

RESOLUTION NO. 22-2024

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a Proposal, dated November 13, 2024, from **Latino Hispanic American Community Center** with its office located at 1301 Derry Street, Harrisburg, PA, 17104 for the purchase of 218 S. 13<sup>th</sup> Street (PID 02-012-022), 232 S. 13<sup>th</sup> Street (PID 02-012-025), and 236 S. 13<sup>th</sup> Street (PID 02-012-027) 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 **Latino Hispanic American Community Center** 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:

- A. **Latino Hispanic American Community Center** is hereby designated as the *Potential Developer* of the Property for the period of six (6) months, during which time **Latino Hispanic American Community Center** 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.
- B. **Latino Hispanic American Community Center** 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.
- C. Consideration for the Property shall be \$9,000, plus the developer shall pay all Authority's closing costs, including but not limited to the 2% transfer tax.
- D. 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.

11/19/24  
Date

  
Secretary



June 21, 2024

Harrisburg Redevelopment Authority  
10 N 2<sup>nd</sup> Street, Harrisburg, PA, 17101

1301 Derry Street  
Harrisburg PA 17104  
Phone. 717 232-8302  
Fax. 717.836-7358  
www.lhacc.org

**EXECUTIVE DIRECTOR & CEO**

Ms. Gloria Vázquez Merrick

**EXECUTIVE COMMITTEE**

Board Chair- Mrs. Johanna El-Fawal  
Vice-President - Mr. Juan Maldonado  
Secretary - Timothy J. Yunker, Esq.  
Treasurer - Edwin Segarra

**BOARD MEMBERS**

Mr. Robert Torres  
Ms. Grace Vazquez  
Ms. Tish Jackson  
Mr. Gerson Pinzon  
Mr. Jerry Escalante  
Mr. Edwin Segarra

**ADVISORS**

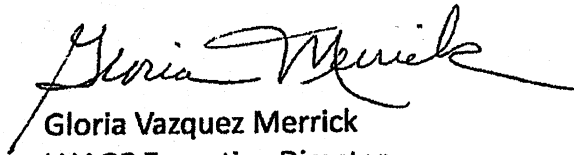
Mr. Mark Kogan, Esq.  
Mr. Robert G. Bee

To Whom it May Concern:

The Latino Hispanic American Community Center(LHACC) would like to purchase the 3 lots to complete the parking lot. The additional lots are in the process of being purchased from Tri County Community Action. See attached plot plan identifying the 218 S. 13<sup>th</sup> St. (02-012-022), 232 S. 13<sup>th</sup> St. (02-012-025) and 236 S. 13<sup>th</sup> St. (02-012-027). The parking lot will be improved over time with lights and security cameras if necessary. LHACC owns the 1301 Derry St and is in constant need of additional parking. LHACC is purposing to purchase the lots for \$1,000 each for a total of \$3,000.

Let us know if you would like any additional information.

Respectfully,

  
Gloria Vazquez Merrick  
LHACC Executive Director

The Latino Hispanic American Community Center (LHACC) has been recognized by the IRS as a charitable organization under regulation 501 C (3). The official registration and financial information of LHACC may be obtained from the Pennsylvania Department of State by calling toll free within Pennsylvania 1-800-732-0999. Registration does not imply endorsement.

# Financial Interests Disclosure/Update Report

Department of Building  
and Housing Development

City of Harrisburg

## Owner/Developer Information

Indicate whether this is an Initial Report  or an Update Report

1. Owner/Developer Name, Address, and Phone (include area code)

0117232-8302

Latino Hispanic American Community Center

2. Social Security Number or Employer ID Number

3. Program Name

4. Amount of City Assistance Requested/Received

5. State the name and location (street address, City and State) of the project or activity:

218, 232, 236 S 13<sup>th</sup> St. Harrisburg PA 17104

## Part I Threshold Determinations

1. Have any of the Interested Parties filed for bankruptcy, experienced (or have pending) legal litigation, filed (or have pending) litigation against the City of Harrisburg, do any of the Interested Parties have partnership interest in another entity that filed for bankruptcy, experienced (or have pending) legal litigation, or filed (or have pending) litigation against the City of Harrisburg?

