

RESOLUTION NO. 8-2019
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a Proposal, dated April 2019, from **Shalom House** with its principle office located at 9 S. 15th Street, Harrisburg, PA, 17104 for the purchase of 10 N. 16th Street (PID 09-023-025, 12 N. 16th Street (PID 09-023-024), 14 N. 16th Street (PID 09-023-023), and 16 N. 16th Street (PID 09-023-022) in Harrisburg (collectively the "Property"); and

WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") owns the Property, and

WHEREAS, the Authority is willing to permit **Shalom House** 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. **Shalom House** is hereby designated as the *Potential Developer* of the Property for the period of six (6) months, during which time **Shalom House** 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. **Shalom House** is required to present a final proposal acceptable to the Authority for the redevelopment of the Property including, but not limited to, development (design) plans, development schedule, evidence of financial capability, approvals for applicable local regulations, and such other matters that within the discretion of the Authority are deemed reasonable and necessary, so that the Authority may determine whether or not the Potential Developer has made satisfactory progress to undertake the proposed development.
3. The sale price shall be negotiated to the satisfaction of the Authority's Executive Director and Solicitor, which shall include the buyer pay all Authority's closing costs, including 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.

5-21-19

Date



Secretary



May 9, 2019

Harrisburg Redevelopment Authority (HRA)
Attn: Mr. Bryan Davis, Executive Director
10 North Second Street, Suite 405
P.O. Box 2157
Harrisburg, PA 17105-2157

Re: Shalom House Transformational Services
K&W Project No. P18045

2201 North Front Street, Suite 200
Harrisburg, PA 17110
717.635.2835

Dear Mr. Davis:

www.kandwengineers.com

As a follow up to the package we submitted on April 10, 2019 and in accordance with our conversations since that time, please accept this letter as a clarification of Shalom House Transformational Services (Applicant) intentions at this time.

At this time, the Applicant desires to acquire just those four (4) parcels currently owned by HRA which comprise Phase 1A of their overall project as listed below and shown on the enclosed exhibit. A subsequent request may be submitted for additional properties as the project advances.

- 10 North 16th Street, PID 09-023-025
- 12 North 16th Street, PID 09-023-024
- 14 North 16th Street, PID 09-023-023
- 16 North 16th Street, PID 09-023-022

We respectfully request to be placed on the agenda for the May 21, 2019 Board of Directors meeting to present and discuss this application, answer questions, etc. If you should have any questions or require any additional information regarding this submission, please do not hesitate to contact me. Thank you.

Sincerely,

K&W

J. Marc Kurowski, PE
President and CEO

Enclosures

CC: Donna Shuler and Denise Britton – Shalom House (pdf via email only)
Troy Clark – Centurion Construction Group (pdf via email only)



ZONING APPLICATION
DERRY STREET CAMPUS DEVELOPMENT
FOR
SHALOM HOUSE

JULY 12, 2011
BY: [ILLEGIBLE]

[ILLEGIBLE]

[ILLEGIBLE]

[ILLEGIBLE]

[ILLEGIBLE]

GRAPHIC MAP
EXHIBIT A-
PROJECT
AREA

1 OF 1