

MEMBERS OF AUTHORITY  
EARL BETHEL  
DENNIS R. CUNERD  
RONALD R. HECKMAN  
JASON R. HENNINGER  
CHRISTOPHER T. SPADONI, ESQ.

## REDEVELOPMENT AUTHORITY OF THE CITY OF BETHLEHEM

10 East Church Street  
Bethlehem, PA 18018-6085  
(610) 865-7055  
Fax (610) 865-7330  
TDD (610) 865-7086

TONY HANNA  
Executive Director  
MICHAEL E. RISKIN, Esq.  
Solicitor  
HEATHER M. BAMBU  
Secretary

50

July 22, 2016

Honorable J. William Reynolds, Council President  
Bethlehem City Council  
10 East Church Street  
Bethlehem, PA 18018

### Re: Bethlehem Armory Redevelopment Agreement

Dear Council President Reynolds:

The Redevelopment Authority of the City of Bethlehem, at its meeting on July 21, 2016 approved the designation of Peron Development as the purchaser and developer of the Bethlehem Armory property at 301 Prospect Avenue in Bethlehem. I am attaching copies of the Authority's Resolution and the Redevelopment Agreement executed by the prospective developer. Pursuant to the Redevelopment Law all Redevelopment Agreements require the approval of City Council prior to our final execution and subsequent disposition of the property.

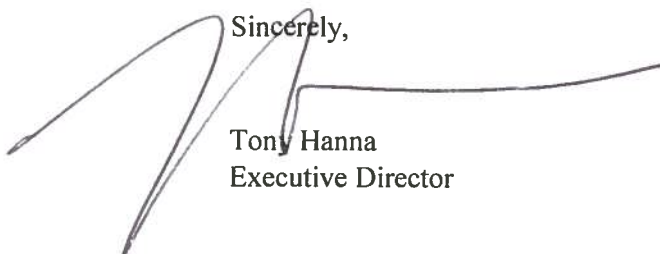
For Council's further consideration and background I am sending you a Dropbox link to access the full development presentation that was shared with the Redevelopment Authority Board just prior to our board meeting.

[https://dl.dropboxusercontent.com/u/98789623/Peron.Presentation.%206\\_15\\_16%20FINAL.pdf](https://dl.dropboxusercontent.com/u/98789623/Peron.Presentation.%206_15_16%20FINAL.pdf)

We can make hard copies of the presentation available to Council as well, should you or the City Clerk request them. Please schedule a Council meeting to review and consider approval of the Redevelopment Agreement at your earliest opportunity.

Please let me know if you have any questions or require any further information.

Sincerely,



Tony Hanna  
Executive Director

cc: City Clerk  
Council Solicitor Spirk  
Mayor Donchez  
RDA Solicitor Riskin

**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BETHLEHEM  
APPROVING THE EXECUTION OF A CONTRACT FOR SALE FOR  
REDEVELOPMENT BETWEEN PERON ARMORY, L.P. AND THE  
REDEVELOPMENT AUTHORITY OF THE  
CITY OF BETHLEHEM**

**WHEREAS**, the Redevelopment Authority of the City of Bethlehem (the “Authority”) has entered into a Lease with the Commonwealth of Pennsylvania, Department of Military and Veterans Affairs, State Armory Board, for the Bethlehem Armory at 301 Prospect Avenue, Bethlehem, Lehigh County, Pennsylvania (the “Armory Property”) starting July 1, 2014 and ending June 30, 2018 (the “Lease”); and

**WHEREAS**, the Lease gives the Authority the right to purchase the Armory Property by giving “Notice of Intention to Purchase” by December 31, 2017 with a completion of conveyance no later than July 9, 2018; and

**WHEREAS**, a redeveloper has been selected by the Authority to renovate, rehabilitate, and redevelop the Armory Property; and

**WHEREAS**, a Contract for Sale of Land to a Private Redeveloper, Part I and Part II (hereinafter called “Contract for Sale”) has been prepared between Peron Armory, LP, a Pennsylvania Limited Liability Company, (“Peron”) for the purchase price of Three Hundred Twenty-Two Thousand Dollars, and has been executed by Peron; and

**WHEREAS**, the approval of Contract for Sale by the Redevelopment Authority is contingent on the approval of City Council of said Contract.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Bethlehem that a Contract for Sale for Redevelopment by and between the Redevelopment Authority of the City of Bethlehem and Peron Armory, L.P. and the offer of Peron Armory, L.P. are hereby approved and the Redevelopment Authority is authorized to execute the Contract for Sale with Peron Armory, L.P.

Sponsored by \_\_\_\_\_

\_\_\_\_\_

ADOPTED by Council this                      day of                      , 2016.

\_\_\_\_\_  
President of Council

ATTEST:

\_\_\_\_\_  
City Clerk

MEMBERS OF AUTHORITY  
EARL BETHEL  
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HEATHER M. BAMBU  
Secretary

I hereby certify that the attached Resolution Number 1432 was passed at a duly called, advertised, and lawful meeting of the Redevelopment Authority of the City of Bethlehem, at which a quorum was present, on the 21<sup>st</sup> day of July, 2016.



Secretary

**REDEVELOPMENT AUTHORITY OF THE CITY OF BETHLEHEM**

**RESOLUTION NUMBER 1432**

**RESOLUTION FOR THE SALE OF THE ARMORY PROPERTY**

WHEREAS, the Redevelopment Authority of the City of Bethlehem (the "Authority") has entered into a Lease with the Commonwealth of Pennsylvania, Department of Military and Veteran Affairs, State Armory for the Bethlehem Armory at 301 Prospect Avenue, Bethlehem, Lehigh County, Pennsylvania (the "Armory Property") starting July 1, 2014 and ending June 30, 2018 (the "Lease"), and

WHEREAS, the Lease gives the Authority the right to purchase the Armory Property by giving "Notice of Intention to Purchase" by December 31, 2017 with a completion of the conveyance no later than July 9, 2018; and

WHEREAS, a redeveloper has been selected by the Authority to renovate, rehabilitate and redevelop the Armory Property; and

WHEREAS, a Contract for Sale of Land to a Private Redeveloper, Part I and Part II (hereinafter called "Contract for Sale") has been prepared between the Authority and Peron Armory, L.P., a Pennsylvania Limited Liability Company, ("Peron") for the purchase price of Three Hundred Twenty-Two Thousand Dollars which Contract is dated the \_\_\_\_\_ day of \_\_\_\_\_, 2016 and has been executed by Person (the "Contract"); and

WHEREAS, the Contract gives Peron a "Due Diligence Period" to obtain any and all requirements Peron needs to commence and complete the Project and thereafter, Peron shall notify the Authority that it has obtained all necessary requirements to proceed with the Project and provide the balance of the purchase price and upon receipt of said Notice and purchase price the Authority will exercise the option to purchase the Armory Property in the Lease.

NOW, THEREFORE, BE IT RESOLVED THAT:

- A. The form and content of the Contract for Sale of Land is satisfactory and the Contract is hereby approved.
- B. Disposition of the land through negotiations is the appropriate method of making the land available for redevelopment.
- C. Peron has submitted documentation that appears to indicate it possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Contract.
- D. The purchase price in the Contract exceeds the purchase price the Authority will pay to purchase the property under the Lease.

BE IT FURTHER RESOLVED that the Chairman or Vice-Chairman of the Redevelopment Authority of the City of Bethlehem is hereby authorized to sign said Contract for Sale of Land and all other documents related to the sale of this property on behalf of the Redevelopment Authority of the City of Bethlehem, same to be attested by the Secretary. Execution of the Contract by the Redevelopment Authority of the City of Bethlehem is further conditioned upon the approval of the City Council of the City of Bethlehem.

