

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 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. **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.

1/21/25
Date

Alexander G. M.
Secretary

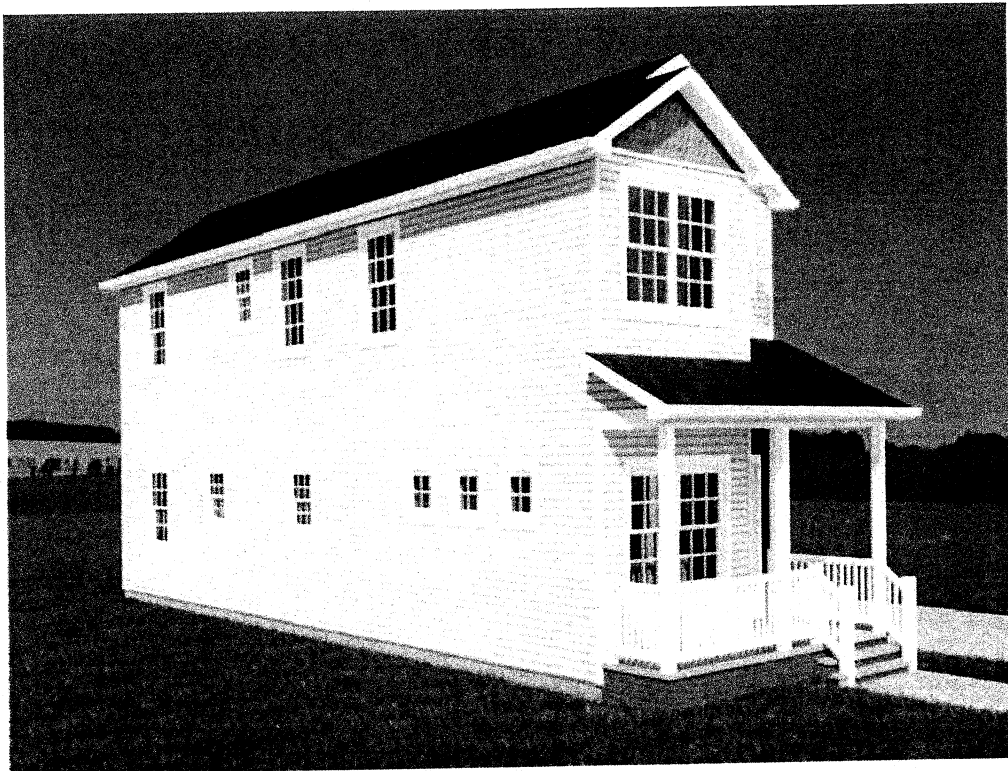
EXHIBIT A

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

BARKEY TOWNHOMES

16 Townhomes for Sale | Rent
CITY OF HARRISBURG



I. EXECUTIVE SUMMARY

Project Overview: The development consists of 16 newly constructed townhomes located in Harrisburg, Pennsylvania, designed to meet the growing demand for quality housing in the region. This project is a collaboration between Super Bowl Champion LeSean McCoy and his construction company, Crazy Work Construction, known for its commitment to quality and community-driven development.

Development Team: A dynamic, proven team dedicated to revitalizing Harrisburg city through thoughtful, community-driven development.

At the helm is LeSean McCoy, renowned Super Bowl Champion, Philadelphia Eagles Hall of Fame inductee, television sportscaster, and entrepreneur. His passion for enhancing communities translates into a bold, inclusive vision for creating affordable, sustainable residential and commercial properties that benefit all.

Partnering with LeSean is Vice Capital, a full-service development firm with an impressive track record of acquiring just under 60 residential and commercial properties across Pennsylvania, New Jersey, Florida, Maryland, and North Carolina. Their successes include the complete restoration of the historic Swallow Mansion on North 6th Street, featured in Architectural Digest, and the ongoing development of JMB Gardens, a 41-unit affordable housing project in uptown Harrisburg. With JMB Gardens already 80% complete, Vice Capital looks forward to welcoming families to new homes by March 2025. This team's long-standing expertise in affordable housing and construction ensures that each project is developed responsibly, sustainably, and with the community's needs at the forefront.

Rounding out this exceptional coalition is Crazy Work Construction, a trusted and innovative firm celebrated for delivering high-quality projects on time and on budget. Their recent work on JMB Gardens underscores their commitment to excellence and ability to manage both residential and commercial developments with skill and care.

Together, LeSean McCoy, Vice Capital, and Crazy Work Construction form a collective force dedicated to strengthening local communities through safe, affordable, and forward-looking housing solutions. This collaboration will not only revitalize underutilized land but also spark lasting growth, economic opportunity, and shared pride in our neighborhoods.

Location: The townhome community is strategically positioned in Harrisburg, the state capital of Pennsylvania, offering convenient access to major highways, employment hubs, schools, and essential amenities. The area has experienced an uptick in development and interest, making it an attractive location for first-time homebuyers, young professionals, and families.

Project Highlights:

- **16 Market-Rate Townhomes** – Modern, spacious, and energy-efficient homes designed with contemporary features and finishes.
- **Affordable Luxury** – Each townhome will feature high-end interior finishes, open-concept layouts, smart home technology, and private outdoor spaces.

- **Green and Sustainable Design** – Incorporating eco-friendly materials and energy-efficient systems, these homes will appeal to environmentally-conscious buyers.
- **Amenities** – A well-designed community with ample parking, landscaped communal areas, and easy access to recreational spaces.

Market Opportunity: Harrisburg’s housing market has shown steady growth, with increasing demand for modern, well-built homes. The market-rate townhomes will cater to a broad demographic, including professionals, young families, and retirees seeking a quality living environment close to the city’s cultural, recreational, and economic opportunities. With the involvement of a high-profile developer like LeSean McCoy, this project is expected to generate significant interest, adding prestige and visibility to the community.

Final Disposition: The final disposition of the newly constructed townhomes, whether they will be sold or rented, will be determined by the evolving needs of the community. Flexibility remains key, as current market demands, local housing requirements, and long-term neighborhood goals may call for a combination of both sale and rental options. By adapting to communal priorities, the development aims to create a balanced and sustainable living environment that serves diverse households and fosters a sense of community.

