

RESOLUTION NO. 19-2014

Harrisburg Redevelopment Authority

WHEREAS, **Hamilton Health Center Community Services, Inc.** submitted a formal proposal to construct accessory off-street parking at 47 S. 14th Street for Hamilton Health Center and to construct a building with parking to house ancillary businesses such as child care services and/or the Humane Society; and


WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) owns 47 S. 14th Street, (the “Property”); and

WHEREAS, plans have progressed to the level that the Authority wishes to designate Hamilton Health Center Community Services, Inc. as *Designated Developer* of the Property.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Authority of the City of Harrisburg that (A) **Hamilton Health Center Community Services, Inc.** is hereby the *Designated Developer* of the Property, and (B) the Executive Director and proper Officers of the Board of Directors of the Authority are hereby authorized to execute a standard Special Warranty Deed, Redevelopment Contract, Quit Claim Deed, and related documents with the Developer for the conveyance of the Property, contingent upon the following conditions being met:

1. The Property shall be developed as accessory off-street parking and to construct a 4,896 SF building.
2. The final financial commitment, development plans, construction schedule, and construction budget shall be approved by staff of the Authority prior to title transfer and construction start.
3. Development/Construction plans 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.
4. Prior to Settlement, a sale price shall be negotiated, acceptable to the Authority Executive Director.
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.
6. The Property shall be subject to re-capture by Quit Claim Deed if Developer does not abide by the terms of the Redevelopment Contract.
7. Such other conditions that the staff of the Authority and its Solicitor deem reasonable and appropriate.

12/16/14
Date


Secretary