5/26/16

CONTRACT FOR  
SALE OF LAND FOR REDEVELOPMENT  
(PART I)

AGREEMENT, consisting of this Part I and Part II (Form H-6209B, 9-69), annexed hereto and made a part hereof (which Part I and Part II are together hereinafter called "Agreement"), made on or as of the \_\_\_\_\_ day of \_\_\_\_\_, 2016, by and between the Redevelopment Authority of the City of Bethlehem, a public body corporate (which together with any successor public body or officer hereafter designated by or pursuant to law, is hereinafter called "Agency"), established pursuant to Urban Redevelopment Law of the State of Pennsylvania (hereinafter called "Urban Renewal Act") and having its office at 10 East Church Street in the City of Bethlehem (hereinafter called "City"), State of Pennsylvania, and Peron Armory, L.P., a Pennsylvania Limited Liability Company, having an office for the transaction of business at 60 West Broad Street, Bethlehem, Pennsylvania 18018, County of Northampton, and State of Pennsylvania (hereinafter called "Redeveloper"),

WITNESSETH:

WHEREAS, in furtherance of the objectives of the Urban

Renewal Act, the Agency has undertaken a program for the clearance, reconstruction and rehabilitation of slum and blighted areas in the City;

WHEREAS, the Agency entered into an Armory Rental Agreement (Lease) between the Commonwealth of Pennsylvania, Department of Military and Veterans Affairs, State Armory Board dated June 19, 2014 which Agreement/Lease allows the Agency to exercise an option to purchase and the Agency will exercise that option to purchase 301 Prospect Avenue (also known as 331 Prospect Avenue, Parcel ID 642747310879), Bethlehem, Lehigh County, Pennsylvania (hereinafter called "Property") in accordance with the terms and conditions of this Agreement; and

WHEREAS, the Agency has offered to sell and the Redeveloper is willing to purchase the Property as more particularly described in Exhibit "A" attached hereto and made a part hereof (which property as so described is hereinafter called "Property") and to redevelop the Property in accordance with plans, documents and presentation which the Redeveloper provided to the Agency previously and in accordance with the Agreement; and

WHEREAS, the Agency believes that the redevelopment of the Project Area pursuant to the Agreement, and the fulfillment

generally of the Agreement, are in the vital and best interest of the City and the health, safety, morals, and welfare of its residents, and in accord with the public purposes and provisions of the applicable Federal, State, and Local laws and requirements under which the Project has been undertaken and is being assisted; and

WHEREAS, it is the sole intent of this Agreement to eliminate speculation and/or rapid turnover for profit and Redeveloper understands and agrees that they shall complete the Project as described herein within the time periods described herein, before any use, transfer, sale or the like of the Property shall take place, and;

WHEREAS, it is understood and agreed that the ultimate use and development of this Project is sensitive to the effect on the surrounding neighborhood.

NOW, THEREFORE, in consideration of the Premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

SECTION 1. SALE: PURCHASE PRICE

(a) Subject to all the terms, covenants, and conditions of the Agreement, the Agency will sell the Property to the

Redeveloper for, and the Redeveloper will purchase the Property from the Agency and pay therefore, the amount of Three Hundred Twenty-Two Thousand Dollars (\$322,000.00) for the Property described in Exhibit "A", hereinafter called "Purchase Price", to be paid in cash or by certified check as follows: \$25,000 upon the execution of this Agreement by Redeveloper and the balance at the end of the "due diligence period" described herein.

(b) Enhanced Purchase Price

The Parties acknowledge that the Property is being sold to the Agency at a reduced cost because of the historic preservation covenant set forth in Paragraph 6 of the Lease (the "Historic Covenant"). During the Due Diligence Period, the Redeveloper may, at its sole option, request that the Agency request to purchase the Property without the Historic Covenant for Three Hundred Forty Thousand Dollars (\$340,000.00). In the event that the Agency is able to enter into a written agreement with the Current Owner to this effect, the Redeveloper shall pay Three Hundred Ninety Thousand Dollars (\$390,000.00) less a Deposit (the "Enhanced Purchase Price") to the Agency. If the Agency is able to convey the Property not subject to the Historic Covenant for the Enhanced Purchase Price, all references in this Agreement to



the Purchase Price shall mean the Enhanced Purchase Price.

The Redeveloper will notify the Agency to make this request on or before day 180 of the Due Diligence Period. If the request as described above is not agreed to by the Current Owner by day 250 of the Due Diligence Period, this paragraph shall terminate and become null and void.

SECTION 2. CONVEYANCE OF PROPERTY.

(a) Form of Deed. The Agency shall convey to the Redeveloper title to the Property by Special Warranty Deed (hereinafter called "Deed"). Such conveyance and title shall, in addition to the condition subsequent provided for in Section 704 hereof, and to all other conditions, covenants, and restrictions set forth or referred to elsewhere in the Agreement be subject to existing sewer easements to the City of Bethlehem. The property is being conveyed subject to all easements and restrictions of record and existing visible and nonvisible easements and the "historic preservation covenant" and other restrictions described in Paragraph 6 of the Armory Agreement (Lease).

(b) Time and Place for Delivery of Deed. The Agency shall deliver the Deed and possession of the Property to the Redeveloper as described in Section 8)d) below. Conveyance shall

be made at the principal office of the Agency.

(c) Apportionment of Current Taxes. Taxes shall be apportioned between the Agency and the Redeveloper as of the date of the delivery of the Deed.

(d) Recordation of Deeds. The Redeveloper shall promptly, after delivery of the Deed, file this Agreement and then the Deed for recordation among the land records of the place in which the Property is situate. The Redeveloper shall pay all costs for so recording the Agreement and Deed.

(e) The Redeveloper shall pay any and all required transfer taxes when recording.

(f) The Redeveloper shall provide the Agency with a Title Insurance Policy naming the Agency as an Additional Insured for their retained interests in this Agreement and Deed.

### SECTION 3. GOOD FAITH DEPOSIT.

(a) Amount. The Redeveloper has, prior to or simultaneously with the execution of the Agreement by the Redeveloper, delivered to the Agency a good faith deposit of (1) cash, or (2) a certified check, in the amount of Twenty-five Thousand Dollars (\$25,000.00), hereinafter called "Deposit", as security for the performance of the obligations of the

Redeveloper to be performed prior to the return of the Deposit to the Redeveloper, or its retention by the Agency as liquidated damages, or its application on account of the Purchase Price, as the case may be, in accordance with the Agreement. The Deposit, if in the form of cash or a certified check, shall be deposited in an account of the Agency in a bank or trust company selected by it.

(b) Interest. The Agency shall be under no obligation to pay or earn interest on the Deposit.

(c) Application to Purchase Price. In the event the Redeveloper is otherwise entitled to return of the Deposit pursuant to paragraph (e) of this Section, upon written request of the Redeveloper the amount of the Deposit if paid in cash or by certified check shall be applied on account of the Purchase Price at the time payment of the Purchase Price is made.

(d) Retention by Agency. In accordance with Section 8(d) below.

(e) Return to Redeveloper: In accordance with Section 8(d) below.

SECTION 4. TIME FOR COMMENCEMENT AND COMPLETION OF IMPROVEMENTS.

The construction of the Improvements referred to in Section 301 hereof shall be commenced in any event within 1 year after the Agency shall deliver the Deed and possession of the Property to the Redeveloper (Closing), and, except as otherwise provided in the Agreement, shall be completed within 2 years after commencement of construction.

SECTION 5. TIME FOR CERTAIN OTHER ACTIONS.

(a) Time for Submission of Construction Plans. The time within which the Redeveloper shall submit its "Construction Plans" (as defined in Section 301 hereof) to the Agency in any event, pursuant to Section 301 hereof, shall be not later than the end of the "due diligence period".

(b) Time for Submission of Corrected Construction Plans. Except as provided in Paragraph (c) of this Section 5, the time within which the Redeveloper shall submit any new or corrected Construction Plans as provided for in Section 301 hereof shall be not later than thirty (30) days after the date the Redeveloper receives written notice from the Agency of the Agency's rejection of the Construction Plans referred to in the latest such notice.

(c) Maximum Time for Approved Construction Plans. In any event, the time within which the Redeveloper shall submit Construction Plans which conform to the requirements of Section 301 hereof and Section 8(c) and are approved by the Agency (in their sole and absolute discretion without time limits to their approval or rejection) shall be not later than the end of the "due diligence period".

(d) Time for Agency Action on Change in Construction Plans. The time within which the Agency may reject any change in the Construction Plans, as provided in Section 302 hereof, shall be fifteen (15) days after the date of the Agency's receipt of notice of such change.

