

RESOLUTION NO. 11-2021
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) in **Resolution 12-2019**, has recognized **RB Development LLC** as **Potential Developer** and in **Resolution 6-2020** extended its **Potential Developer** status for the purchase of 429, 439, and 441 Herr Street in Harrisburg (collectively the “Property”); and

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

WHEREAS, **RB Development LLC** has submitted a proposal, and plans have progressed to the level that staff has recommended that **RB Development LLC** be designated as the Developer of the Property; and

WHEREAS, **RB Development LLC** has formed **Bethel Village Associates, LLC**, a single-purpose ownership entity for this project, and requests **Bethel Village Associates, LLC** be the Designated Developer.

NOW, THEREFORE, BE IT RESOLVED that (A) **Bethel Village Associates, 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 mixed-use parking garage, commercial/retail space, and residential apartments.
- B. The Sale Price shall be \$20,000 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.

5-18-2021
Date


Secretary