

RESOLUTION NO. 13-2018
Harrisburg Redevelopment Authority

WHEREAS, the City of Harrisburg (“City”) is under negotiations with **TLC Work-Based Training Programs, Inc.** (TLC) for the purchase of twenty-five (25) parcels in the Central Allison Hill neighborhood as more fully described on the attached “Offer To Purchase” from TLC’s October 2018 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, TLC has submitted a proposal, and plans have progressed to the level that staff has recommended that TLC be designated as the Developer of the Property.

NOW, THEREFORE, BE IT RESOLVED that (A) **TLC Work-Based Training Programs, 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 fifty (50) new affordable housing apartments and homes, of varying housing types, with a Community Service Facility, and related site improvements including off-street parking.
- B. Consideration for the Property shall be \$1, plus developer shall pay all Authority’s closing costs, including but not limited to the 2% transfer tax.
- C. **TLC Work-Based Training Programs, Inc.** 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. **TLC Work-Based Training Programs, Inc.** shall have secured all financing necessary to construct and complete the improvements described within its October 2018 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.

10-16-18
Date


Secretary

OFFER TO PURCHASE

TLC Work-Based Training Programs, Inc. (TLC) respectfully requests the Harrisburg Redevelopment Authority (HRA) donate for the price of One Dollar (\$1.00) each, 25 properties located on the Northside of the Allison Hill neighborhood in the City of Harrisburg as listed below.

In doing so, TLC will pay all legal fees and miscellaneous expenses incurred by the HRA related to the transfer of the properties, including Dauphin County transfer fees of 2% per property. Total reimbursable costs will not exceed the budgeted amount of \$25,000 and/or \$1,000 per property.

	Address	Parcel	Tax Record Owner
1	189 N 15th Street	09-016-002	REDEVELOPMENT AUTHORITY
2	187 N 15th Street	09-016-003	REDEVELOPMENT AUTHORITY
3	179 N 15th Street	09-016-007	REDEVELOPMENT AUTHORITY
4	177 N 15th Street	09-016-008	REDEVELOPMENT AUTHORITY
5	175 N 15th Street	09-016-009	REDEVELOPMENT AUTHORITY
6	171 N 15th Street	09-016-011	REDEVELOPMENT AUTHORITY
7	169 N 15th Street	09-016-012	REDEVELOPMENT AUTHORITY
8	159 N 15th Street	09-016-017	REDEVELOPMENT AUTHORITY
9	157 N 15th Street	09-016-018	REDEVELOPMENT AUTHORITY
10	158 N 15th Street	09-019-007	REDEVELOPMENT AUTHORITY
11	156 N 15th Street	09-019-008	REDEVELOPMENT AUTHORITY
12	154 N 15th Street	09-019-009	REDEVELOPMENT AUTHORITY
13	152 N 15th Street	09-019-010	REDEVELOPMENT AUTHORITY
14	150 N 15th Street	09-019-011	REEVES, KENNETH
15	1506 Regina Street	09-016-050	REDEVELOPMENT AUTHORITY
16	1508 Regina Street	09-016-051	REDEVELOPMENT AUTHORITY
17	1512 Regina Street	09-016-052	MURILLO, ALFREAD
18	1514 Regina Street	09-016-053	REDEVELOPMENT AUTHORITY
19	1516 Regina Street	09-016-054	REDEVELOPMENT AUTHORITY
20	34 N 15th Street	09-019-022	REDEVELOPMENT AUTHORITY
21	1451 Regina Street	09-019-021	REDEVELOPMENT AUTHORITY
22	1447 Regina Street	09-019-023	REDEVELOPMENT AUTHORITY
23	1445 Regina Street	09-019-024	REDEVELOPMENT AUTHORITY
24	1443 Regina Street	09-019-025	REDEVELOPMENT AUTHORITY
25	1441 Regina Street	09-019-026	REDEVELOPMENT AUTHORITY