(e) Time for Submission of Evidence of Equity Capital and Mortgage Financing. The time within which the Redeveloper shall submit to the Agency, in any event, evidence as to equity capital and any commitment necessary for mortgage and/or other necessary financing, as provided in Section 303 hereof, shall be not later than the end of the "due diligence period".

SECTION 6. PERIOD OF DURATION OF COVENANT ON USE.

The Section pertaining to the uses of the Property, set forth in Section 8(c) hereof, shall remain in effect from the

date of the Deed until December 31, 2036.

SECTION 7. NOTICES AND DEMANDS.

A notice, demand, or other communication under the Agreement by either party to the other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally:

- (I) If to Redeveloper, at 60 West Broad Street,  
Bethlehem, Pennsylvania 18018,  
With a copy to: Florio  
Perrucci Steinhardt & Fader, LLC  
Attn: Seth R. Tipton, Esq.  
60 W. Broad St., Suite 102  
Bethlehem, PA 18018
- (II) If to Agency, at 10 East Church Street,  
Bethlehem, Pennsylvania 18018 or at such other  
address with respect to either party as that  
party may, from time to time, designate in  
writing and forward to the other as provided in  
this Section.

SECTION 8. SPECIAL PROVISIONS.

(a) The Redeveloper accepts the property in an "as is" condition and the Agency makes no warranty as to subsurface or surface conditions.

(b) The Redeveloper shall provide evidence that it has received all necessary approvals from the Zoning Board of the City of Bethlehem within the first 90 days of the "due diligence period" described in §8(d).

(c) The Property being transferred herein and described in Exhibit "A" is to be used for and improved, rehabilitated, renovated and built in accordance with one of the 3 Options, as more fully described in "Peron Development Acquisition and Redevelopment of Historic Armory Building and Adjacent Property Proposal" dated December 3, 2015, which Proposal is on file in the Agency office (the "Improvements").

The Deed to the Property being transferred pursuant this Agreement shall contain an appropriate deed restriction(s) which, will provide that the Property to be conveyed herein shall be used only for the purposes as set forth in this paragraph.

(d) Due Diligence.

Redeveloper shall have a period of two hundred seventy (270)

days from the date City Council approves this Agreement to conduct, obtain and acquire any and all requirements Redeveloper needs to commence and complete the project as described herein. (The "Due Diligence Period") These requirements shall include, but are not limited to, the following: title search, preliminary title report, title insurance, financing (if any) and any and all inspections and testing, submission of and approval of all plans and issuance of required permits by the appropriate governmental bodies (local, state and federal as required). Provided the Redeveloper is diligently proceeding with its due diligent investigation of the property, the Redeveloper shall have a one-time option, upon written notice to the Agency to extend the Due Diligence Period for an additional sixty (60) days.

When the Redeveloper has obtained these requirements, it shall notify the Agency in writing on or before the end of the due diligence period that it has obtained all the necessary requirements to proceed with the project, that it will proceed with the project. The Agency shall have the right to review any and all requirements obtained by Redeveloper. The notice shall include the balance of the Purchase Price (Purchase Price less Deposit of Twenty-five Thousand Dollars (\$25,000.00)).



Hereinafter the Purchase Price is non-refundable unless the Agency cannot obtain title to the Property as described below.

Upon receipt of notice and the Purchase Price, the Agency will execute its option under the Armory Rental Agreement to purchase the Property. The Agency has been advised by Chief Counsel for the owner that it will take at least sixty (60) days to act on the exercise of the option and issue a deed to the Agency for the Property.

Closing with the Department of Military and Veterans Affairs State Armory Board (Owner) and Closing with the Redeveloper shall take place simultaneously or as close together as is logistically possible and hopefully no later than 90 days after the exercise of the option by the Agency.

In the event Redeveloper does not proceed with the Project after completing its "due diligence" in "good faith", it shall so notify the Agency (Termination Notice) within said due diligence period, provide the reason for not proceeding, provide a list of actions and steps taken by the Redeveloper during the due diligence period and provide the Agency with any and all of the original requirements (including but not limited to the plans, approvals, reports, inspections, surveys and the like). If the

reason to not proceed is reasonable and acceptable to the Agency, and all the requirements are provided, the Agency will return the Deposit money, otherwise, the Agency shall keep a portion of the deposit money as follows:

Keep zero dollars if the Termination Notice is given within the first 90 days after the due diligence period starts.

Keep \$8,000.00 if the Termination Notice is given within the 91<sup>st</sup> day through the 150<sup>th</sup> day of the due diligence period.

Keep \$16,000.00 if the Termination Notice is given within the 151<sup>st</sup> day through the 210<sup>th</sup> day of the due diligence period.

Keep \$25,000.00 if the Termination Notice is given within the 211<sup>th</sup> day through the 270<sup>th</sup> day of the due diligence period.

These retained funds shall be considered liquidated damages and this Agreement shall end, termination and become null and void.

#### SECTION 9. MODIFICATION OF PART II.

The following amendments and modifications are hereby made in the terms and covenants and conditions forming Part II hereof:

(1) All Articles and Sections of Part II are hereby deleted except the following Articles and Sections which shall remain in full force and effect:

- (a). Article III, Sections 305, 306 and 307 (Construction/Certificate of Completion). The Certificate of Completion shall clearly state: Upon recording of the Certificate of Completion,

Part II of the Contract for Sale of Land for Redevelopment shall become null and void and of no force and effect.

- (b) Article IV, Section 401(b) (Restrictions Upon Use of Property).
- (c) Article V in its entirety except Section 503(b) (5) is deleted (Prohibition Against Assignment and Transfer).
- (d) Article VI in its entirety (Mortgage Financing).
- (e) Article VII in its entirety (Remedies).

(2) There is no "Urban Renewal Plan" in place, and therefore all references to said Plan in Parts I and II of this Agreement are hereby deleted.

(3) All references to "U.S. Department of Housing and Urban Development (HUD)", the "United States" and "The Federal Government" are hereby deleted.

(4) In the event of any inconsistencies, conflicts and/or confusion between the terms and conditions of Part I and Part II, the terms and conditions of Part I shall supercede and prevail.

SECTION 10. PROVISIONS RESULTING FROM STATE REQUIREMENTS.

(a) This Agreement and the Deed hereby contain a covenant running with land to the effect that no person shall be deprived of the right to live in the redevelopment project, or to use any of the facilities therein by reason of race, creed, color or

national origin, and such other easements, or other rights as are to be reserved therein by the Agency;

(b) Every prime contract for construction, installation, repair of, or addition to, the redevelopment project, where the estimated cost shall exceed \$10,000.00, shall contain a provision obligating the prime contractor to the prompt payment of all material furnished, labor supplied or performed, rental for equipment employed, and services rendered by public utilities in or in connection with the prosecution of the work, whether or not, the said material, labor, equipment and services enter into and become component parts of the work or improvement contemplated. Such provision shall be deemed to be included for the benefit of every person, co-partnership, association or corporation, who as subcontractor, or otherwise, has furnished material, supplied or performed labor, rented equipment, or supplied services in or in connection with the prosecution of the work as aforesaid, and the inclusion thereof in any contract shall preclude the filing by any such person, co-partnership, association or corporation of any mechanics' lien claim for such material, labor or rental of equipment, and further requiring that the redeveloper shall provide to the Agency evidence of

financial security for the prompt payment by the prime contractor for materials, supplies, labor, services and equipment. Such financial security shall equal 100% of the contract amount, shall be in such form as the Agency may prescribe and may include, but not be limited to, any one or a combination of the following:

- (I) an appropriate bond from a surety company authorized to do business in this Commonwealth;
- (ii) an irrevocable letter of credit from a Federal or Commonwealth-chartered lending institution;  
or
- (iii) a restrictive or escrow account;

(c) The Redeveloper shall be without power to sell, lease or otherwise transfer the redevelopment area, or project, or any part thereof, without the prior written consent of the Agency, until the Agency shall have certified in writing that the redevelopment project has been completed; 1) For all projects in which the estimated construction costs exceed \$1,000,000.00, a requirement that the Redeveloper shall provide to the Agency, and shall cause each prime contractor to provide or submit to, a project cost certification performed by one or more independent, third-party certified public accountants establishing the actual

total construction costs incurred and paid by the Redeveloper and each prime contractor in connection with the redevelopment project. The receipt of the construction cost certification shall be a condition for receiving a certificate of completion;

(d) The Redeveloper shall maintain adequate safeguards for proper maintenance of all part of the project;

(e) Prohibition against discrimination in the use, sale or lease of any part of the project against any person because of race, color, religion or national origin applies to this project and property.

