Redevelopment Authority	\$ 2,500.00
1559 Walnut	09-016-035	25 Redevelopment Authority	\$ 2,500.00
<b>Total to be paid for all HRA Properti</b>			<b>\$ 62,500.00</b>

**RESOLUTION NO. 3-2025**  
**Harrisburg Redevelopment Authority**

WHEREAS, the City of Harrisburg (“City”) is under negotiations with **Vice Capital, LLC**, with its principle office at 2200 N. Third Street, Harrisburg, PA 17110, for the purchase of sixteen (16) parcels as more fully described on the attached Exhibit A, from Vice Capital, LLC’s December 2024 Proposal (all in the City of Harrisburg and 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 **Vice Capital, 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. **Vice Capital, LLC** is hereby designated as the *Potential Developer* of the Property for the period of twelve (12) months, during which time **Vice Capital, 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. **Vice Capital, 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 \$48,000, 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.

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Date

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Secretary

## EXHIBIT A

### BARKLEY LAND – FINAL BUILDOUT – PROPERTY LIST

	<u>PID</u>	<u>Street Address</u>	<u>Owner</u>	<u>Development</u>
1	13-030-036	2533 Barkley Ln	HRA	Barkley Court
2	13-030-037	2535 Barkley Ln	HRA	Barkley Court
3	13-030-038	2537 Barkley Ln	HRA	Barkley Court
4	13-030-039	2539 Barkley Ln	HRA	Barkley Court
5	13-030-040	2541 Barkley Ln	HRA	Barkley Court
6	13-030-041	2543 Barkley Ln	HRA	Barkley Court
7	13-030-042	2545 Barkley Ln	HRA	Barkley Court
8	13-030-043	2547 Barkley Ln	HRA	Barkley Court
9	13-030-044	2546 Barkley Ln	HRA	Barkley Court
10	13-030-045	2544 Barkley Ln	HRA	Barkley Court
11	13-030-046	2542 Barkley Ln	HRA	Barkley Court
12	13-030-047	2540 Barkley Ln	HRA	Barkley Court
13	13-030-048	2538 Barkley Ln	HRA	Barkley Court
14	13-030-049	2536 Barkley Ln	HRA	Barkley Court
15	13-030-050	2534 Barkley Ln	HRA	Barkley Court
16	13-030-051	2532 Barkley Ln	HRA	Barkley Court

**RESOLUTION NO. 4-2025**  
**Harrisburg Redevelopment Authority**

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) owns 1605-1613 Market Street, Harrisburg, PA (collectively the “Property”); and

WHEREAS, in Resolution 10-2021 the Authority has designated On Hill Development as the Potential Developer of the Property for the new construction of ten (10) new affordable housing apartments; and

WHEREAS, the Handles Helping Hands Foundation (“Foundation”) is part of On Hill Development’s Team; and

WHEREAS, the Authority is willing to Sponsor the Foundation in a \$300,000 Local Share application to the Pennsylvania Department of Community and Economic Development for this affordable housing project; and

WHEREAS, the Authority’s Sponsorship of this application reflects our shared commitment to enhancing the quality of life in the City and empowering organizations dedicated to improving our neighborhoods.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg hereby approves Sponsorship of the **Handles Helping Hands Foundation’s** \$300,000 Local Share Grant application to the Pennsylvania Department of Community and Economic Development in support of new affordable housing to be constructed at 1605-1613 Market Street, Harrisburg, PA; and authorizes the Executive Director and appropriate Officers to execute all necessary documents and agreements, subject to approval of substance and form by the Authority’s Solicitor.

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Date

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Secretary

Redevelopment Authority of the City of Harrisburg  
10 N. Second Street, Suite 405  
Harrisburg, PA 17101  
FEIN: 23-6005423

Nichole Johnson, Chair  
Crystal Brown, Vice Chair  
Alexander Reber, Secretary/Treasurer

Bryan Davis, Executive Director  
(717) 255-6639  
[bdavis@hra-harrisburgpa.org](mailto:bdavis@hra-harrisburgpa.org)

Catherine Rowe, Solicitor