Yes  No

2. Do any of the Interested Parties have delinquent real estate taxes, delinquent City utility accounts, or Building Code violations on any properties owned in the City of Harrisburg; or do any of the Interested Parties have partnership interest in another entity that has delinquent real estate taxes, delinquent City utility accounts, or Building Code violations on any properties owned in the City of Harrisburg?

Yes  No

If you answered "Yes" to either question 1 or 2, Stop! You must attach additional detail documenting each of these items, curative measures taken, disposition of litigation, and explain all the important events pertaining to it.

## Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

Department/State/Local Agency Name and Address	Type of Assistance	Amount Requested/Provided	Expected Uses of the Funds

(Note: Use Additional pages if necessary.)

## Part III Interested Parties. You must disclose:

- All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and
- any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)	Social Security No. or Employee ID No.	Type of Participation in Project/Activity	Financial Interest in Project/Activity (\$ and %)
BUSSARD, CHARLES E.	177420948	Accountant	0%

(Note: Use Additional pages if necessary.)

## Part IV Release for Verification of Information & Financial Privacy Notice. You must provide a Verification of Information and Financial Privacy Notice, as completed by each of the Interested Parties in Part III. (Note: Use Form Attached.)

### Certification

Warning: If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosures of information, including intentional non-disclosure, is subject to civil money penalty not to exceed \$10,000 for each violation.

I certify that this information is true and complete.

Signature:

*Gloria Merick*

Date: (mm/dd/yyyy)

7/1/2024

# Dauphin County, PA Parcel Viewer

Parcel ###-###-### or Adresse





**PARKING LOT CONCEPTUAL PLAN**

FOR

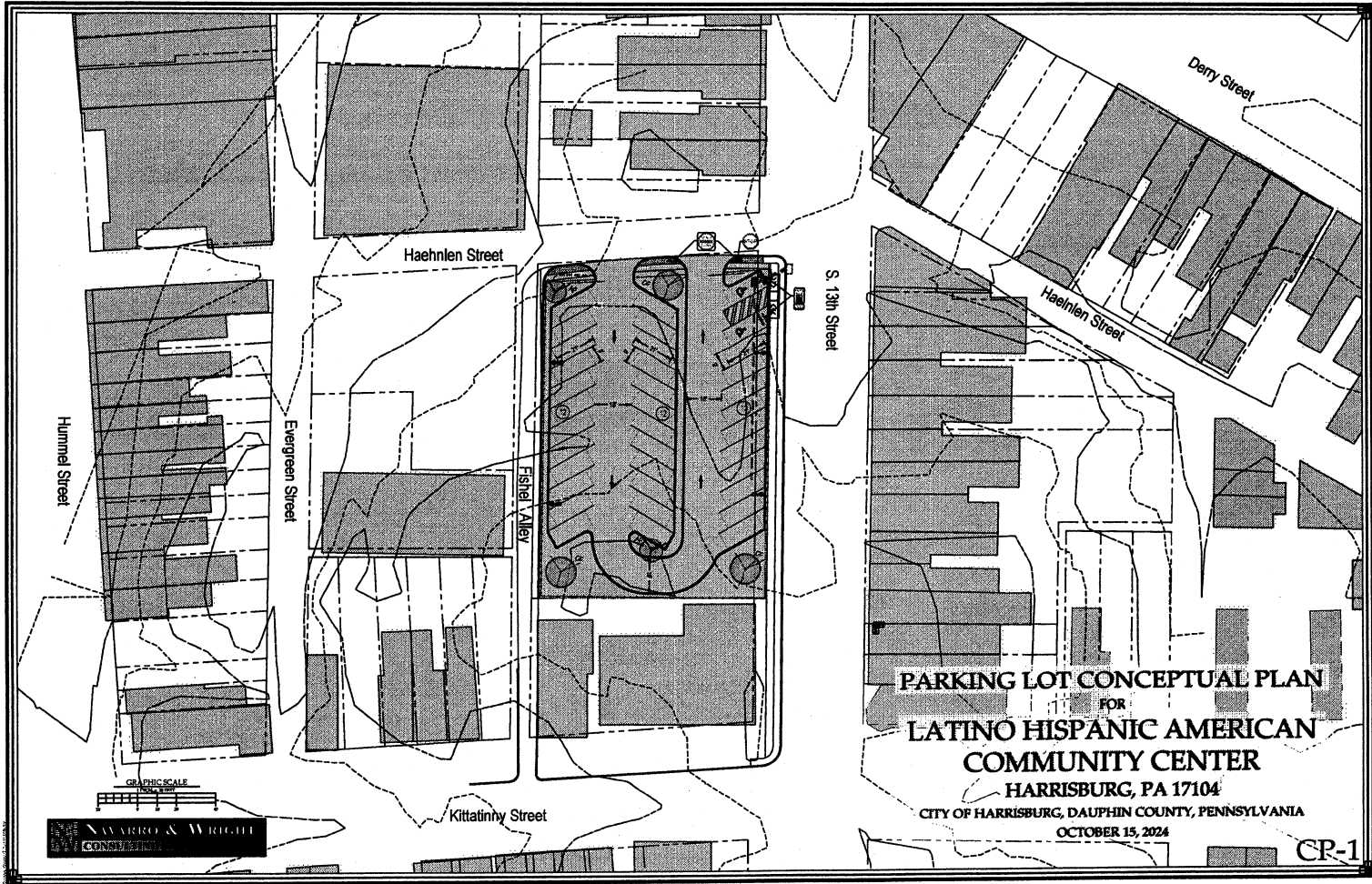
**LATINO HISPANIC AMERICAN  
COMMUNITY CENTER**