#### SECTION 11. COUNTERPARTS.

The Agreement is executed in three (3) counterparts, each of which shall constitute one and the same instrument.

#### SECTION 12. MISCELLANEOUS

(a) This Agreement shall be governed by the laws of the State of Pennsylvania.

(b) This Agreement shall not be recorded in the Office of the Recorder of Deeds or in any other office or place of public record before the Closing and if Redeveloper shall record this Agreement or cause or permit the same to be recorded before such time, Agency may, at their

option, elect to treat such an act as a breach of said Agreement.

(c) This Agreement contains the whole Agreement between the Redeveloper and the Agency and there are no other terms, obligations, covenants, representations, statements or conditions, oral or otherwise, of any kind whatsoever concerning this Agreement.

Furthermore, this Agreement shall not be altered, amended, changed, or modified except in writing executed by the parties hereto.

IN WITNESS WHEREOF, the Agency has caused the Agreement to be duly executed in its name and behalf by its Chairman and its seal to be hereunto duly affixed and attested by its Secretary, and the Redeveloper has caused the Agreement to be duly executed by setting their hands and seals on or as of the date first written above.

ATTEST:

\_\_\_\_\_  
Secretary

REDEVELOPMENT AUTHORITY OF  
THE CITY OF BETHLEHEM

By \_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

PERON ARMORY, L.P.

By \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA )  
 ) ss:  
 COUNTY OF NORTHAMPTON )

On the            day of            , 2016, before me, the undersigned officer, personally appeared            , who acknowledged himself to be the            of PERON ARMORY, L.P., a PA Limited Liability Company, and being authorized to do so, executed the within instrument for the purposes therein contained by signing the name of the limited partnership as the authorized member of its general partner.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

---



COMMONWEALTH OF PENNSYLVANIA     )  
   )  ss:  
 COUNTY OF NORTHAMPTON             )

On this, the             day of                     , 2016, before me, a Notary Public in and for the county and state aforesaid, the undersigned officer, personally appeared                     , who acknowledges himself to be the                     of the REDEVELOPMENT AUTHORITY OF THE CITY OF BETHLEHEM, and that he as                     , being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as                     .

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

\_\_\_\_\_
  
 Notary Public

**EXHIBIT "A" TO CONTRACT FOR  
SALE OF LAND FOR REDEVELOPMENT.  
REDEVELOPMENT AUTHORITY TO  
PERON DEVELOPMENT etc.**

Property located in the City of Bethlehem, County of Northampton,  
State of Pennsylvania, as follows:

**EXHIBIT "A"**

HUD-6209B  
(9-69)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

URBAN RENEWAL PROGRAM

TERMS AND CONDITIONS

Part II

of

Contract for

SALE OF LAND FOR PRIVATE REDEVELOPMENT

By and Between

Redevelopment Authority of  
the City of Bethlehem

and

Peron Armory, L.P.

HUD-6209B  
(9-69)

PART II

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**ARTICLE I. PREPARATION OF PROPERTY FOR REDEVELOPMENT**

**SEC. 101. Work To Be Performed by Agency.** The Agency shall, prior to conveyance of the Property and without expense to the Redeveloper, prepare the Property for redevelopment by the Redeveloper in accordance with the Urban Renewal Plan and the Agreement. Such preparation of the Property shall consist of the following (unless the Agency and the Redeveloper hereafter agree in writing that any of such preparation shall not be done, or that it shall be done subsequent to the conveyance of the Property):

- (a) **Demolition and Removal.** The demolition and removal to the surface elevation of the adjoining ground of all existing buildings, other structures and improvements on the Property, including the removal of all bricks, lumber, pipes, equipment and other material, and all debris and rubbish resulting from such demolition, except such material and debris as may be used for any filling required by this Section.
- (b) **Reduction of Walls.** The reduction of all walls, including foundation walls, to the surface elevation of the adjoining ground.
- (c) **Breaking Up Basement Floors.** The breaking up of all basement or cellar floors sufficiently to permit proper drainage.
- (d) **Removal of Paving.** The removal by the Agency or by the appropriate public body of all paving (including catch basins, curbs, gutters, drives, and sidewalks) within or on the Property.
- (e) **Removal of Public Utility Lines.** The removal or abandonment by the Agency or by the appropriate public body or public utility company of all public utility lines, installations, facilities, and related equipment within or on the Property.
- (f) **Filling and Grading.** Such filling, grading, and leveling of the land (but not including topsoil or landscaping) as will permit proper drainage and place the Property in a safe, clean, sanitary, and nonhazardous condition.
- (g) **Filling Materials.** The filling of all basements or other excavations exposed as a result of the work performed by the Agency pursuant to this Section, with noncombustible materials to a level twelve (12) inches below the surface of the adjoining ground on all sides thereof.

**SEC. 102. Expenses, Income, and Salvage.** All expenses, including current taxes, if any, relating to buildings or other structures demolished or to be demolished in accordance with Section 101 hereof shall be borne by, and all income or salvage received as a result of the demolition of such buildings or structures shall belong to, the Agency.

**SEC. 103. Agency's Responsibilities for Certain Other Actions.** The Agency, without expense to the Redeveloper or assessment or claim against the Property and prior to completion of the Improvements (or at such earlier time or times as the Redeveloper and the Agency may agree in writing), shall, in accordance with the Urban Renewal Plan, provide or secure or cause to be provided or secured, the following:

- (a) **Vacation of Streets, Etc.** The closing and vacation of all existing streets, alleys, and other public rights-of-way within or abutting on the Property.
- (b) **Replatting, Resubdivision, or Rezoning.** The replatting, resubdivision, or rezoning of the Property, if necessary for the conveyance thereof to the Redeveloper.
- (c) **Improvements of Existing Streets.** The improvement (by the Agency or by the appropriate public body) by resurfacing, rebuilding, or new construction, in accordance with the technical specifications, standards, and practices of the City, of the existing streets, alleys, or other public rights-of-way (including catch basins, curbs and gutters, drive and curb cuts, and drives between the property line of the Property and the public rights-of-way) abutting on the Property.

- (d) **Construction and Dedication of New Streets.** The construction (by the Agency or by the appropriate public body), in accordance with the technical specifications, standards, and practices of the City, and the dedication of all new streets, alleys, and other public rights-of-way (including catch basins, curbs, and gutters) abutting on the Property.
- (e) **Installation of Sidewalks.** The installation (by the Agency or by the appropriate public body), in accordance with the technical specifications, standards, and practices of the City, of public sidewalks along the frontage of the public streets abutting on the Property or within the rights-of-way lines of such public streets, together with sodding or seeding of any such public area between such sidewalks or the curb lines of such public streets.
- (f) **Street Lighting, Signs, and Fire Hydrants.** The installation (by the Agency or by the appropriate public body), in accordance with the technical specifications, standards, and practices by the City, of street lighting, signs, and fire hydrants in connection with all new streets abutting on the Property and to be constructed pursuant to this Section.
- (g) **Installation of Public Utilities.** The installation or relocation (by the Agency or by the appropriate public body or public utility company) of such sewers, drains, water and gas distribution lines, electric, telephone, and telegraph lines, and all other public utility lines, installations, and facilities as are necessary to be installed or relocated on or in connection with the Property by reason of the redevelopment contemplated by the Urban Renewal Plan and the development of the Property: *Provided*, That the Agency shall not be responsible for, nor bear any portion of the cost of, installing the necessary utility connections within the boundaries of the Property between the Improvements to be constructed on the Property by the Redeveloper and the water, sanitary sewer, and storm drain mains or other public utility lines owned by the City or by any public utility company within or without such boundaries, or electric, gas, telephone, or other public utility lines owned by any public utility company within or without such boundaries, and the Redeveloper shall secure any permits required for any such installation without cost or expense to the Agency.