Financial Outlook: The townhomes will be priced competitively for the Harrisburg market, ensuring strong demand while maintaining high standards of construction and design. The project is positioned to achieve profitable returns through a combination of strategic pricing, premium construction quality, and its location in a high-demand market.

II. SOURCES AND USES

USES	
AQUISITION	\$48,000
FINANCING COSTS	\$139,051
HARD CONSTRUCTION	\$3,380,800
SOFT COSTS	\$320,300
OTHER COSTS	\$290,108
TOTAL	\$4,178,259

ANTICIPATED SOURCES	
DEVELOPER EQUITY COMMITMENT	\$700,000
DAUPHIN COUNTY	25,000
CONSTRUCTION LOAN – VIS CAPITAL	\$3,453,259
TOTAL	\$4,178,259

Barkely Townhomes - Harrisburg

Development Schedule

Phase 1: Pre-Development (Months 1-3)

- **Month 1: Project Initiation**
 - Assemble project team (developers, architects, engineers).
 - Conduct initial feasibility studies and site assessments.
- **Month 2: Zoning Research**
 - Review local zoning regulations and requirements.
 - Identify any necessary zoning changes or variances.
- **Month 3: Pre-Application Meeting**
 - Schedule and conduct a pre-application meeting with Harrisburg planning officials.
 - Gather feedback on project plans and zoning requirements.

Phase 2: Zoning Approval (Months 4-6)

- **Month 4: Zoning Application Submission**
 - Prepare and submit zoning application to the Harrisburg Zoning Board.
 - Include site plans, project descriptions, and any required documentation.
- **Month 5: Public Hearing**
 - Attend public hearing for zoning application.
 - Address any community concerns and gather support.
- **Month 6: Zoning Approval**
 - Receive zoning approval or any necessary variances.
 - Finalize zoning conditions and requirements.

Phase 3: Land Development Approval (Months 7-9)

- **Month 7: Land Development Application Submission**
 - Prepare and submit land development application to the Harrisburg Planning Commission.
 - Include detailed site plans, engineering reports, and environmental assessments.
- **Month 8: Review Process**
 - Engage with city officials and respond to any comments or requests for additional information.
 - Revise plans as necessary based on feedback.
- **Month 9: Land Development Approval**
 - Obtain land development approval from the Harrisburg Planning Commission.
 - Finalize any conditions of approval.

Phase 4: Construction Preparation (Months 10-11)

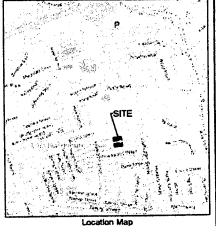
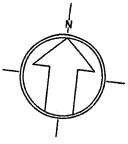
- **Month 10: Permitting**
 - Apply for necessary building permits from the City of Harrisburg.
 - Coordinate with utility companies for service connections.
- **Month 11: Site Preparation**
 - Conduct site clearing and grading.
 - Install temporary utilities and site fencing.

Phase 5: Construction (Months 12-18)

- **Month 12: Foundation Work**
 - Begin excavation and foundation work for the townhomes.
- **Months 13-15: Framing and Roofing**
 - Complete framing of the townhomes.
 - Install roofing and exterior sheathing.
- **Months 16-17: Interior Work**
 - Begin interior work including plumbing, electrical, and HVAC installations.
 - Start drywall installation and interior finishes.
- **Month 18: Final Inspections and Landscaping**
 - Conduct final inspections with city officials.
 - Complete landscaping and site improvements.

Phase 6: Project Completion (Month 19)

- **Month 19: Certificate of Occupancy**
 - Obtain Certificate of Occupancy from the City of Harrisburg.
 - Prepare for the sale and occupancy of the townhomes.



Location Map
Scale: 1" = 100'

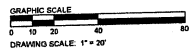
Legend

----- Proposed Lot Configuration
 --- Proposed Building
 - - - - - Proposed Easement

Lot Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Area (sq. ft.)	2,747	2,743	2,743	2,743	2,743	2,743	2,743	2,743	2,743	2,743	2,743	2,743	2,743	2,743	2,743
Area (sq. ft.)	4,128	4,128	4,128	4,128	4,128	4,128	4,128	4,128	4,128	4,128	4,128	4,128	4,128	4,128	4,128



Act 287
 All notices required by this act shall be published in the official newspaper of the county in which the subject property is located. The notice shall contain the name of the applicant, the location of the property, the nature of the proposed use, and the date of the hearing. The notice shall also contain the name of the engineer who has prepared the plan and the name of the engineer who has approved the plan. The notice shall be published in the official newspaper of the county in which the subject property is located. The notice shall be published in the official newspaper of the county in which the subject property is located.