**HARRISBURG, PA 17104**

**CITY OF HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA**

**OCTOBER 15, 2024**

**NAVARRO & WRIGHT**  
CONSULTANTS



**PARKING LOT CONCEPTUAL PLAN**  
FOR  
**LATINO HISPANIC AMERICAN**  
**COMMUNITY CENTER**

**HARRISBURG, PA 17104**  
CITY OF HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA  
OCTOBER 15, 2024

GRAPHIC SCALE  
0 10 20 30 40 50  
**NAVARRO & WRIGHT**  
CONSULTANTS

CP-1



**PARKING LOT CONCEPTUAL PLAN**

FOR

**LATINO HISPANIC AMERICAN  
COMMUNITY CENTER**

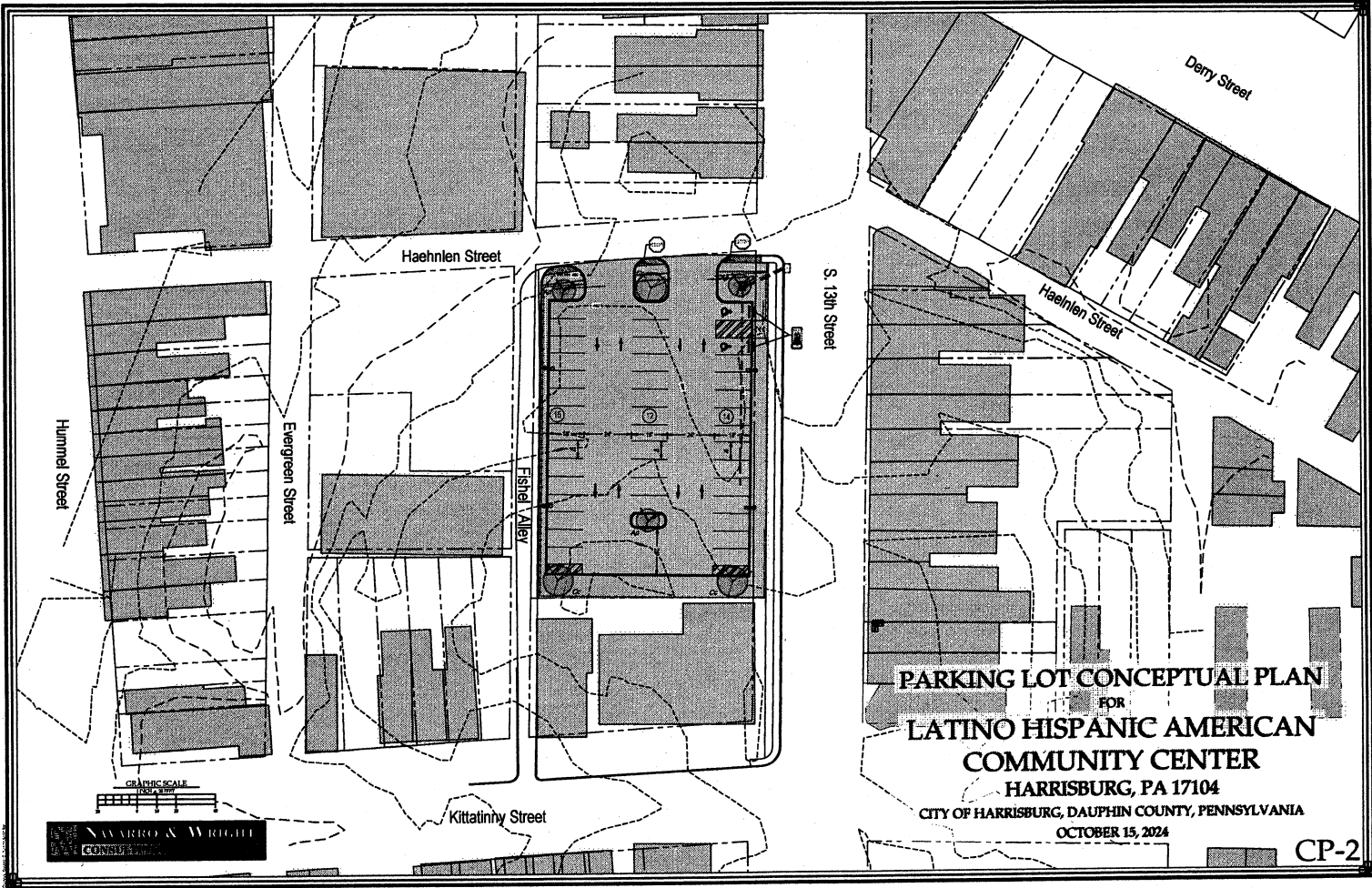
**HARRISBURG, PA 17104**

**CITY OF HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA**

**OCTOBER 15, 2024**

**NAVARRO & WRIGHT  
CONSULTANTS**

CP2



**PARKING LOT CONCEPTUAL PLAN**  
FOR  
**LATINO HISPANIC AMERICAN**  
**COMMUNITY CENTER**

**HARRISBURG, PA 17104**  
CITY OF HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA

OCTOBER 15, 2024

CP-2

GRAPHIC SCALE  
1" = 10'  
**NAVARRO & WRIGHT**  
INC.





151 Reno Avenue  
New Cumberland, PA 17070  
P: (717) 441-2216  
F: (717) 441-2218  
www.navarrowright.com

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# Memo

**To:** Paul Navarro, PE  
**From:** Andrew Levine, PE  
**cc:** File  
**Date:** 10/16/24  
**Re:** Latino Hispanic American Community Center Parking Lot

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The Latino Hispanic American Community (Community) wishes to develop several vacant lots located at the intersection of 13<sup>th</sup> Street and Haehnlén Street in the City of Harrisburg, PA for use as a parking lot. The existing parcels are vacant and being informally utilized for parking by the neighborhood. The Community wishes to consolidate the lots and develop a formal parking lot for use by the neighborhood and the Community.

Based upon a review of the City of Harrisburg Zoning Ordinance, the project site lies within the Commercial Neighborhood zoning district, an Accessory Parking lot or Structure is a Permitted use within the Commercial Neighborhood zoning district (City of Harrisburg Zoning Ordinance §7-305.7 Permitted Uses by Zoning District). The development of a parking lot must adhere to the development standards of the zoning district which the proposed project meets or can meet such as the minimum lot width, area, and lot coverage requirements (§7-307.3A).