**SEC. 104. Waiver of Claims and Joining in Petitions by Redeveloper.** The Redeveloper hereby waives (as the purchaser of the Property under the Agreement and as the owner after the conveyance of the Property provided for in the Agreement) any and all claims to awards of damages, if any, to compensate for the closing, vacation, or change of grade of any street, alley, or other public right-of-way within or fronting or abutting on, or adjacent to, the Property which, pursuant to subdivision (a) of Section 103 hereof, is to be closed or vacated, or the grade of which is to be changed, and shall upon the request of the Agency subscribe to, and join with, the Agency in any petition or proceeding required for such vacation, dedication, change of grade, and, to the extent necessary, rezoning, and execute any waiver or other document in respect thereof.

## ARTICLE II. RIGHTS OF ACCESS TO PROPERTY

**SEC. 201. Right of Entry for Utility Service.** The Agency reserves for itself, the City, and any public utility company, as may be appropriate, the unqualified right to enter upon the Property at all reasonable times for the purpose of reconstructing, maintaining, repairing, or servicing the public utilities located within the Property boundary lines and provided for in the easements described or referred to in Paragraph (a), Section 2 of Part I hereof.

**SEC. 202. Redeveloper Not To Construct Over Utility Easements.** The Redeveloper shall not construct any building or other structure or improvement on, over, or within the boundary lines of any easement for public utilities described or referred to in Paragraph (a), Section 2 of Part I hereof, unless such construction is provided for in such easement or has been approved by the City. If approval for such construction is requested by the Redeveloper, the Agency shall use its best efforts to assure that such approval shall not be withheld unreasonably.

**SEC. 203. Access to Property.** Prior to the conveyance of the Property by the Agency to the Redeveloper, the Agency shall permit representatives of the Redeveloper to have access to any part of the Property as to which the Agency holds title, at all reasonable times for the purpose of obtaining data and making various tests concerning the Property necessary to carry out the Agreement. After the conveyance of the Property by the Agency to the Redeveloper, the Redeveloper shall permit the representatives of the Agency, the City, and the United States of America access to the Property at all reasonable times which any of them deems necessary for the purposes of the Agreement, the Cooperation Agreement, or the Contract for Loan and Capital Grant, including, but not limited to, inspection of all work being performed in connection with the construction of the Improvements. No compensation shall be payable nor shall any charge be made in any form by any party for the access provided for in this Section.

**ARTICLE III. CONSTRUCTION PLANS; CONSTRUCTION OF  
IMPROVEMENTS; CERTIFICATE OF COMPLETION**

**SEC. 301. Plans for Construction of Improvements.** Plans and specifications with respect to the redevelopment of the Property and the construction of improvements thereon shall be in conformity with the Urban Renewal Plan, the Agreement, and all applicable State and local laws and regulations. As promptly as possible after the date of the Agreement, and, in any event, no later than the time specified therefor in Paragraph (a), Section 5 of Part I hereof, the Redeveloper shall submit to the Agency, for approval by the Agency, plans, drawings, specifications, and related documents, and the proposed construction schedule (which plans, drawings, specifications, related documents, and progress schedule, together with any and all changes therein that may thereafter be made and submitted to the Agency as herein provided, are, except as otherwise clearly indicated by the context, hereinafter collectively called "Construction Plans") with respect to the improvements to be constructed by the Redeveloper on the Property, in sufficient completeness and detail to show that such improvements and construction thereof will be in accordance with the provisions of the Urban Renewal Plan and the Agreement. The Agency shall, if the Construction Plans originally submitted conform to the provisions of the Urban Renewal Plan and the Agreement, approve in writing such Construction Plans and no further filing by the Redeveloper or approval by the Agency thereof shall be required except with respect to any material change. Such Construction Plans shall, in any event, be deemed approved unless rejection thereof in writing by the Agency, in whole or in part, setting forth in detail the reasons therefor, shall be made within thirty (30) days after the date of their receipt by the Agency. If the Agency so rejects the Construction Plans in whole or in part as not being in conformity with the Urban Renewal Plan or the Agreement, the Redeveloper shall submit new or corrected Construction Plans which are in conformity with the Urban Renewal Plan and the Agreement within the time specified therefor in Paragraph (b), Section 5 of Part I hereof, after written notification to the Redeveloper of the rejection. The provisions of this Section relating to approval, rejection, and resubmission of corrected Construction Plans hereinabove provided with respect to the original Construction Plans shall continue to apply until the Construction Plans have been approved by the Agency: Provided, That in any event the Redeveloper shall submit Construction Plans which are in conformity with the requirements of the Urban Renewal Plan and the Agreement, as determined by the Agency, no later than the time specified therefor in Paragraph (c), Section 5 of Part I hereof. All work with respect to the improvements to be constructed or provided by the Redeveloper on the Property shall be in conformity with the Construction Plans as approved by the Agency. The term "Improvements", as used in this Agreement, shall be deemed to have reference to the improvements as provided and specified in the Construction Plans as so approved.

**SEC. 302. Changes in Construction Plans.** If the Redeveloper desires to make any change in the Construction Plans after their approval by the Agency, the Redeveloper shall submit the proposed change to the Agency for its approval. If the Construction Plans, as modified by the proposed change, conform to the requirements of Section 301 hereof with respect to such previously approved Construction Plans, the Agency shall approve the proposed change and notify the Redeveloper in writing of its approval. Such change in the Construction Plans shall, in any event, be deemed approved by the Agency unless rejection thereof, in whole or in part, by written notice thereof by the Agency to the Redeveloper, setting forth in detail the reasons therefor, shall be made within the period specified therefor in Paragraph (d), Section 5 of Part I hereof.

**SEC. 303. Evidence of Equity Capital and Mortgage Financing.** As promptly as possible after approval by the Agency of the Construction Plans, and, in any event, no later than the time specified therefor in Paragraph (e), Section 5 of Part I hereof, the Redeveloper shall submit to the Agency evidence satisfactory to the Agency that the Redeveloper has the equity capital and commitments for mortgage financing necessary for the construction of the Improvements.

**SEC. 304. Approvals of Construction Plans and Evidence of Financing As Conditions Precedent to Conveyance.** The submission of Construction Plans and their approval by the Agency as provided in Section 301 hereof, and the submission of evidence of equity capital and commitments for mortgage financing as provided in Section 303 hereof, are conditions precedent to the obligation of the Agency to convey the Property to the Redeveloper.

**SEC. 305. Commencement and Completion of Construction of Improvements.** The Redeveloper agrees for itself, its successors and assigns, and every successor in interest to the Property, or any part thereof, and the Deed shall contain covenants on the part of the Redeveloper for itself and such successors and assigns, that the Redeveloper, and such successors and assigns, shall promptly begin and diligently prosecute to completion the redevelopment of the Property through the construction of the Improvements thereon, and that such construction shall in any event be begun within the period specified in Section 4 of Part I hereof and be completed within the period specified in such Section 4. It is intended and agreed, and the Deed shall so expressly provide, that such agreements and covenants shall be covenants running with the land and that they shall, in any event, and without regard to technical classification or designation, legal or otherwise, and except only as otherwise specifically provided in the Agreement itself, be, to the fullest extent permitted by law and equity, binding for the benefit of the community and the Agency and enforceable by the Agency against the Redeveloper and its successors and assigns to or of the Property or any part thereof or any interest therein.



**SEC. 306. Progress Reports.** Subsequent to conveyance of the Property, or any part thereof, to the Redeveloper, and until construction of the Improvements has been completed, the Redeveloper shall make reports, in such detail and at such times as may reasonably be requested by the Agency, as to the actual progress of the Redeveloper with respect to such construction.

