

RESOLUTION NO. 10-2013

Harrisburg Redevelopment Authority

WHEREAS, the City of Harrisburg, through the Department of Building and Housing Development ("City") is negotiating with Second Street Baptist Church for the rehabilitation of one structure located at 1613A N. 5th Street, and vacant lots at 1615, and 1617 N. 5th Street (PID 12-12-40, 12-12-41, and 12-12-42) (collectively, the "Property") for the purposes of developing and operating a drug and alcohol mentoring service; and

WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") is the title holder on behalf of the City, and the City has exclusive use and control over the selection of developer for re-use of this property; and

WHEREAS, the City has recommended to the Authority that Second Street Baptist Church be designated as *Potential Developer* of the Property for a period of time in order to further assist it in its activities; and

WHEREAS, the Authority is willing to permit Second Street Baptist Church 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. Second Street Baptist Church is hereby designated as the *Potential Developer* of the Property for the period of six (6) months, during which time Second Street Baptist Church 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. Upon recommendation by the City that Second Street Baptist Church has provided final proposal acceptable to the City for the redevelopment of the Property including, but not limited to, development (design) plans, development schedule, evidence of financial capability, all necessary and required approvals for applicable local regulations and zoning; the Authority shall review such to confirm Potential Developer has made satisfactory progress to undertake the proposed development.
3. The sale price for the Property is \$1.00, and the Second Street Baptist Church shall pay all Authority closing costs, fees and expenses, including but not limited to all reasonable attorney fees and all Real Estate transfer taxes.
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.
5. The Redevelopment Contract shall include language to require Second Street Baptist Church provide annual proof of payment of real estate taxes.

4-18-13

Date



Secretary