

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting February 15, 2022 - 12:32 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on February 15, 2022, in Suite 405, of the Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:32 p.m. Chaired by Nichole Johnson.

HRA BOARD MEMBERS PRESENT via TEAMS

Web-based Video Conferencing or Telephone

Nichole Johnson (In person)

Crystal Brown

Alexander Reber

ABSENT:

N/A

Also present: Janell Weaser, Harrisburg Redevelopment Authority (HRA) Administrative Project Manager; Bryan Davis, HRA Executive Director, Catherine Rowe, HRA Solicitor, Jamie Groff and Derek Stoner from Vanguard Development Group Inc., Daphne McCoy; and Gina Roberson, Special Advisor to the Mayor.

PUBLIC PRESENT via TEAMS was: LaSean & LaRon McCoy of McCoy Boy Realty LLC.

MINUTES

The minutes of the Regular Meeting of January 18, 2022 were presented for approval. Mr. Reber moved to approve; seconded by Ms. Brown. The motion passed unanimously.

TREASURER'S REPORT

The Treasurer's Report for November 2021 was presented for approval; subject to audit. Mr. Reber moved to approve; second by Ms. Brown. The motion passed unanimously.

COMMUNICATIONS

None

PUBLIC COMMENT

None

OLD BUSINESS

None

NEW BUSINESS

RESOLUTION NO. 4-2022 – authorizing the Authority to extend the *Potential Developer* status to **August 31, 2022**, for Angel Fox's project of a new laundromat with apartments above and parking located at 1243-1247 Market and 8 & 10 S. 13th Street. Ms. Brown moved to approve; second by Mr. Reber. The motion passed unanimously.

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Mr. Davis said six months ago the Board approved Angel Fox as Potential Developer for the project of a new laundromat with apartments above. She has made progress and received some feedback from the Planning Bureau. We are recommending extending her status for an additional six months so she can continue her work.

RESOLUTION NO. 5-2022— authorizing the Authority to approve the execution of a Redevelopment Contract (Exhibit A to the Resolution) with Midtown Redevelopment, LP (Developer's ownership entity) of sixty-seven (67) parcels in the MarketPlace development. Ms. Brown moved to approve; second by Mr. Reber. The motion passed unanimously.

Mr. Davis informed that this is the Bryce/HCI team. They were awarded Designated Developer status and are now looking to negotiate a Redevelopment Contract. This contract establishes a lumpsum payment to be made now and they take responsibility for all the maintenance. The Authority will still hold title. As each land development plan is completed then we will transfer title for that area and receive additional payment until we reach the final transfer of lots then the Authority will receive the full agreed amount.

Ms. Rowe added that this negotiated contract is pretty much the same framework that was specified in the past with some additional terminology referencing a phased payment plan. As they proceed through the project, they will get certain lots deeded to them which provides them with a little bit of protection but also provides us with the requirement that they adhere to a development schedule. The development schedule is not attached to this Contract. It will be added as Addendum A as soon as it is presented to the Authority. The purpose behind this is to get this project moving, receive the lumpsum and get the development schedule to us. We expect to receive the development schedule within the next week or two. Then we can go over it with you in the next March Board Meeting. Mr. Davis will provide all the details to you as soon as we receive it.

RESOLUTION NO. 6-2022 - authorizing the Authority to designate McCoy Boy Realty LLC as *Potential Developer* of eight (8) parcels in the Midtown area for the project of mixed-use, first-floor retail/commercial with approximately fifty (50) residential units above. Ms. Brown moved to approve; second by Mr. Reber. The motion passed unanimously.

Mr. Davis introduced to the Board Members the development team of McCoy Boy Realty LLC and Vanguard Development Group Inc.

Mr. Groff greeted the Board and said that Mr. Stoner will give the presentation.

Mr. Stoner referenced the material attached to the Board's Agenda. He said Vanguard is a third-generation development, design, construction, real estate firm located in Lancaster PA. We do have extended experience with Multifamily and would be happy to provide a portfolio if you wish.

Mr. Stoner said for this site specifically the 1600 block of N. 7th Street, you can see the site plan. We are proposing fifty (50) apartments depending on the amount of parking that we can provide in the nearby vicinity. We are looking at parking and retail on the first floor and then four (4) stories of residential above.

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Mr. Davis noted five (5) stories in total.

Mr. Stoner confirmed adding there will be a commercial and residential lobby on the 7th Street side and the parking exiting onto Harris Street.

