

RESOLUTION NO. 14 - 2020
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg a Proposal, dated June 2020, from **Shalom Properties** with its principle office located at 9 S. 15th Street, Harrisburg, PA, 17104 for the purchase of 11 N. 15th Street (PID 09-023-036), 13 N. 15th Street (PID 09-023-035), and 15 N. 15th Street (PID 09-023-034) in Harrisburg (collectively the “Property”); and

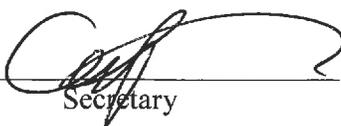
WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) owns the Property; and

WHEREAS, **Shalom Properties** has submitted a proposal, and plans have progressed to the level that staff has recommended that **Shalom Properties** be designated as the Developer of the Property.

NOW, THEREFORE, BE IT RESOLVED that (A) Shalom Properties 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 multi-family housing facility to serve as an ADA-compliant emergency shelter space for women and children as well as units of transitional housing and as permitted by City Zoning Code.
- B. The Sale Price shall be \$1,500 for the Property, and the buyer shall pay all Authority’s closing costs, including transfer taxes.
- 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.

10-20-2020
Date


Secretary