

RESOLUTION NO. 10-2020
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) is under negotiations with a partnership between **Christopher/Erica Bryce and Harrisburg Commercial Interiors and Associates, Inc** (“DEVELOPER”) for the purchase of approximately one hundred-six (106) parcels in the Capitol Heights neighborhood as more fully described on their 28 May 2020 Proposal (all in the City of Harrisburg and collectively, the “Property”); and

WHEREAS, the Authority owns the Property; and


WHEREAS, the Property consists of four parcels in Capitol Heights Phase I, 36 parcels in Capitol Heights Phase IV, 52 parcels in Capitol Heights Phase V, and a grouping of 14 parcels near the intersection of N. 5th and Hamilton Streets.

WHEREAS, the Authority is willing to permit DEVELOPER 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. **DEVELOPER** is hereby designated as the *Potential Developer* of the Property for the period of twelve (12) months, during which time **DEVELOPER** 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. Within 180 days, **DEVELOPER** shall present a final proposal acceptable to the Authority for the redevelopment of the Capitol Heights Phases I and IV parcels, 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. Within 30 days after the completion of 55% of Capitol Heights Phase IV, **DEVELOPER** shall present a final proposal acceptable to the Authority for the redevelopment of the Capitol Heights Phase V and the N. 5th/Hamilton Street parcels, 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.
4. The sale price shall be negotiated to the satisfaction of the Authority’s Executive Director and legal counsel, which shall include the buyer pay all Authority’s closing costs, including transfer taxes.
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.

9-15-2020
Date


Secretary