

**RESOLUTION NO. 23-2021**  
**Harrisburg Redevelopment Authority**

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) in **Resolution 11-2019**, as amended in **Resolution 3-2020 and Resolution 21-2020**, has recognized **Camp Curtin YMCA** (“Developer”) with its principle office located at 2135 N. 6th Street, Harrisburg, PA, 17110, as **Potential Developer** of 632 Woodbine Street (PID 10-011-063), 634 Woodbine Street (PID 10-011-062), 638 Woodbine Street (PID 10-011-060), 640 Woodbine Street (PID 10-011-059), 642 Woodbine Street (PID 10-011-058), 644 Woodbine Street (PID 10-011-057), 646 Woodbine Street (PID 10-011-056), and 648 Woodbine Street (PID 10-011-055) in Harrisburg (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 **Camp Curtin YMCA** be designated as the Developer of the Property; and

WHEREAS, **Camp Curtin YMCA** requests that deed(s) be transferred to a yet-to-be formed Limited Partnership, a single-purpose ownership entity for this project.

NOW, THEREFORE, BE IT RESOLVED that (A) **Camp Curtin YMCA** 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:

1. The Property shall be developed as single-family houses and related site improvements.
2. The Property shall be conveyed to the Camp Curtin YMCA’s newly formed Limited Partnership.
3. The Sale Price shall be \$8,000 and the buyer shall pay all Authority’s closing costs, including transfer taxes.
4. 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.
5. Settlement may occur at any time subject to all terms and conditions of the Redevelopment Contract.
6. 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.
7. 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.
8. Such other conditions that the staff of the Authority and its solicitor deem reasonable and appropriate.

7-20-2021  
Date

  
Secretary