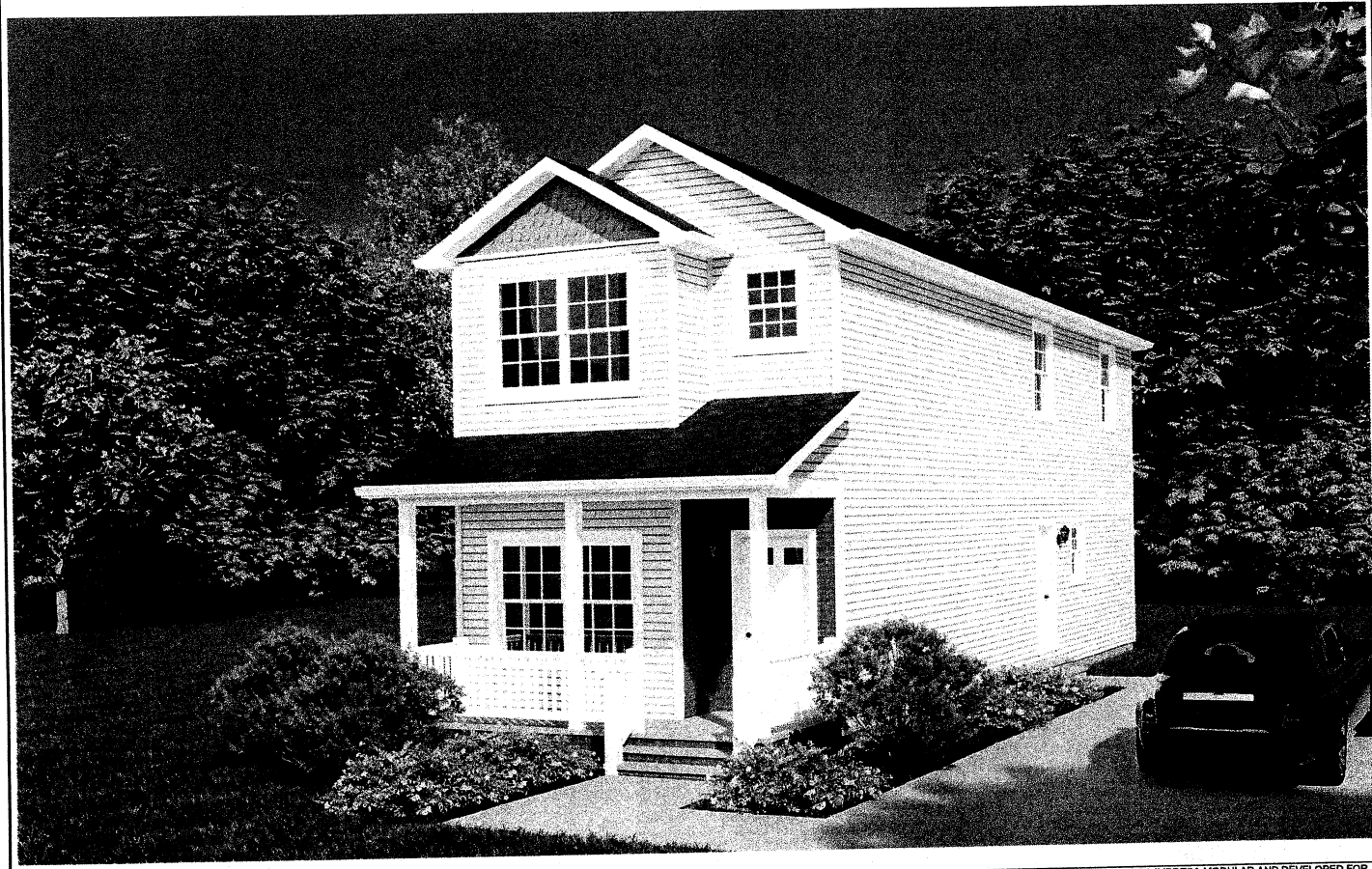
Draft 12-11-2024

Schematic Plan
BARKLEY LANE

CITY OF HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA

EUSTACE
 CIVIL ENGINEER
 1215 MARKET STREET
 HARRISBURG, PA 17101

DESIGNED BY	MSJ
CHECKED BY	EMW
DATE	JUN
DRAWING NO.	24030-01



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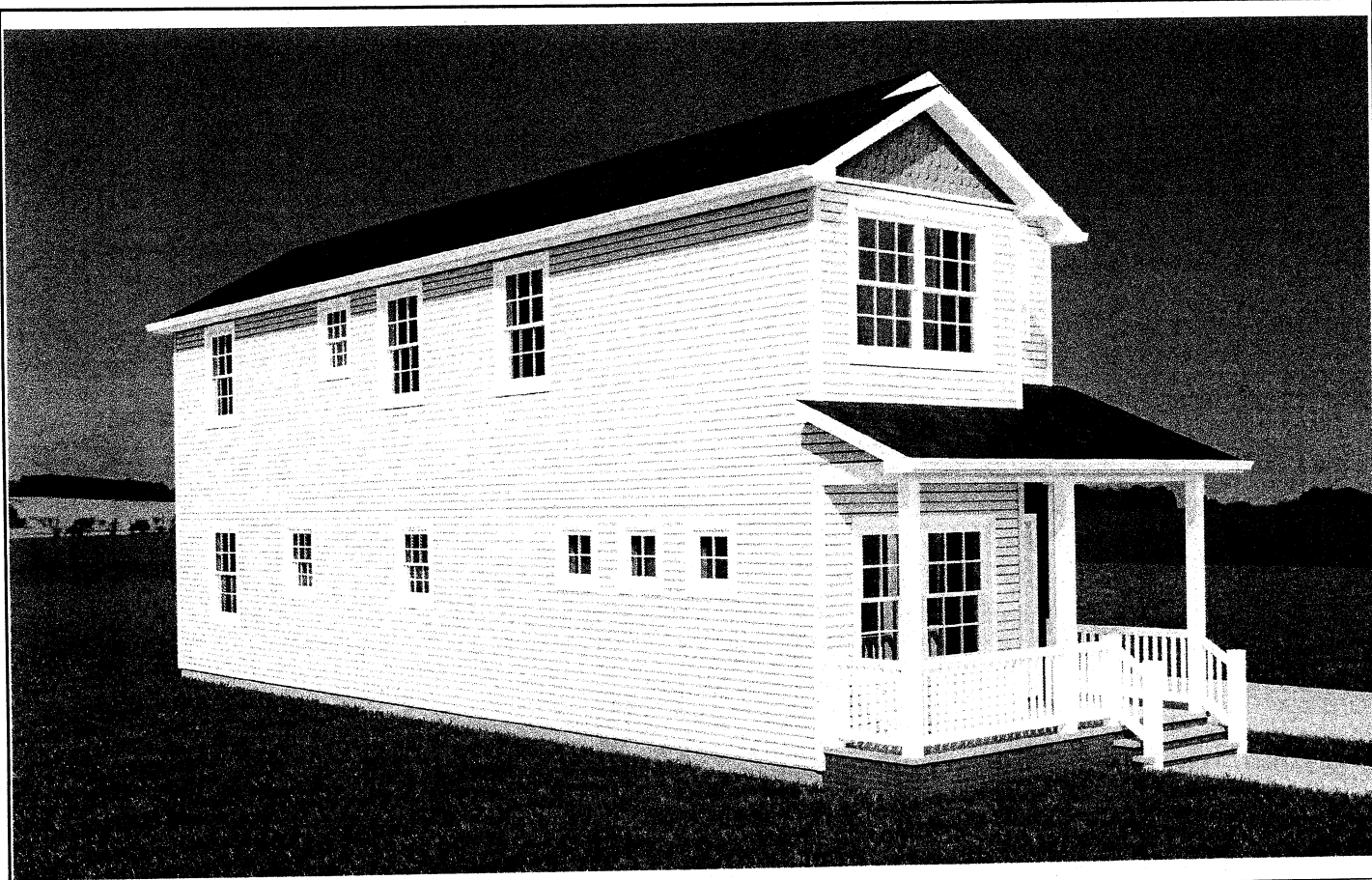
RENDERING


