

RESOLUTION NO. 31-2025

Harrisburg Redevelopment Authority

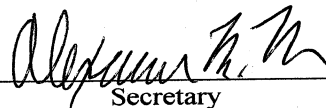
WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") in **Resolution 8-2025**, has recognized **Handles Helping Hand Foundation** as Potential Developer for the purchase of 1605-1613 Market Street in Harrisburg (the "Property") for new construction of affordable housing; and

WHEREAS, **Handles Helping Hand Foundation** plans have progressed to the level that staff has recommended that **Handles Helping Hand Foundation** be designated as the Developer of the Property.

NOW, THEREFORE, BE IT RESOLVED that (A) **Handles Helping Hand Foundation** 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:

1. The Property shall be developed as affordable residential housing, and related site improvements.
2. Consideration for the Property shall be \$15,000, plus developer shall pay all Authority's closing costs, including but not limited to the 2% transfer tax.
3. **Handles Helping Hand Foundation** 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.
4. **Handles Helping Hand Foundation** shall have secured all financing necessary to construct and complete the improvements described within its April 2021 Proposal.
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 the 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.

11/18/25
Date


Secretary