Mr. Stoner mentioned that our understanding is that there are approximately five-foot setbacks for the entire site. We discussed the possibility of adding a small park on two lots. That has not been confirmed at this point. We are still in the planning phase. The same with the signage, drainage, and trash. We will work back and forth with the Authority and all parties involved to make sure all is adequate.

Mr. Davis shared that he revealed to Geoffrey Knight, the City's Planning Director the overall concept of their plan from their initial February 2nd outline as well as the second email information. Mr. Davis said this is the type of development that the City's Comprehensive Plan calls for; mixed-use. And when you get the chance to sit down with Mr. Knight or the Deputy Director, Jacob Bowen, they can provide feedback with you on zoning and the setbacks. Mr. Davis said he does not believe there is any historic architectural layer in that part of town.

Mr. Davis inquired if they had worked with the City of Harrisburg before.

Mr. Stoner replied no, mostly in Lancaster.

Ms. Johnson inquired if the residential units will be low to moderate income or market rate.

Mr. Stoner said Market Rate.

Mr. LaSean McCoy interposed that the project will also have affordable housing.

Mr. Davis asked if they are looking at the City's new ordinance with a percentage of affordable housing.

Ms. Daphne McCoy informed that LaSean McCoy had met with Mayor Williams. The mayor expressed that she wanted affordable housing in the city and that is one of the things he wishes to put in place throughout his different projects to ensure the mayor's wishes are met.

Mr. Davis summarized that this site would have a mixed value of housing with a percentage being affordable and the balance market rate.

Both Ms. McCoy and Mr. McCoy acknowledged.

Mr. Stoner continued saying a quick note to anticipate is the traffic flow pattern. With the first floor having a one direction traffic path entering from 7th Street and exiting out on Harris Street; a single lane flow that will create less traffic obstacles and for the surrounding streets.

Mr. Stoner pointed to the last image. It is a project comparable to this one. We are still working on the preliminary design and are happy to continue to let you know the process of that. The initial design is a podium style building which means the first floor has a fire break separation from the upper residential

floors.

Mr. Stoner added these current plans show twenty (20), one bedroom, one bath units which make up 40% of the units. We have four (4), one bed, one bath den units which make up 8%. Twenty-three (23), two bed, two bath, and three (3) two bed, two bath den units which make up about 6%.

Mr. Stoner said we anticipate the development construction cost at \$8,000,000. As we proceed further that figure may change for a more accurate budget. The financing will be conventional construction. With our preliminary schedule we anticipate the total construction timeline to be 10-12 months; give or take the design time and communications back and forth. That may add more to the timing.

Ms. Brown retraced to the segment concerning parking. She said I see there was a part about parking and exploring other options that the city has to reduce the parking requirement. Could you explain more about your thoughts with parking.

Mr. Stoner disclosed that is one of the most constricting portions of this site which is why we suggest to Mr. McCoy and the others to consider purchasing as many lots on that block as possible so we could provide some surface parking as well as within the building. In the zoning there are several options that provide affordable housing parking credits as well as other parking spaces within the area credits. We are not sure what those look like but intend to explore those as well. Mr. Stoner mentioned there is currently some parking across 7th Street. There might be a possibility of using some of that as well.

Ms. Johnson stated that she is pleased to see the low to moderate income component. There are people in the area who might not be able to afford the market rate.

Mr. Reber also expressed his enthusiasm for affordable housing.

Mr. Davis explained that the Redevelopment Authority wants to advance the City's goals and objectives. We rely on the City's planner to advise us on what is appropriate and can be approved by the Zoning Hearing Board and the Planning Commission. The Authority does not provide that guidance. We do not have that expertise, nor do we represent the city on that angle. The Authority will approve anything the city approves. If you are working with Mr. Knight, then you will meet those goals.

Mr. McCoy reiterated that they did meet with the Mayor and asked what she would like done in the city. I grew up in Harrisburg. We talked about affordable housing. She talked about the various vacant lots and that together we can develop and make the community a better place with more opportunities and jobs. Hopefully, we can get our community thriving again. Mr. McCoy mentioned that he is retiring and can dedicate more of his time to Harrisburg. He thanked the board for this opportunity and for meeting with him today.

OTHER BUSINESS

None

ADJOURNMENT

The meeting adjourned at 12:57 pm.

Respectfully submitted,



Secretary/Assistant Secretary