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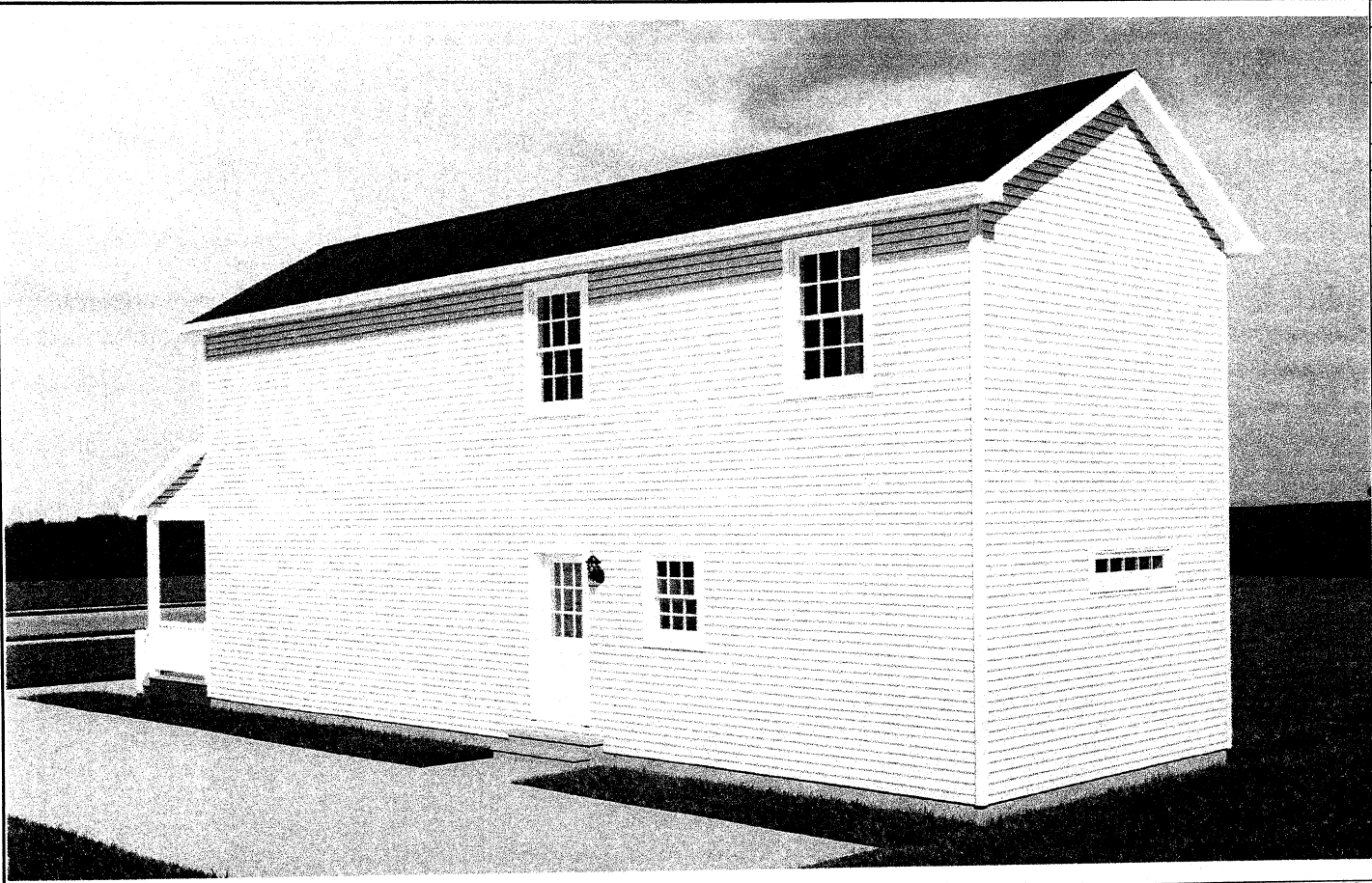
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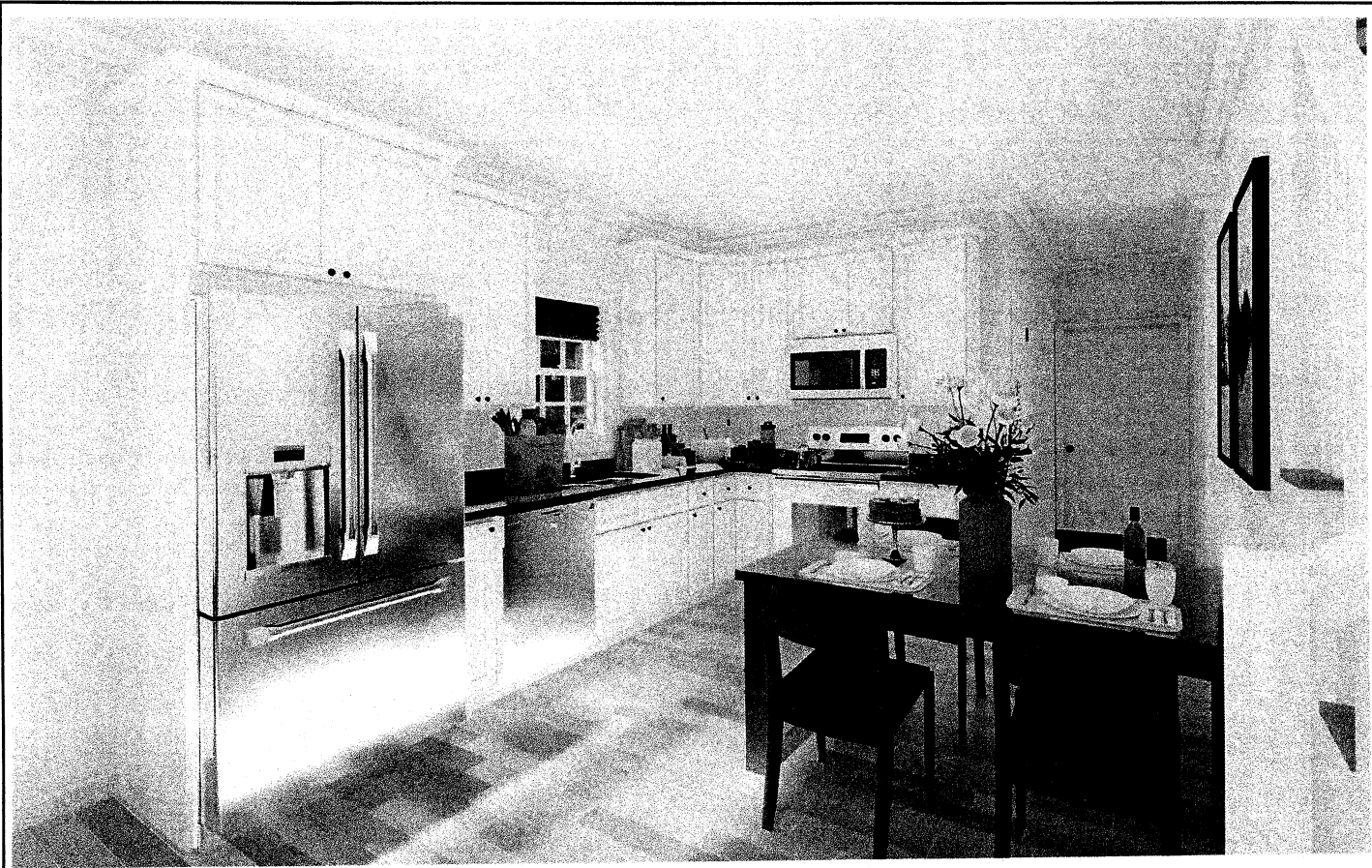
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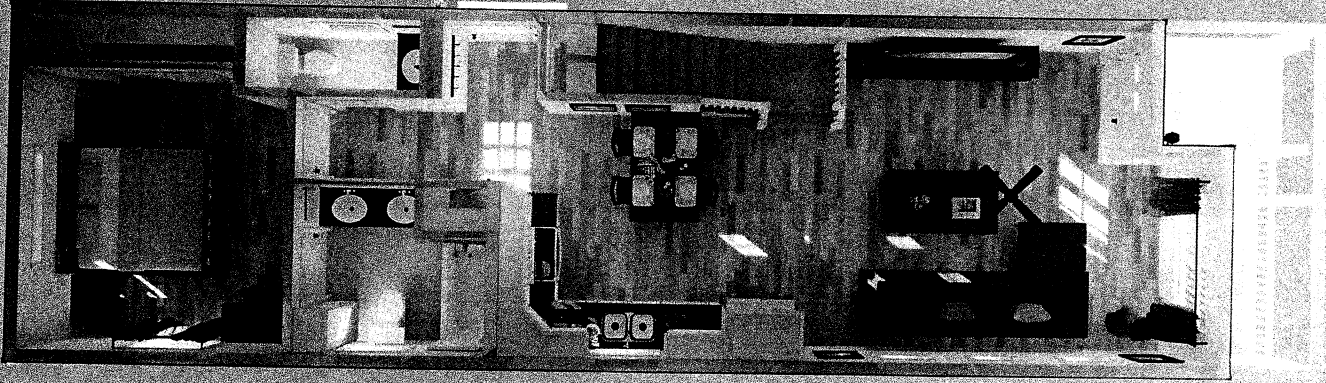