**SEC. 307. Certificate of Completion.**

(a) Promptly after completion of the Improvements in accordance with those provisions of the Agreement relating solely to the obligations of the Redeveloper to construct the Improvements (including the dates for beginning and completion thereof), the Agency will furnish the Redeveloper with an appropriate instrument so certifying. Such certification by the Agency shall be (and it shall be so provided in the Deed and in the certification itself) a conclusive determination of satisfaction and termination of the agreements and covenants in the Agreement and in the Deed with respect to the obligations of the Redeveloper, and its successors and assigns, to the obligations of the Redeveloper, and its successors and assigns, to construct the Improvements and the dates for the beginning and completion thereof: Provided, That if there is upon the Property a mortgage insured, or held or owned, by the Federal Housing Administration and the Federal Housing Administration shall have determined that all buildings constituting a part of the Improvements and covered by such mortgage are, in fact, substantially completed in accordance with the Construction Plans and are ready for occupancy, then, in such event, the Agency and the Redeveloper shall accept the determination of the Federal Housing Administration as to such completion of the construction of the Improvements in accordance with the Construction Plans, and, if the other agreements and covenants in the Agreement obligating the Redeveloper in respect of the construction and completion of the Improvements have been fully satisfied, the Agency shall forthwith issue its certification provided for in this Section. Such certification and such determination shall not constitute evidence of compliance with or satisfaction of any obligation of the Redeveloper to any holder of a mortgage, or any insurer of a mortgage, securing money loaned to finance the Improvements, or any part thereof.

(b) With respect to such individual parts or parcels of the Property which, if so provided in Part I hereof, the Redeveloper may convey or lease as the Improvements to be constructed thereon are completed, the Agency will also, upon proper completion of the Improvements relating to any such part or parcel, certify to the Redeveloper that such Improvements have been made in accordance with the provisions of the Agreement. Such certification shall mean and provide, and the Deed shall so state, (1) that any party purchasing or leasing such individual part or parcel pursuant to the authorization herein contained shall not (because of such purchase or lease) incur any obligation with respect to the construction of the Improvements relating to such part or parcel or to any other part or parcel of the Property; and (2) that neither the Agency nor any other party shall thereafter have or be entitled to exercise with respect to any such individual part or parcel so sold (or, in the case of lease, with respect to the leasehold interest) any rights or remedies or controls that it may otherwise have or be entitled to exercise with respect to the Property as a result of a default in or breach of any provisions of the Agreement or the Deed by the Redeveloper or any successor in interest or assign, unless (i) such default or breach be by the purchaser or lessee, or any successor in interest to or assign of such individual part or parcel with respect to the covenants contained and referred to in Section 401 hereof, and (ii) the right, remedy, or control relates to such default or breach.

(c) Each certification provided for in this Section 307 shall be in such form as will enable it to be recorded in the proper office for the recordation of deeds and other instruments pertaining to the Property, including the Deed. If the Agency shall refuse or fail to provide any certification in accordance with the provisions of this Section, the Agency shall, within thirty (30) days after written request by the Redeveloper, provide the Redeveloper with a written statement, indicating in adequate detail in what respects the Redeveloper has failed to complete the Improvements in accordance with the provisions of the Agreement, or is otherwise in default, and what measures or acts it will be necessary, in the opinion of the Agency, for the Redeveloper to take or perform in order to obtain such certification.

**ARTICLE IV. RESTRICTIONS UPON USE OF PROPERTY**

**SEC. 401. Restrictions on Use.** The Redeveloper agrees for itself, and its successors and assigns, and every successor in interest to the Property, or any part thereof, and the Deed shall contain covenants on the part of the Redeveloper for itself, and such successors and assigns, that the Redeveloper, and such successors and assigns, shall:

- (a) Devote the Property to, and only to and in accordance with, the uses specified in the Urban Renewal Plan; and
- (b) Not discriminate upon the basis of race, color, creed, or national origin in the sale, lease, or rental or in the use or occupancy of the Property or any improvements erected or to be erected thereon, or any part thereof.

**SEC. 402. Covenants; Binding Upon Successors in Interest; Period of Duration.** It is intended and agreed, and the Deed shall so expressly provide, that the agreements and covenants provided in Section 401 hereof shall be covenants running with the land and that they shall, in any event, and without regard to technical classification or designation, legal or otherwise, and except only as otherwise specifically provided in the Agreement, be binding, to the fullest extent permitted by law and equity, for the benefit and in favor of, and enforceable by, the Agency, its successors and assigns, the City and any successor in interest to the Property, or any part thereof, and the owner of any other land (or of any interest in such land) in the Project Area which is subject to the land use requirements and restrictions of the Urban Renewal Plan, and the United States (in the case of the covenant provided in subdivision (b) of Section 401 hereof), against the Redeveloper, its successors and assigns and every successor in interest to the Property, or any part thereof or any interest therein, and any party in possession or occupancy of the Property or any part thereof. It is further intended and agreed that the agreement and covenant provided in subdivision (a) of Section 401 hereof shall remain in effect for the period of time, or until the date, specified or referred to in Section 6 of Part I hereof (at which time such agreement and covenant shall terminate) and that the agreements and covenants provided in subdivision (b) of Section 401 hereof shall remain in effect without limitation as to time: *Provided*, That such agreements and covenants shall be binding on the Redeveloper itself, each successor in interest to the Property, and every part thereof, and each party in possession or occupancy, respectively, only for such period as such successor or party shall have title to, or an interest in, or possession or occupancy of, the Property or part thereof. The terms "uses specified in the Urban Renewal Plan" and "land use" referring to provisions of the Urban Renewal Plan, or similar language, in the Agreement shall include the land and all building, housing, and other requirements or restrictions of the Urban Renewal Plan pertaining to such land.

**SEC. 403. Agency and United States Rights to Enforce.** In amplification, and not in restriction of, the provisions of the preceding Section, it is intended and agreed that the Agency and its successors and assigns shall be deemed beneficiaries of the agreements and covenants provided in Section 401 hereof, and the United States shall be deemed a beneficiary of the covenant provided in subdivision (b) of Section 401 hereof, both for and in their or its own right and also for the purposes of protecting the interests of the community and other parties, public or private, in whose favor or for whose benefit such agreements and covenants have been provided. Such agreements and covenants shall (and the Deed shall so state) run in favor of the Agency and the United States, for the entire period during which such agreements and covenants shall be in force and effect, without regard to whether the Agency or the United States has at any time been, remains, or is an owner of any land or interest therein to or in favor of which such agreements and covenants relate. The Agency shall have the right, in the event of any breach of any such agreement or covenant, and the United States shall have the right in the event of any breach of the covenant provided in subdivision (b) of Section 401 hereof, to exercise all the rights and remedies, and to maintain any actions or suits at law or in equity or other proper proceedings to enforce the curing of such breach of agreement or covenant, to which it or any other beneficiaries of such agreement or covenant may be entitled.

## ARTICLE V. PROHIBITIONS AGAINST ASSIGNMENT AND TRANSFER

**SEC. 501. Representations As to Redevelopment.** The Redeveloper represents and agrees that its purchase of the Property, and its other undertakings pursuant to the Agreement, are, and will be used, for the purpose of redevelopment of the Property and not for speculation in land holding. The Redeveloper further recognizes that, in view of:

- (a) the importance of the redevelopment of the Property to the general welfare of the community;
- (b) the substantial financing and other public aids that have been made available by law and by the Federal and local Governments for the purpose of making such redevelopment possible; and
- (c) the fact that a transfer of the stock in the Redeveloper or of a substantial part thereof, or any other act or transaction involving or resulting in a significant change in the ownership or distribution of such stock or with respect to the identity of the parties in control of the Redeveloper or the degree thereof, is for practical purposes a transfer or disposition of the Property then owned by the Redeveloper,

the qualifications and identity of the Redeveloper, and its stockholders, are of particular concern to the community and the Agency. The Redeveloper further recognizes that it is because of such qualifications and identity that the Agency is entering into the Agreement with the Redeveloper, and, in so doing, is further willing to accept and rely on the obligations of the Redeveloper for the faithful performance of all undertakings and covenants hereby by it to be performed without requiring in addition a surety bond or similar undertaking for such performance of all undertakings and covenants in the Agreement.

