

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

10 N. Second Street, Suite 405, Harrisburg, PA 17101 717.255.3000 www.Redevophbg.org

REGULAR MEETING – August 17, 2021 – 12:30 P.M.

AGENDA

- I. Call to Order
- II. Minutes of the Regular Meeting of July 20, 2021
- III. Treasurers Report – June and July 2021, 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. 26-2021 – authorizing the Authority to approve Angel Fox of Fox’s Wash and Go the status of Potential Developer of four (4) parcels; three located at 1243-1247 Market Street and one at 10 S. Cameron Street for the project of (a) a new Laundromat with apartments above and (b) a new parking lot for the customers.

- VIII. Other Business
- IX. Adjournment

Means To Attend

*** In Person Meeting Location:** 10 N. Second Street, Suite 405, Harrisburg PA. 17101

*** Join via Microsoft TEAM:** https://teams.microsoft.com/l/meetup-join/19%3ameeting_MWNkYmU4YjctYzg1NC00YWE2LWJINzQtNGIzZWUwMTBmODA1%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

RESOLUTION NO. 26-2021

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) has received a Proposal dated 14 June 2021 from **Angel Fox** (“DEVELOPER”) 1243 Market (PID 09-045-006), 1245 Market (PID 09-045-005), 1247 Market (PID 09-045-004), 8 S. 13th (PID 09-045-009), and 10 S. 13th (PID 09-045-010) Street (all in the City of Harrisburg and collectively, the “Property”); and

WHEREAS, the Authority owns the Property; and

WHEREAS, the Authority is willing to permit DEVELOPER 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. **Angel Fox** is hereby designated as the *Potential Developer* of the Property for the period of six (6) months, during which time DEVELOPER 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. DEVELOPER 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 for 1243-1247 Market Street shall be \$7,500, and the buyer shall pay all Authority’s closing costs, including transfer taxes.
4. The sale price for 8-10 S. 13th Street shall be negotiated to the satisfaction of the Authority’s Executive Director and Solicitor, which shall include the buyer pay all Authority’s closing costs, including transfer taxes.
5. 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.

Date

Secretary