

**RESOLUTION NO. 9-2020**  
**Harrisburg Redevelopment Authority**

WHEREAS, the Redevelopment Authority of the City of Harrisburg is under negotiations with **Harrisburg Commercial Interiors & Associates and Alli-Lin, LLC** (together, the "Developer") with its principle office located at 6430 Huntsmen Drive, Harrisburg, PA 17111 for the purchase of 28 N. Cameron Street, PID 09-004-005 and 38 N. Cameron Street PID 09-004-004 (collectively, the "Property"); and

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

WHEREAS, the Developer has submitted a proposal, and plans have progressed to the level that staff has recommended that the Developer be **Designated as the Developer of the Property**.

NOW, THEREFORE, BE IT RESOLVED that (A) **Harrisburg Commercial Interiors & Associates and Alli-Lin, LLC** 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 Commercial and Residential mixed-use building(s), and related site improvements including off-street parking.
- B. Consideration for the Property shall be \$25,000, plus developer shall pay all Authority's closing costs, including but not limited to the 2% transfer tax.
- C. **Harrisburg Commercial Interiors & Associates and Alli-Lin, LLC** 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. **Harrisburg Commercial Interiors & Associates and Alli-Lin, LLC** shall have secured all financing necessary to construct and complete the improvements described within its December 2019 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.

7-9-2020  
Date

  
Secretary