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3D VIEW

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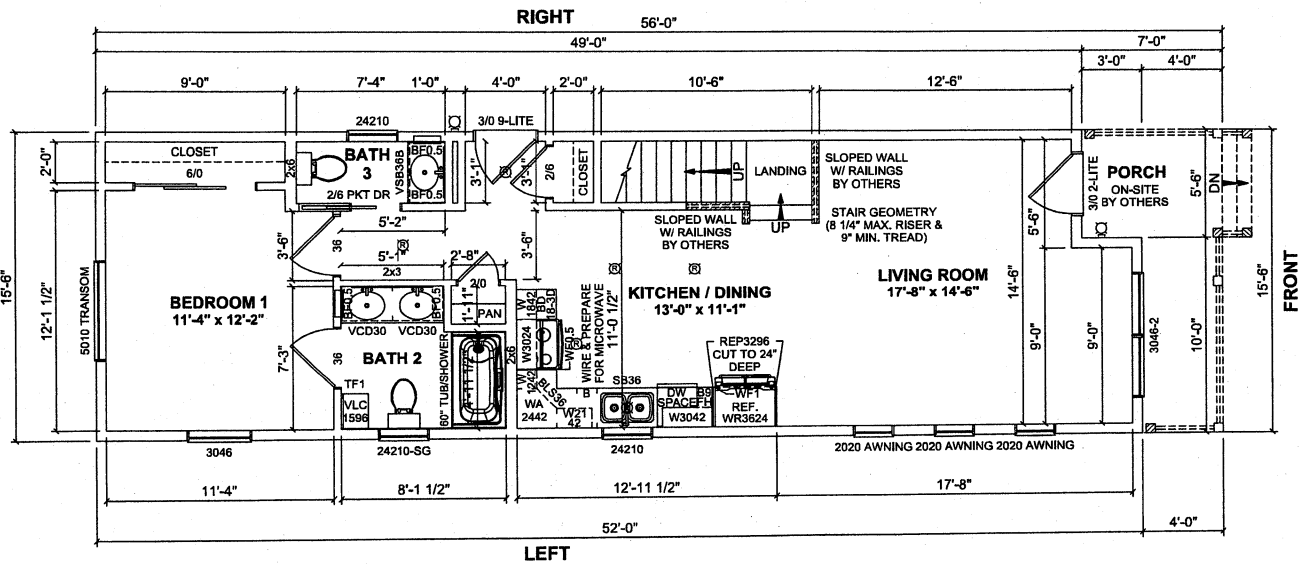
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- NOTES:**
1. 2x6 EXTERIOR WALLS EXCEPT AS NOTED.
 2. 2x4 INTERIOR WALLS EXCEPT AS NOTED.
 3. 9'-0" CEILING HEIGHT 1ST FLOOR & 8'-0" CEILING HEIGHT 2ND FLOOR.
 4. 7/12 NON-STORAGE ROOF EXCEPT AS NOTED.

