

RESOLUTION NO. 22-2022
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a Proposal from Fred R. Lee for the purchase of 1613 Chestnut Street, PID 09-052-101 (the "Property"); and

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


WHEREAS, Fred R. Lee (the "Developer") has submitted a proposal, in which he proposes renovating the existing structures into Residential Homes, along with related site improvements.

NOW, THEREFORE, BE IT RESOLVED that (A) Fred R. Lee 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 a residential home, as permitted by City Zoning Code.
- B. The Sale Price shall be \$500 plus all HRA closing fees, including 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. 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.

10/14/22

Date



Secretary



Dwan Lee <coachdlee12@gmail.com>

Fwd: Chestnut Street Action Plan

1 message

Fred Lee <flee@frlogistics.com>
To: coachdlee12@gmail.com

Tue, Oct 11, 2022 at 4:02 PM

----- Forwarded message -----

From: **tarlk casteel** <trcasteel38@gmail.com>
Date: Tue, Oct 11, 2022 at 3:48 PM
Subject: Fwd: Chestnut Street Action Plan
To: <flee@frlogistics.com>

----- Forwarded message -----

From: **Samuel Johnson** <sj.tlcconstruction@gmail.com>
Date: Tue, Oct 11, 2022, 11:15 AM
Subject: Chestnut Street Action Plan
To: T <trcasteel38@gmail.com>

Chestnut Street Action Plan

TLC Work-Training Program will be utilizing the Chestnut Street location as a training site for its participants.

TRAINING :

Training will consist of the following areas of hands on instruction:

1. Proper demolition techniques of interior residential housing
2. New roof installation
3. Windows and Doors (Interior/Exterior)
4. Drywall installation/Finishing
5. Rough/Finish Carpentry

6. Flooring (Ceramic/LVT)
7. Painting
8. Cabinetry/Countertops

The goal of the Training Program is to instruct the participants in the Safe and Proper ways of the above listed aspects of Residential Demolition and Renovations.

The participants will be in on the ground floor thru the complete Renovations of the Chestnut Street Site. There will also be classroom time as well on the Theory of the basics of Residential Remodeling Concepts

Sent from my iPad

1. Project will be rehabilitated and used for affordable housing/HUD Section 8 recipients to have quality housing.
2. Financing will be provided through the Harrisburg Housing and Economic Development Grant Program.