Stormwater management for the parking lot will conceptually be a combination of infiltration and conveyance into the city storm sewer system at the intersection of 13<sup>th</sup> Street and Haehnlén Street. Access to the parking lot will be from Haehnlén Street.

As the project site is a fairly level gravel surface at this time, construction of a parking lot, including storm drainage structures, electrical conduit for parking lot lighting, curbing and pavement, is estimated to take approximately 2 months. Design, Permitting, Bidding and Award of contract for the proposed project should be accomplished in approximately 4 to 5 months. The total estimated project timeframe is approximately 7 months to completion.

**Site Work Opinion of Probable Cost  
Latino Hispanic Community Center  
City of Harrisburg, Dauphin County, Pennsylvania**

Item Description	Unit Cost	Unit	Quantity	Cost	
<b>I Site Work</b>					
Cut	\$ 5.00	CY	575	\$ 2,875	
Fill	\$ 3.00	CY	-	\$ -	
Export and Placement	\$ 20.00	CY	575	\$ 11,500	
<b>II Stormwater Management</b>					
15" dia. SL CPP	\$ 33	LF	22	\$ 726	
Type 'C' Inlet - Finish and Set	\$ 4,000	EA	1	\$ 4,000	
Underdrain [Perforated 8" dia. SL CPP]	\$ 18.00	LF	100	\$ 1,800	
Infiltration Testing	\$ 800	EA	2	\$ 1,600	
<b>III Driveway / Parking Lot Construction</b>					
Parking Lot Paving					
12" 2A Subbase	\$ 25	SY	1,710	\$ 42,750	
6" Pervious Pavement	\$ 20	SY	1,710	\$ 34,200	
Concrete Sidewalk	\$ 8.50	SF	375	\$ 3,188	
Pavers	\$ 20.00	SF	140	\$ 2,800	
Access Drive Pavement Restoration	\$ 12.00	SF	176	\$ 2,112	
Parking Lot Striping	\$ 0.50	LF	1,430	\$ 715	
Parking Lot Markings	\$ 2.00	SF	350	\$ 700	
8" Concrete Curb	\$ 15	LF	780	\$ 11,700	
Signs	\$ 150	EA	4	\$ 600	
Light Poles	\$ 5,850	EA	4	\$ 23,400	
<b>IV Miscellaneous</b>					
Landscaping					
Deciduous Trees	\$ 350	EA	6	\$ 2,100	
Evergreen Trees	\$ 200	EA	-	\$ -	
Shrubs	\$ 75	EA	-	\$ -	
Perennial and Ornamental Grass	\$ 30	EA	-	\$ -	
Fencing and Gates	\$ 20	LF	560	\$ 11,200	
<b>V Erosion &amp; Sediment Control Facilities</b>					
Rock Construction Entrance	\$ 2,100	EA	1	\$ 2,100	
12" Filter Sock	\$ 6	LF	600	\$ 3,600	
Inlet Protection	\$ 185	EA	1	\$ 185	
Wash Rack Water Filter Trap	\$ 1,200	EA	1	\$ 1,200	
Concrete Washout	\$ 500	EA	1	\$ 500	
				<b>Subtotal</b>	<b>\$ 165,551</b>
				<b>20% Engineering/Administration/Contingency</b>	<b>\$ 33,110</b>
				<b>Total</b>	<b>\$ 198,661</b>

I certify that the quantities and costs shown for the above listed improvements are true and correct based on current market conditions.



11/15/2024  
Date

Paul J. Navarro, P.E.  
Navarro & Wright Consulting Engineers, Inc.

**LATINO HISPANIC AMERICAN COMMUNITY PARKING LOT-2025**

	January	February	March	April	May	June	July	August	September	October	November	December
Task 1 - Design/Permitting	█											
Task 2 - Prepare Bid Documents			█									
Task 3 - Receive Bids				◆								
Task 4 - Award Bid to Contractor					█							
Task 5 - Begin Construction					◆							
Task 6 - Construction					█							
Task 7 - Punchlist							█					
Task 8 - Project Closeout							◆					