1ST FLOOR: 789.5 SQ.FT.
 2ND FLOOR: 789.5 SQ.FT.
 TOTAL AREA: 1,579 SQ.FT.

PORCH: 79 SQ.FT.

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FIRST FLOOR PLAN

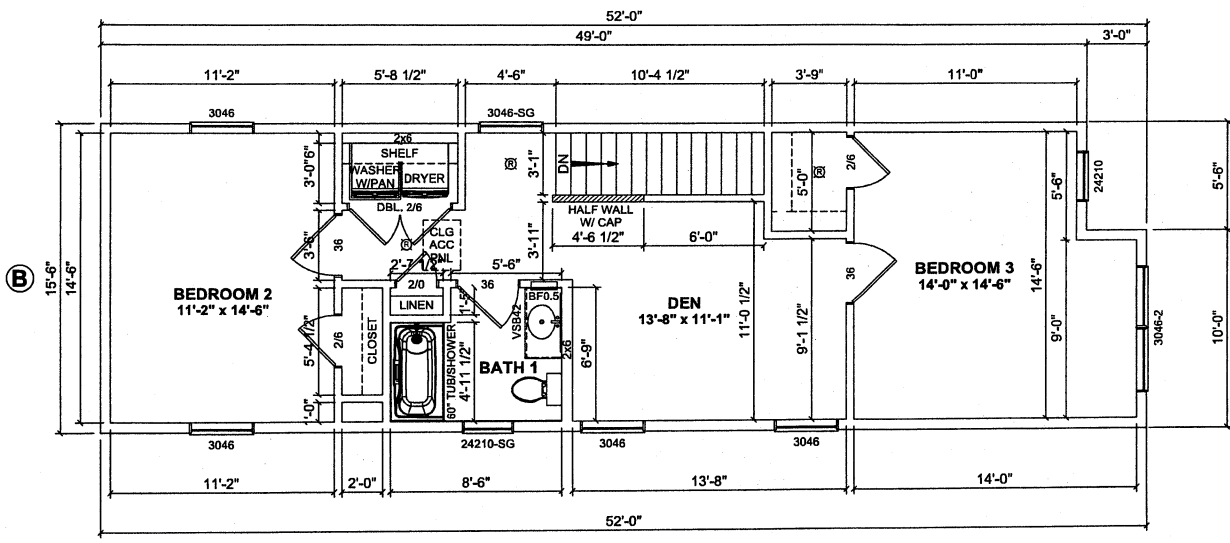
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SECOND FLOOR PLAN

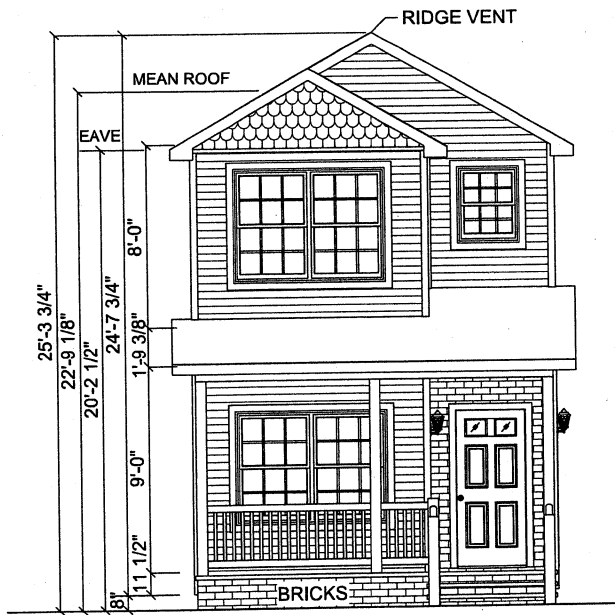
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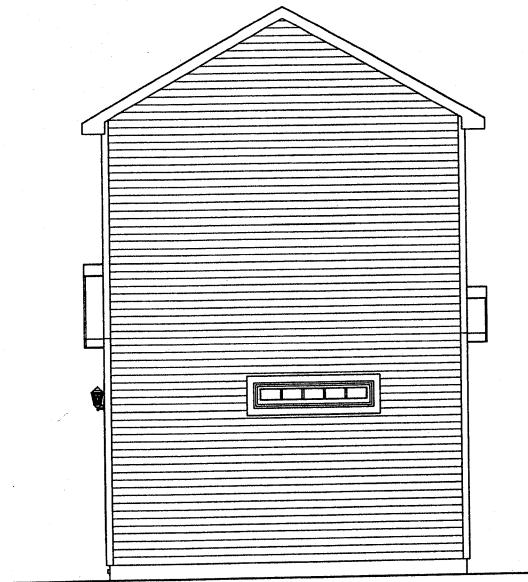
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FRONT ELEVATION



