

RESOLUTION NO. 16-2023

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) in **Resolution 10-2022**, has recognized **Tri-County HDC LTD** as Potential Developer for the purchase of five (5) parcels: 2151 N. 4th (PID 10-040-075), 2155 N. 4th (PID 10-040-074), 2157 N 4th (PID 10-040-073), 2159 N. 4th (PID 10-040-072) and 2161 N. 4th (PID 10-040-071) Street (all in the City of Harrisburg and collectively, the “Property”); and

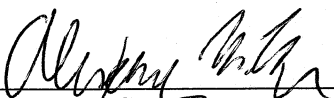
WHEREAS, in **Resolution 27-2022** the Authority extended **Tri-County HDC LTD’s** status as Potential Developer to November 30, 2023.

WHEREAS, **Tri-County HDC LTD’s** plans have progressed to the level that staff has recommended that **Tri-County HDC LTD** be designated as the Developer of the Property.

NOW, THEREFORE, BE IT RESOLVED that (A) **Tri-County HDC LTD** 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 Contract, 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 five (5) new affordable homes for sale to income-eligible families and related site improvements.
- B. Consideration for the Property shall be \$10,000, plus developer shall pay all Authority’s closing costs, including but not limited to the 2% transfer tax.
- C. **Tri-County HDC LTD** 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. **Tri-County HDC LTD** shall have secured all financing necessary to construct and complete the improvements described within its May 2022 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.

5/23/23
Date


Secretary