

RESOLUTION NO. 30-2022
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a Proposal, October 2022, from **YMCA Harrisburg Cornerstone Initiative, LLC** with its principal office located at 2135 N. 6th Street, Harrisburg, PA, 17110 for the purchase of 2728 Jefferson (PID 10-013-004), 2730 Jefferson (PID 10-013-003), 2732 Jefferson (PID 10-013-002), and 2734 Jefferson (PID 10-013-001) (collectively the "Property"); and

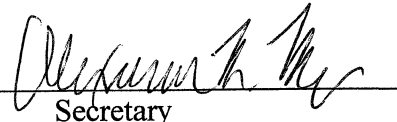
WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") owns the Property, and

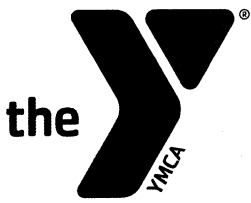
WHEREAS, the Authority is willing to permit **YMCA Harrisburg Cornerstone Initiative, LLC** to continue with its planning for a definite period, contingent upon completion of certain performance requirements as set forth below.

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

1. **YMCA Harrisburg Cornerstone Initiative, LLC** is hereby designated as the *Potential Developer* of the Property for the period of six (6) months, during which time **YMCA Harrisburg Cornerstone Initiative, 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. **YMCA Harrisburg Cornerstone Initiative, 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. The sale price shall be \$1,000 per parcel, for a total of \$4,000, and the buyer shall 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.

12/20/2022
Date

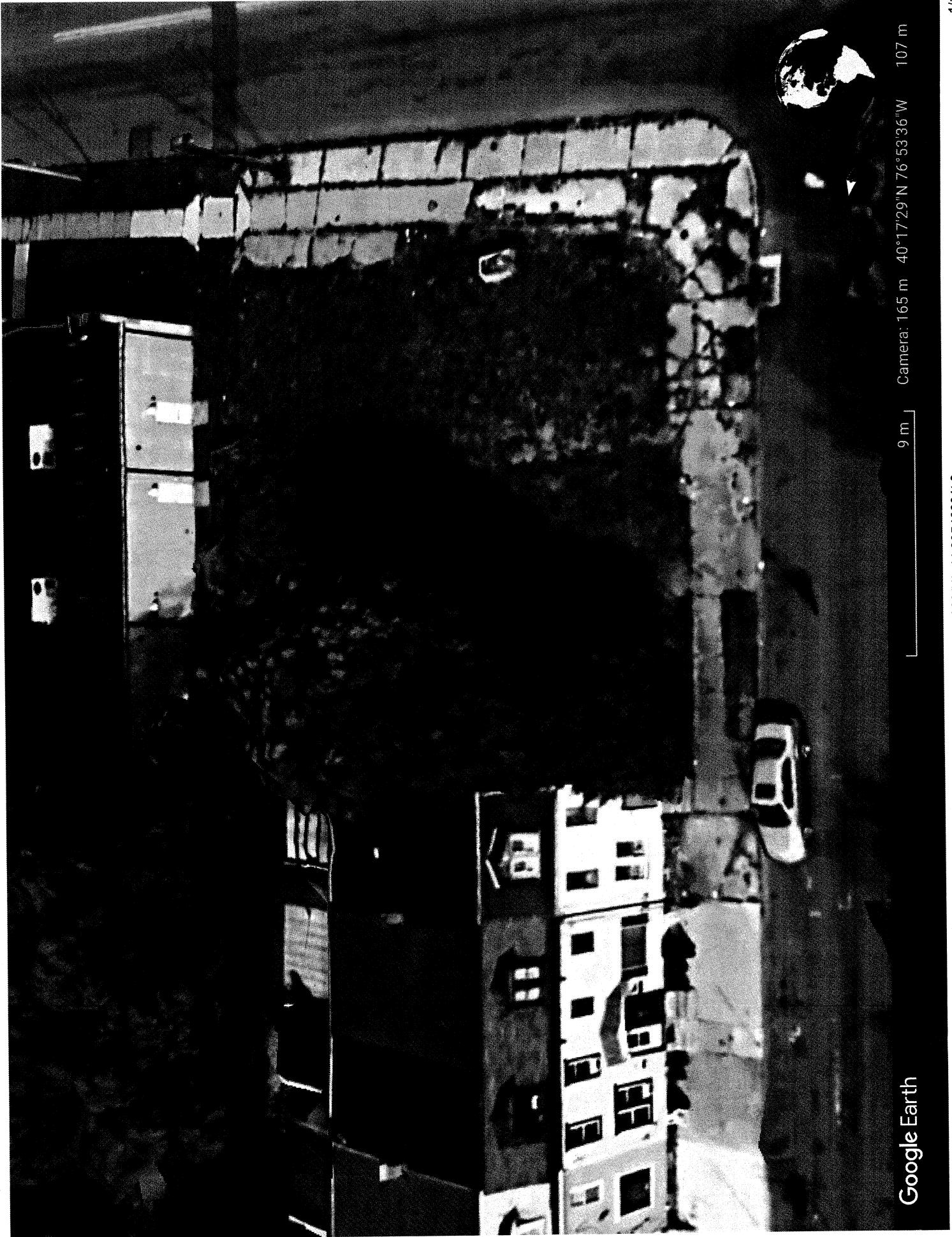

Secretary



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FOR SOCIAL RESPONSIBILITY**

Potential Developer Status YMCA Harrisburg Cornerstone Initiative, LLC

1. Description of proposed use- The land acquired from the Redevelopment Authority will be used to build newly constructed family homes. The project will support the affordable housing crisis. The homes will be sold affordable to first time home buyers. There will be a conversion of 4 lots converted into 3 which will allow us to build 3 homes. The lot numbers are 2728, 2730, 2732, and 2734 Jefferson St.
2. See attached Plan of Consistency letter.
3. The YMCA Harrisburg Cornerstone Initiative, LLC was formed in 2021 and is in the process of completing its first four newly built houses. This project also supports affordable housing.
4. We will be replacing to parcels which houses were built at one point. We plan to stay in line with the rest of the neighborhood but also build as they once were. See attached parcel information.
5. Our plan is to use the floor plan of the original homes. We will study the houses currently on that block and use the exact floor plan. The size of the rooms will be significantly bigger due to the consolidation of 4 lots into 3.
6. \$600,000 includes development plans, and construction.
7. We currently have \$400,000 from the sale of our past affordable housing project but also a \$500,000 commitment from PHFA.
8. Development plans completed by summer 2022. Project would start in spring of 2023 and finish by summer 2023.
9. \$1,000 good faith fee attached. We are offering \$1,000 per lot which equals \$4,000 total.
10. See attached.
11. Financial and Credit Statement attached.





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