

RESOLUTION NO. 14-2019
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg in Resolution 8-2019 approved **Shalom Properties** with its principle office located at 9 S. 15th Street, Harrisburg, PA, 17104 as the **Potential Developer** 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, **Shalom Properties** has submitted a proposal, and plans have progressed to the level that staff has recommended that **Shalom Properties** be designated as the Developer of the Property.

NOW, THEREFORE, BE IT RESOLVED that (A) Shalom House 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 playground as accessory for Capital Area Head Start services operating out of 1510 Market Street, Harrisburg, and as permitted by City Zoning Code.
- B. The Sale Price shall be \$2,000, and the buyer shall pay all Authority's closing costs, including transfer taxes.
- C. Developer 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. Settlement may occur at any time subject to all terms and conditions of the Redevelopment Contract.
- E. 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.
- F. 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.
- G. Such other conditions that the staff of the Authority and its solicitor deem reasonable and appropriate.

9/25/2019

Date


Secretary