REAR ELEVATION

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ELEVATIONS

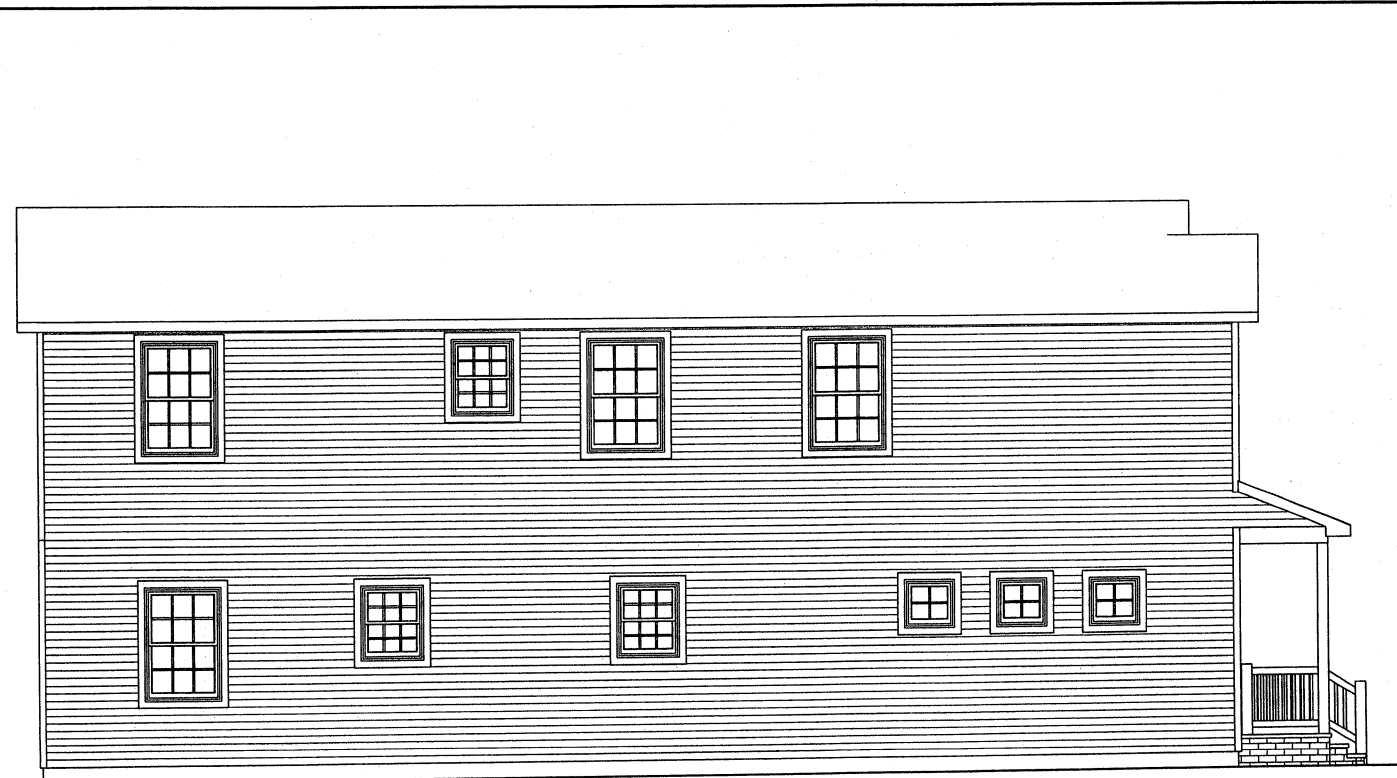
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FAX: 615-418-2505
WWW.IMPRESAMODULAR.COM

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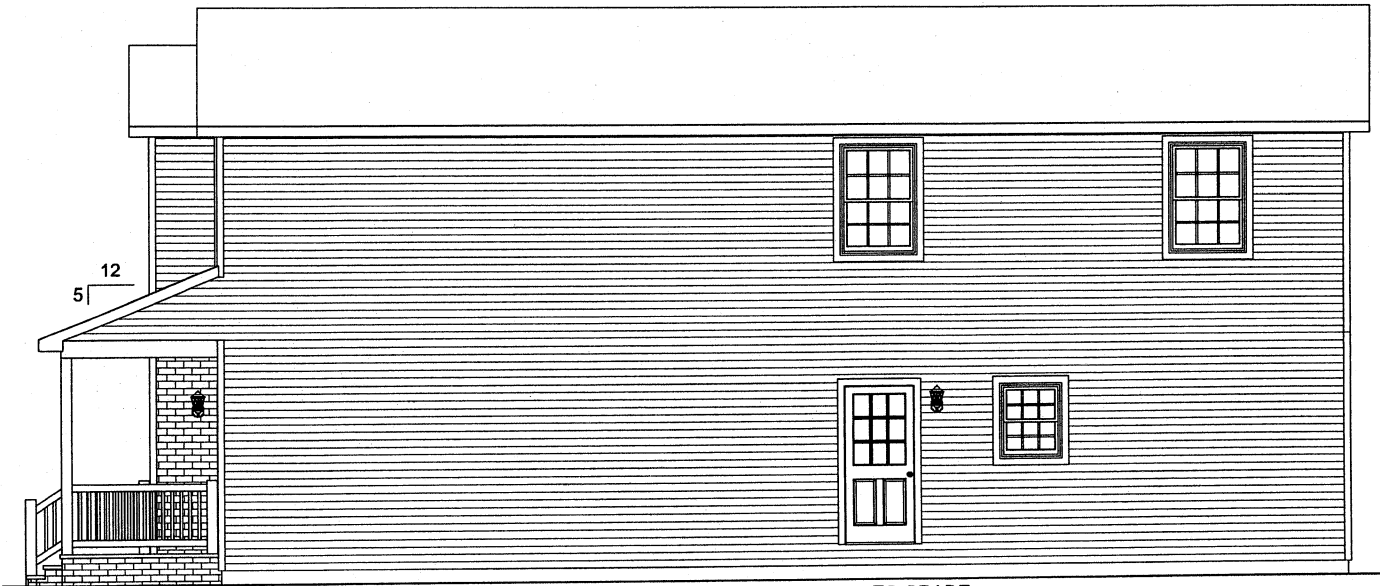
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LEFT ELEVATION

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MARTINSBURG, WV 25405			SHEET:		
FAC 877-410-2595			2.1		
WWW.IMPRESAMODULAR.COM					

