

RESOLUTION NO. 26-2021

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) has received a Proposal dated 14 June 2021 from **Angel Fox** (“DEVELOPER”) 1243 Market (PID 09-045-006), 1245 Market (PID 09-045-005), 1247 Market (PID 09-045-004), 8 S. 13th (PID 09-045-009), and 10 S. 13th (PID 09-045-010) Street (all in the City of Harrisburg and collectively, the “Property”); and

WHEREAS, the Authority owns the Property; and

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. **Angel Fox** is hereby designated as the *Potential Developer* of the Property for the period of six (6) 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. DEVELOPER is required to present a final proposal acceptable to the Authority for the redevelopment of the Property 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. The sale price for 1243-1247 Market Street shall be \$7,500, and the buyer shall pay all Authority’s closing costs, including transfer taxes.
4. The sale price for 8-10 S. 13th Street shall be negotiated to the satisfaction of the Authority’s Executive Director and Solicitor, 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.

8-17-2021

Date


Secretary

The City of Harrisburg,

I Angel Fox the current owner of Fox's Wash and Go located at 1254 Market St Harrisburg Pa 17103. I would like to make Bid/ Proposal to purchase the Land/ Parcels located at:

1243 Market St

1245 Market St

1247 Market St

I would like to purchase these parcels at \$50 each to build a new laundromat with two one-bedroom apartments above it.

After speaking with the contractor, he stated that the total build would be about \$325 thousand.

I would also like to purchase parcels 8 & 10 S. 13th Street to make a parking a lot for customers. I would like to purchase them for \$25 each. The cost to black top them would be about \$8000 total.

Angel Fox

Owner



Business Proposal 2021

Mission: To provide a quality and affordable laundromat and laundry service for individuals in a low to moderate income neighborhood.

Vision: Individuals experience a quality and affordable laundry service in their immediate neighborhood.

Purpose: To construct a new laundromat across from my current laundromat at 1254 Market Street, Harrisburg, PA. In addition to the new construction, there will exist two low to moderate income one-bedroom apartments.

Fox's Wash and Go is not just a laundromat or laundry service business, we are a database of community resources that fill in the gaps with goals to create a positive activities whereas we currently provide resources to at risk, homeless, needy, and regular customers such as:

- Food
- Health insurance resource
- Clothing bank
- Haircuts
- Free detergent
- Free Wash Day
- Book bag giveaways

A new laundromat with better storage and more room would not only help revitalize the neighborhood but create a few jobs and give the community a safe place to do laundry. Fox's Wash and Go is not just a family-owned business but a resource for the community. This new laundromat would be double the space and machines which in returns brings more customers to the area where there is affordable and quality laundry service for people that cannot afford washers and dryers in there home. We currently have 16 washer,16 dryers, and 2 folding tables and in the new building we will have 26 washer, 38 dryers, 6 folding tables. This opportunity would be a great asset to a distressed community, while revitalizing it, and making it a little safer.

Revenue:

Revenue has increased from the initial opening of the laundromat, whereas revenue has doubled. The laundry service is bringing in an extra \$300 a week only after 6 months of fully operating. Therefore, this service is a great investment and worthy cause for providing revenue to construct the new laundromat.