

**REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG**

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

**SPECIAL MEETING – August 27, 2021 – 12:30 P.M.**

**AGENDA**

- I. Call to Order
- II. Minutes of the Regular Meeting **NONE**
- III. Treasurers Report **NONE**
- IV. Communications **NONE**
- V. Public Comment Regarding Matters of Concern of Authority Business or Agenda Items.
- VI. Old Business **NONE**
- VII. New Business

**Proposed RESOLUTION NO. 28-2021** – authorizing the Authority to approve Christopher/Erica Bryce and Harrisburg Commercial Interiors and Associates, Inc. the status of “*Designated Developer*” for the project of new construction affordable housing located on the 67 parcels in the MarketPlace Development.  
**OR**

**Proposed RESOLUTION NO. 28-2021** – authorizing the Authority to approve RB Development LLC the status of “*Designated Developer*” for the project of new construction affordable housing located on 67 parcels in the MarketPlace Development.

- VIII. Other Business **NONE**
- IX. Adjournment

**Means To Attend**

**\* In Person Meeting Location:** M.L.K. City Government Center 10 N. Second Street, Harrisburg PA. 17101 in the Lower-Level Media Room across from the elevator.

**\* Join via Microsoft TEAM:** [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_NWl3ODYwOWQlOGQxMS00YTM5LWI4Y2UtYWVlNjRjOTg5M2Mz%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](https://teams.microsoft.com/l/meetup-join/19%3ameeting_NWl3ODYwOWQlOGQxMS00YTM5LWI4Y2UtYWVlNjRjOTg5M2Mz%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. 28-2021**  
**Harrisburg Redevelopment Authority**

WHEREAS, the City of Harrisburg (“City”) is under negotiations with a partnership between **Christopher/Erica Bryce and Harrisburg Commercial Interiors and Associates, Inc** (“DEVELOPER”) for the purchase of sixty-seven (67) parcels in the MarketPlace Townhome neighborhood as more fully described on their 2 August 2021 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 Developer has submitted a proposal, and plans have progressed to the level that staff has recommended that the Developer be **Designated as the Developer of the Property**.

NOW, THEREFORE, BE IT RESOLVED that (A) **Christopher/Erica Bryce and Harrisburg Commercial Interiors and Associates, Inc.** is hereby designated as Developer of the Property, and (B) the proper Officers of the Board of Directors of the Authority are hereby authorized to execute a standard Special Warranty Deed, Redevelopment Agreement, Quit Claim Deed, and all necessary documents for the conveyance of the Property to Developer, contingent upon the following conditions being met:

- A. The Property shall be developed as Residential and Residential/Commercial mixed-use building(s), and related site improvements including off-street parking.
- B. Consideration for the Property shall be \$435,500, plus developer shall pay all Authority’s closing costs, including but not limited to the 2% transfer tax.
- C. **DEVELOPER** shall be in compliance with all applicable local regulations, including but not limited to, the building, planning, zoning and affirmative action regulations of the City of Harrisburg.
- D. **DEVELOPER** shall have secured all financing necessary to construct and complete the improvements described within its 2 August 2021 Proposal.
- E. Settlement may occur at any time subject to all terms and conditions of the Redevelopment Contract.
- F. The Property shall remain subject to all real estate taxes in perpetuity, regardless of whether the use qualified for an exemption from the same under any applicable law.
- G. The Property shall be subject to re-capture by the Quit Claim Deed if Developer does not abide by the terms of the Redevelopment Contract.
- H. Such other conditions that the staff of the Authority and its solicitor deem reasonable and appropriate.

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Date

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Secretary

**RESOLUTION NO. 28-2021**  
**Harrisburg Redevelopment Authority**

WHEREAS, the City of Harrisburg (“City”) is under negotiations with a partnership between **RB DEVELOPMENT LLC** (“DEVELOPER”) for the purchase of sixty-seven (67) parcels in the MarketPlace Townhome neighborhood as more fully described on their 2 August 2021 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 Developer has submitted a proposal, and plans have progressed to the level that staff has recommended that the Developer be **Designated as the Developer of the Property**.

NOW, THEREFORE, BE IT RESOLVED that (A) **RB DEVELOPMENT LLC** is hereby designated as Developer of the Property, and (B) the proper Officers of the Board of Directors of the Authority are hereby authorized to execute a standard Special Warranty Deed, Redevelopment Agreement, Quit Claim Deed, and all necessary documents for the conveyance of the Property to Developer, contingent upon the following conditions being met:

- A. The Property shall be developed as Residential and Residential/Commercial mixed-use building(s), and related site improvements including off-street parking.
- B. Consideration for the Property shall be \$400,000, plus developer shall pay all Authority’s closing costs, including but not limited to the 2% transfer tax.
- C. **DEVELOPER** shall be in compliance with all applicable local regulations, including but not limited to, the building, planning, zoning and affirmative action regulations of the City of Harrisburg.
- D. **DEVELOPER** shall have secured all financing necessary to construct and complete the improvements described within its 2 August 2021 Proposal.
- E. Settlement may occur at any time subject to all terms and conditions of the Redevelopment Contract.
- F. The Property shall remain subject to all real estate taxes in perpetuity, regardless of whether the use qualified for an exemption from the same under any applicable law.
- G. The Property shall be subject to re-capture by the Quit Claim Deed if Developer does not abide by the terms of the Redevelopment Contract.
- H. Such other conditions that the staff of the Authority and its solicitor deem reasonable and appropriate.

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Date

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Secretary