

RESOLUTION NO. 17-2021
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) in **Resolution 10-2020**, as amended in **Resolution 4-2021**, has recognized **Christopher/Erica Bryce and Harrisburg Commercial Interiors and Associates, Inc.** (“Developer”) as **Potential Developer** of approximately one hundred-six (106) parcels in the Capitol Heights neighborhood as more fully described on their 28 May 2020 Proposal; and

WHEREAS, in accordance with **Resolution 4-2021**, the Developer has submitted a proposal for 4 parcels in earlier Phases and 21 parcels in Phase V, as detailed in Exhibit A (all in the City of Harrisburg and collectively, the “Property”); and

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

WHEREAS, Developer’s plans have progressed to the level that staff has recommended that **Christopher/Erica Bryce and Harrisburg Commercial Interiors and Associates, Inc.** be designated as the Developer of the Property; and

WHEREAS, **Christopher/Erica Bryce and Harrisburg Commercial Interiors and Associates, Inc.** has formed **Midtown Redevelopment LP**, a single-purpose ownership entity for this project, and requests **Midtown Redevelopment LP** be the Designated Developer.

NOW, THEREFORE, BE IT RESOLVED that (A) **Midtown Redevelopment LP** 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 \$24,750 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.

7-20-2021
Date

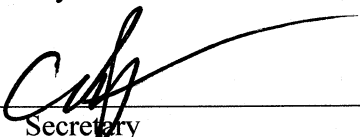

Secretary

EXHIBIT A

- 1) PID 12-004-125, 1750A Logan Street Lot 321
- 2) PID 12-003-097, Lot 59, Susquehanna Street
- 3) PID 12-003-096, Lot 58, Susquehanna Street
- 4) PID 12-004-018, 309 Kelker Street
- 5) PID 12-010-117, 1631 N. 3rd Street
- 6) PID 12-010-118, 1629 N. 3rd Street
- 7) PID 12-010-119, 1627 N. 3rd Street
- 8) PID 12-010-160, 1629 Rear N. 3rd Street
- 9) PID 12-010-161, 1627 Rear N. 3rd Street
- 10) PID 12-010-064, 1624 Logan Street
- 11) PID 12-101-063, 1626 Logan Street
- 12) PID 12-010-062, 1628 Logan Street
- 13) PID 12-010-061, 1630 Logan Street
- 14) PID 12-010-033, 319 Hamilton Street
- 15) PID 12-101-034, 317 Hamilton Street
- 16) PID 12-010-035, 315 Hamilton Street
- 17) PID 12-010-036, 313 Hamilton Street
- 18) PID 12-010-037, 311 Hamilton Street
- 19) PID 12-010-038, 309 Hamilton Street
- 20) PID 12-010-065, 322 Clinton Street
- 21) PID 12-010-066, 320 Clinton Street
- 22) PID 12-010-067, 318 Clinton Street
- 23) PID 12-010-068, 316 Clinton Street
- 24) PID 12-010-069, 314 Clinton Street
- 25) PID 12-010-070, 312 Clinton Street