**SEC. 502. Prohibition Against Transfer of Shares of Stock; Binding Upon Stockholders Individually.** For the foregoing reasons, the Redeveloper represents and agrees for itself, its stockholders, and any successor in interest of itself and its stockholders, respectively, that: Prior to completion of the Improvements as certified by the Agency, and without the prior written approval of the Agency, (a) there shall be no transfer by any party owning 10 percent or more of the stock in the Redeveloper (which term shall be deemed for the purposes of this and related provisions to include successors in interest of such stock or any part thereof or interest therein), (b) nor shall any such owner suffer any such transfer to be made, (c) nor shall there be or be suffered to be by the Redeveloper, or by any owner of 10 percent or more of the stock therein, any other similarly significant change in the ownership of such stock or in the relative distribution thereof, or with respect to the identity of the parties in control of the Redeveloper or the degree thereof, by any other method or means, whether by increased capitalization, merger with another corporation, corporate or other amendments, issuance of additional or new stock or classification of stock, or otherwise. With respect to this provision, the Redeveloper and the parties signing the Agreement on behalf of the Redeveloper represent that they have the authority of all of its existing stockholders to agree to this provision on their behalf and to bind them with respect thereto.

**SEC. 503. Prohibition Against Transfer of Property and Assignment of Agreement.** Also, for the foregoing reasons the Redeveloper represents and agrees for itself, and its successors and assigns, that:

(a) Except only

- (1) by way of security for, and only for, (i) the purpose of obtaining financing necessary to enable the Redeveloper or any successor in interest to the Property, or any part thereof, to perform its obligations with respect to making the Improvements under the Agreement, and (ii) any other purpose authorized by the Agreement, and
- (2) as to any individual parts or parcels of the Property on which the Improvements to be constructed thereon have been completed, and which, by the terms of the Agreement, the Redeveloper is authorized to convey or lease as such Improvements are completed,

the Redeveloper (except as so authorized) has not made or created, and that it will not, prior to the proper completion of the Improvements as certified by the Agency, make or create, or suffer to be made or created, any total or partial sale, assignment, conveyance, or lease, or any trust or power, or transfer in any other mode or form of or with respect to the Agreement or the Property, or any part thereof or any interest therein, or any contract or agreement to do any of the same, without the prior written approval of the Agency. Provided, That, prior to the issuance by the Agency of the certificate provided for in Section 307 hereof as to completion of construction of the Improvements, the Redeveloper may enter into any agreement to sell, lease, or otherwise transfer, after the issuance of such certificate, the Property or any part thereof or interest therein, which agreement shall not provide for payment of or on account of the purchase price or rent for the Property, or the part thereof or the interest therein to be so transferred, prior to the issuance of such certificate.

(b) The Agency shall be entitled to require, except as otherwise provided in the Agreement, as conditions to any such approval that:

- (1) Any proposed transferee shall have the qualifications and financial responsibility, as determined by the Agency, necessary and adequate to fulfill the obligations undertaken in the Agreement by the Redeveloper (or, in the event the transfer is of or relates to part of the Property, such obligations to the extent that they relate to such part).
- (2) Any proposed transferee, by instrument in writing satisfactory to the Agency and in form recordable among the land records, shall, for itself and its successors and assigns, and expressly for the benefit of the Agency, have expressly assumed all of the obligations of the Redeveloper under the Agreement and agreed to be subject to all the conditions and restrictions to which the Redeveloper is subject (or, in the event the transfer is of or relates to part of the Property, such obligations, conditions, and restrictions to the extent that they relate to such part): Provided, That the fact that any transferee of, or any other successor in interest whatsoever to, the Property, or any part thereof, shall, whatever the reason, not have assumed such obligations or so agreed, shall not (unless and only to the extent otherwise specifically provided in the Agreement or agreed to in writing by the Agency) relieve or except such transferee or successor of or from such obligations, conditions, or restrictions, or deprive or limit the Agency of or with respect to any rights or remedies or controls with respect to the Property or the construction of the Improvements; it being the intent of this, together with other provisions of the Agreement, that (to the fullest extent permitted by law and equity and excepting only in the manner and

to the extent specifically provided otherwise in the Agreement) no transfer of, or change with respect to, ownership in the Property or any part thereof, or any interest therein, however consummate or occurring, and whether voluntary or involuntary, shall operate, legally or practically, to deprive or limit the Agency of or with respect to any rights or remedies or controls provided in or resulting from the Agreement with respect to the Property and the construction of the Improvements that the Agency would have had, had there been no such transfer or change.

- (3) There shall be submitted to the Agency for review all instruments and other legal documents involved in effecting transfer; and if approved by the Agency, its approval shall be indicated to the Redeveloper in writing.
- (4) The consideration payable for the transfer by the transferee or on its behalf shall not exceed an amount representing the actual cost (including carrying charges) to the Redeveloper of the Property (or allocable to the part thereof or interest therein transferred) and the Improvements, if any, theretofore made thereon by it; it being the intent of this provision to preclude assignment of the Agreement or transfer of the Property (or any parts thereof other than those referred to in subdivision (2), Paragraph (a) of this Section 503) for profit prior to the completion of the Improvements and to provide that in the event any such assignment or transfer is made (and is not canceled), the Agency shall be entitled to increase the Purchase Price to the Redeveloper by the amount that the consideration payable for the assignment or transfer is in excess of the amount that may be authorized pursuant to this subdivision (4), and such consideration shall, to the extent it is in excess of the amount so authorized, belong to and forthwith be paid to the Agency.
- (5) The Redeveloper and its transferee shall comply with such other conditions as the Agency may find desirable in order to achieve and safeguard the purposes of the Urban Renewal Act and the Urban Renewal Plan.

Provided, That in the absence of specific written agreement by the Agency to the contrary, no such transfer or approval by the Agency thereof shall be deemed to relieve the Redeveloper, or any other party bound in any way by the Agreement or otherwise with respect to the construction of the Improvements, from any of its obligations with respect thereto.

**SEC. 504. Information As to Stockholders.** In order to assist in the effectuation of the purposes of this Article V and the statutory objectives generally, the Redeveloper agrees that during the period between execution of the Agreement and completion of the Improvements as certified by the Agency, (a) the Redeveloper will promptly notify the Agency of any and all changes whatsoever in the ownership of stock, legal or beneficial, or of any other act or transaction involving or resulting in any change in the ownership of such stock or in the relative distribution thereof, or with respect to the identity of the parties in control of the Redeveloper or the degree thereof, of which it or any of its officers have been notified or otherwise have knowledge or information; and (b) the Redeveloper shall, at such time or times as the Agency may request, furnish the Agency with a complete statement, subscribed and sworn to by the President or other executive officer of the Redeveloper, setting forth all of the stockholders of the Redeveloper and the extent of their respective holdings, and in the event any other parties have a beneficial interest in such stock their names and the extent of such interest, all as determined or indicated by the records of the Redeveloper, by specific inquiry made by any such officer, of all parties who on the basis of such records own 10 percent or more of the stock in the Redeveloper, and by such other knowledge or information as such officer shall have. Such lists, data, and information shall in any event be furnished to the Agency immediately prior to the delivery of the Deed to the Redeveloper and as a condition precedent thereto, and annually thereafter on the anniversary of the date of the Deed until the issuance of a certificate of completion for all the Property.

## ARTICLE VI. MORTGAGE FINANCING; RIGHTS OF MORTGAGEES

**SEC. 601. Limitation Upon Encumbrance of Property.** Prior to the completion of the Improvements, as certified by the Agency, neither the Redeveloper nor any successor in interest to the Property or any part thereof shall engage in any financing or any other transaction creating any mortgage or other encumbrance or lien upon the Property, whether by express agreement or operation of law, or suffer any encumbrance or lien to be made on or attach to the Property, except for the purposes of obtaining (a) funds only to the extent necessary for making the Improvements and (b) such additional funds, if any, in an amount not to exceed the Purchase Price paid by the Redeveloper to the Agency. The Redeveloper (or successor in interest) shall notify the Agency in advance of any financing, secured by mortgage or other similar lien instrument, it proposes to enter into with respect to the Property, or any part thereof, and in any event it shall promptly notify

the Agency of any encumbrance or lien that has been created on or attached to the Property, whether by voluntary act of the Redeveloper or otherwise. For the purposes of such mortgage financing as may be made pursuant to the Agreement, the Property may, at the option of the Redeveloper (or successor in interest), be divided into several parts or parcels, provided that such subdivision, in the opinion of the Agency, is not inconsistent with the purposes of the Urban Renewal Plan and the Agreement and is approved in writing by the Agency.

