

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

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

SPECIAL MEETING – March 27, 2025 – 11:30 P.M.

AGENDA

- I. Call to Order
- II. Minutes of the Regular Meeting **NONE**
- III. Treasurer's 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

RESOLUTION NO. 11-2025 – Authorizing the Authority to approve the buyout sale of “S01Towner” located on N. 4th and Walnut Streets to Harristown Development Corporation for the consideration of One Dollar (\$1.00) according to the terms and conditions of their Lease Agreement.

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

Means To Attend

* **In Person Meeting Location:** Rev. Dr. Martin L. King Jr. Government Center 10 N. Second Street, 4th Floor, Suite 405 Conference Room, Harrisburg, PA 17101

* **Join via Microsoft TEAMS:** https://teams.microsoft.com/l/meetup-join/19%3ameeting_NmE1Mjk5ZTMtNWFjYS00OWQ4LWEExODAtYTBIZTgyOTZIMmRj%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

Meeting ID: 219 975 229 977

Passcode: ha6Kc2Uq

If you have trouble joining the TEAMS meeting, call 717-255-3150 for assistance.

RESOLUTION NO. 11-2025
Harrisburg Redevelopment Authority

The Board of Directors of The Redevelopment Authority of the City of Harrisburg, a Pennsylvania Redevelopment Authority (the “Authority”), hereby take the following actions as authorized at the meeting of the Board of Directors on March 18, 2025.

WHEREAS, the Authority and Harristown Development Corporation, a Pennsylvania non-profit corporation (“Harristown”), are parties to that certain Lease Agreement dated January 30, 2015 (the “Lease Agreement”) pursuant to which the Corporation leases to Harristown the “S01 Tower”, contained within the lower and upper basements and floor 1 and floors 3 through 15 of Strawberry Square, Phase I and being the same premises as Condominium Primary Unit 1, Storage Units 1 and 2 (also referred to in Exhibit “C” to the Condominium Declaration as spaces 2 and 5), and 56 Parking Space Units (collectively the “Property”), all as identified in the Condominium Declaration for Strawberry Square, including the Plats and Plans and all other exhibits thereto, filed on January 2, 2015, at Instrument No. 20150000073 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania (the “Condominium Declaration”);

WHEREAS, pursuant to Section 40 of the Lease Agreement, the Authority granted to Harristown an option to purchase the Property for a total consideration of One Dollar (\$1.00);

WHEREAS, Harristown seeks to exercise its option to purchase the Property and the parties desire to proceed with the sale of the Property, pursuant to the terms and conditions of the Lease Agreement;

WHEREAS, the Property shall be sold “as-is, where-is” and with Harristown paying all applicable realty transfer taxes and costs.

WHEREAS, the Authority seeks to enable the purchase of the Property pursuant to Section 40 of the Lease Agreement, contingent upon completion of all preconditions as set forth below.

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

1. The Authority is authorized to sell the Property “as is, where-is” to Harristown pursuant to the terms and conditions of the Lease Agreement and for a total consideration of One Dollar (\$1.00) with Harristown paying all applicable realty transfer taxes and costs.
2. 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.
3. Bryan Davis, as Executive Director of the Corporation (the “Authorized Signatory”) shall be and hereby is authorized and empowered to execute and deliver in the name and on behalf of the Authority, any and all documents regarding the sale

of the Property and such additional documents, agreements and certificates as may be incidental thereto, the signature of the Authorized Signatory on any of the foregoing documents, agreements and certificates being sufficient for all purposes, provided that all conditions that the staff of the Authority and its solicitor deem necessary are met; and

4. The Authorized Signatory is hereby authorized to execute all such other documents and instruments necessary to complete the sale of the Property to Harristown, including, but not limited to, a deed, affidavits, settlement sheet and any release or termination documents related to the sale of the Property provided that all conditions that the staff of the Authority and its solicitor deem necessary are met.

The following resolutions have been duly authorized and approved by the Board of Directors of the Corporation at the meeting of the Board of Directors referenced above.

Resolution No. 11-2025 adopted on March 18, 2025, moved by _____
seconded by _____ abstained by _____

Date

Secretary

**THE REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG,
A PENNSYLVANIA REDEVELOPMENT AUTHORITY**

CERTIFICATION OF RESOLUTION

I, Alex Reber, being the Secretary of The Redevelopment Authority of the City of Harrisburg, a Pennsylvania redevelopment authority, do hereby certify that the following is a true and correct copy of Resolution 11-2025 adopted by the Board of Directors of the Corporation on March 18, 2025 and that the same has not been altered, amended or rescinded and remains in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Corporation this 18th day of March, 2025.

Secretary