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RIGHT ELEVATION

REVISION	DATE	BY	REVISION	DATE	BY
0	02/15/2024	SC			

ELEVATION

CUSTOMER:
 ADDRESS:
 impresa MODULAR
 100 WINDY HILL DRIVE
 MARTINSBURG, WV 25405
 WWW.IMPRESAMODULAR.COM

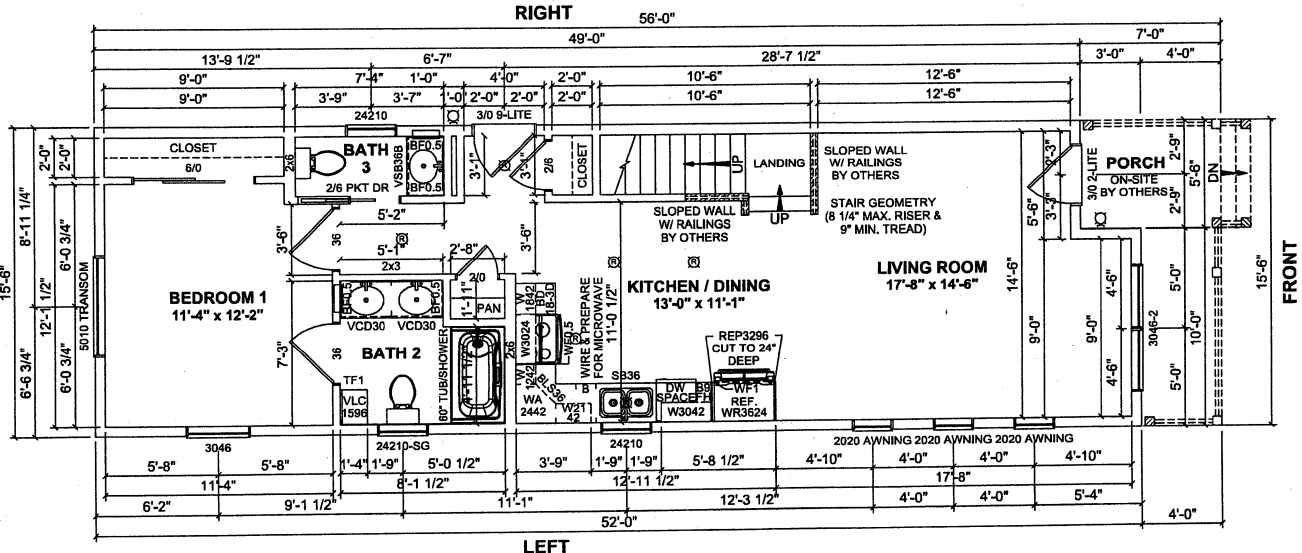
SCALE:
 1/4"=1'-0"

SHEET:
 2.2

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REAR

A




- NOTES:**
1. 2x6 EXTERIOR WALLS EXCEPT AS NOTED.
 2. 2x4 INTERIOR WALLS EXCEPT AS NOTED.
 3. 9'-0" CEILING HEIGHT 1ST FLOOR & 8'-0" CEILING HEIGHT 2ND FLOOR.
 4. 7/12 NON-STORAGE ROOF EXCEPT AS NOTED.

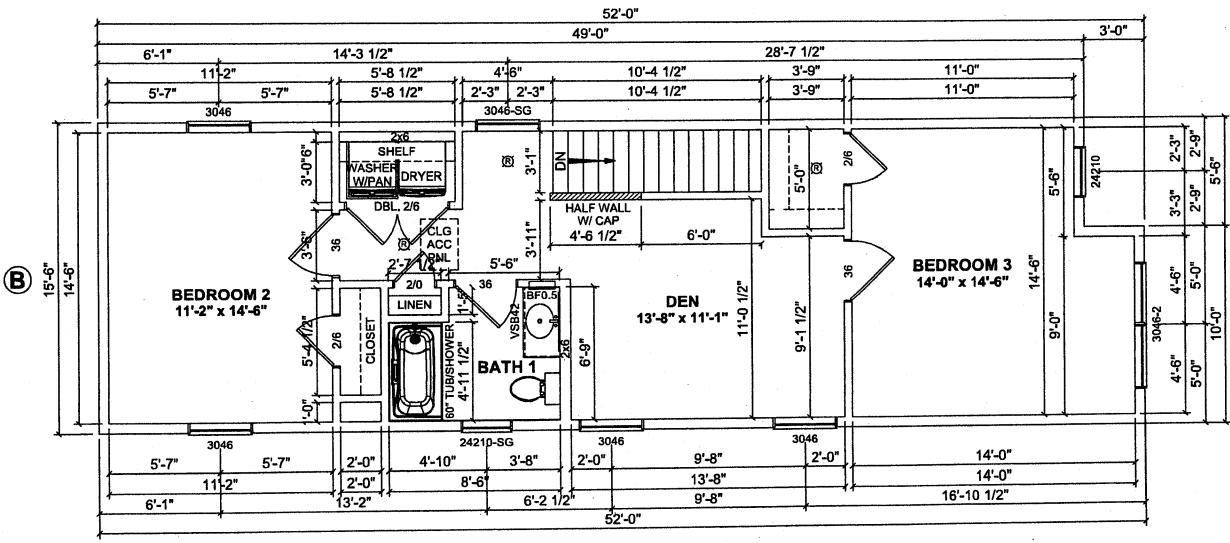
1ST FLOOR: 789.5 SQ.FT.
 2ND FLOOR: 789.5 SQ.FT.
 TOTAL AREA: 1,579 SQ.FT.

PORCH: 79 SQ.FT.

REVISION:	DATE:	BY:	REVISION:	DATE:	BY:
0	10/15/2024	SC			
FIRST FLOOR PLAN					
CUSTOMER:					
ADDRESS:					
 1538 WINCHESTER AVE. MARTINSBURG, WV 25405 FAX 877-415-2595 WWW.IMPRESAMODULAR.COM					
SCALE:					
N.T.S.					
SHEET:					
3.0					

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REVISION:	DATE:	BY:	REVISION:	DATE:	BY:
0	02/15/2024	SC			
SECOND FLOOR PLAN					
CUSTOMER:			ADDRESS:		
 impresa MODULAR 1588 WINCHESTER AVE. HANOVER, NH 03045 FAX 603.774.2535 WWW.IMPRESAMODULAR.COM					
SCALE:			SHEET:		
N.T.S.			3.1		



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Private Lending
Private Equity

Corporate Headquarters:
250 Park Avenue 7th Floor
New York, NY 10177
Westchester Office:
44 South Broadway
White Plains, NY 10601
T: 212-858-0290
F: 212-202-7772

January 9, 2024

Mr. LeSean McCoy
SPV to be formed
761 Cattail Drive
Harrisburg, Pennsylvania 17111

Loan Pre-Approval

Dear Mr. McCoy:

Based on the information that you provided and our review of your credit package, you have been Pre-Approved for a loan amount of **\$3,500,000.00**. Please note that interest rates are based on current market conditions, which are subject to change.

Borrower:	SPV to be formed
Guarantor:	LeSean McCoy
Property:	16 Lots to be developed in Harrisburg, Pennsylvania
Purchase Price:	\$48,000.00
Development Budget:	\$3,500,000

We have financed several of your construction projects and look forward to working with you this new development project. Once you have submitted your detailed budget for review, and have confirmed that you are proceeding, it is our intent to issue a term sheet to cover up to 100% of your development budget. We are pleased to be working with you again.

If we may be of further assistance to you, please feel free to contact us.

VIS Capital Venture, LLC

Rachel Ploski

By: Rachel Ploski
Title: Chief Operating Officer