

RESOLUTION NO. 28-2021
Harrisburg Redevelopment Authority

WHEREAS, the City of Harrisburg (“City”) is under negotiations with a partnership between **Christopher/Erica Bryce and Harrisburg Commercial Interiors and Associates, Inc** (“DEVELOPER”) for the purchase of sixty-seven (67) parcels in the MarketPlace Townhome neighborhood as more fully described on their 2 August 2021 Proposal (all in the City of Harrisburg and collectively, the “Property”); and

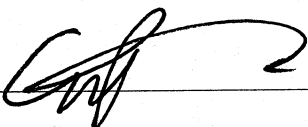
WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) owns the Property; and

WHEREAS, 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) **Christopher/Erica Bryce and Harrisburg Commercial Interiors and Associates, Inc.** 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 Residential and Residential/Commercial mixed-use building(s), and related site improvements including off-street parking.
- B. Consideration for the Property shall be \$435,500, plus developer shall pay all Authority’s closing costs, including but not limited to the 2% transfer tax.
- 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. **DEVELOPER** shall have secured all financing necessary to construct and complete the improvements described within its 2 August 2021 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.

8-27-2021
Date


Secretary