**SEC. 602. Mortgagee Not Obligated To Construct.** Notwithstanding any of the provisions of the Agreement, including but not limited to those which are or are intended to be covenants running with the land, the holder of any mortgage authorized by the Agreement (including any such holder who obtains title to the Property or any part thereof as a result of foreclosure proceedings, or action in lieu thereof, but not including (a) any other party who thereafter obtains title to the Property or such part from or through such holder or (b) any other purchaser at foreclosure sale other than the holder of the mortgage itself) shall in no wise be obligated by the provisions of the Agreement to construct or complete the Improvements or to guarantee such construction or completion; nor shall any covenant or any other provision in the Deed be construed to so obligate such holder: *Provided*, That nothing in this Section or any other Section or provision of the Agreement shall be deemed or construed to permit or authorize any such holder to devote the Property or any part thereof to any uses, or to construct any improvements thereon, other than those uses or improvements provided or permitted in the Urban Renewal Plan and in the Agreement.

**SEC. 603. Copy of Notice of Default to Mortgagee.** Whenever the Agency shall deliver any notice or demand to the Redeveloper with respect to any breach or default by the Redeveloper in its obligations or covenants under the Agreement, the Agency shall at the same time forward a copy of such notice or demand to each holder of any mortgage authorized by the Agreement at the last address of such holder shown in the records of the Agency.

**SEC. 604. Mortgagee's Option To Cure Defaults.** After any breach or default referred to in Section 603 hereof, each such holder shall (insofar as the rights of the Agency are concerned) have the right, at its option, to cure or remedy such breach or default (or such breach or default to the extent that it relates to the part of the Property covered by its mortgage) and to add the cost thereof to the mortgage debt and the lien of its mortgage: *Provided*, That if the breach or default is with respect to construction of the Improvements, nothing contained in this Section or any other Section of the Agreement shall be deemed to permit or authorize such holder, either before or after foreclosure or action in lieu thereof, to undertake or continue the construction or completion of the Improvements (beyond the extent necessary to conserve or protect Improvements or construction already made) without first having expressly assumed the obligation to the Agency, by written agreement satisfactory to the Agency, to complete, in the manner provided in the Agreement, the Improvements on the Property or the part thereof to which the lien or title of such holder relates. Any such holder who shall properly complete the Improvements, relating to the Property or applicable part thereof shall be entitled, upon written request made to the Agency, to a certification or certifications by the Agency to such effect in the manner provided in Section 307 of the Agreement, and any such certification shall, if so requested by such holder, mean and provide that any remedies or rights with respect to recapture of or reversion or revesting of title to the Property that the Agency shall have or be entitled to because of failure of the Redeveloper or any successor in interest to the Property, or any part thereof, to cure or remedy any default with respect to the construction of the Improvements on other parts or parcels of the Property, or because of any other default in or breach of the Agreement by the Redeveloper or such successor, shall not apply to the part or parcel of the Property to which such certification relates.

**SEC. 605. Agency's Option To Pay Mortgage Debt or Purchase Property.** In any case, where, subsequent to default or breach by the Redeveloper (or successor in interest) under the Agreement, the holder of any mortgage on the Property or part thereof

- (a) has, but does not exercise, the option to construct or complete the Improvements relating to the Property or part thereof covered by its mortgage or to which it has obtained title, and such failure continues for a period of sixty (60) days after the holder has been notified or informed of the default or breach; or
- (b) undertakes construction or completion of the Improvements but does not complete such construction within the period as agreed upon by the Agency and such holder (which period shall in any event be at least as long as the period prescribed for such construction or completion in the Agreement), and such default shall not have been cured within sixty (60) days after written demand by the Agency so to do,

the Agency shall (and every mortgage instrument made prior to completion of the Improvements with respect to the Property by the Redeveloper or successor in interest shall so provide) have the option of paying to the holder the amount of the mortgage debt and securing an assignment of the mortgage and the debt secured thereby, or, in the event ownership of the Property (or part thereof) has vested in such holder by way of foreclosure or action in lieu thereof, the Agency shall be entitled, at its option, to a conveyance

to it of the Property or part thereof (as the case may be) upon payment to such holder of an amount equal to the sum of: (i) the mortgage debt at the time of foreclosure or action in lieu thereof (less all appropriate credits, including those resulting from collection and application of rentals and other income received during foreclosure proceedings); (ii) all expenses with respect to the foreclosure; (iii) the net expense, if any (exclusive of general overhead), incurred by such holder in and as a direct result of the subsequent management of the Property; (iv) the costs of any Improvements made by such holder; and (v) an amount equivalent to the interest that would have accrued on the aggregate of such amounts had all such amounts become part of the mortgage debt and such debt had continued in existence.

**SEC. 606. Agency's Option To Cure Mortgage Default.** In the event of a default or breach prior to the completion of the Improvements by the Redeveloper, or any successor in interest, in or of any of its obligations under, and to the holder of, any mortgage or other instrument creating an encumbrance or lien upon the Property or part thereof, the Agency may at its option cure such default or breach, in which case the Agency shall be entitled, in addition to and without limitation upon any other rights or remedies to which it shall be entitled by the Agreement, operation of law, or otherwise, to reimbursement from the Redeveloper or successor in interest of all costs and expenses incurred by the Agency in curing such default or breach and to a lien upon the Property (or the part thereof to which the mortgage, encumbrance, or lien relates) for such reimbursement: *Provided*, That any such lien shall be subject always to the lien of (including any lien contemplated, because of advances yet to be made, by) any then existing mortgages on the Property authorized by the Agreement.

**SEC. 607. Mortgage and Holder.** For the purposes of the Agreement: The term "mortgage" shall include a deed of trust or other instrument creating an encumbrance or lien upon the Property, or any part thereof, as security for a loan. The term "holder" in reference to a mortgage shall include any insurer or guarantor of any obligation or condition secured by such mortgage or deed of trust, including, but not limited to, the Federal Housing Commissioner, the Administrator of Veterans Affairs, and any successor in office of either such official.

#### ARTICLE VII. REMEDIES

**SEC. 701. In General.** Except as otherwise provided in the Agreement, in the event of any default in or breach of the Agreement, or any of its terms or conditions, by either party hereto, or any successor to such party, such party (or successor) shall, upon written notice from the other, proceed immediately to cure or remedy such default or breach, and, in any event, within sixty (60) days after receipt of such notice. In case such action is not taken or not diligently pursued, or the default or breach shall not be cured or remedied within a reasonable time, the aggrieved party may institute such proceedings as may be necessary or desirable in its opinion to cure and remedy such default or breach, including, but not limited to, proceedings to compel specific performance by the party in default or breach of its obligations.

**SEC. 702. Termination by Redeveloper Prior to Conveyance.** In the event that

- (a) the Agency does not tender conveyance of the Property, or possession thereof, in the manner and condition, and by the date, provided in the Agreement, and any such failure shall not be cured within thirty (30) days after the date of written demand by the Redeveloper; or
- (b) the Redeveloper shall, after preparation of Construction Plans satisfactory to the Agency, furnish evidence satisfactory to the Agency that it has been unable, after and despite diligent effort for a period of sixty (60) days after approval by the Agency of the Construction Plans, to obtain mortgage financing for the construction of the Improvements on a basis and on terms that would generally be considered satisfactory by builders or contractors for improvements of the nature and type provided in such Construction Plans, and the Redeveloper shall, after having submitted such evidence and if so requested by the Agency, continue to make diligent efforts to obtain such financing for a period of sixty (60) days after such request, but without success,

then the Agreement shall, at the option of the Redeveloper, be terminated by written notice thereof to the Agency, and, except with respect to the return of the Deposit as provided in Paragraph (e), Section 3 of Part I hereof, neither the Agency nor the Redeveloper shall have any further rights against or liability to the other under the Agreement.

**SEC. 703. Termination by Agency Prior to Conveyance.** In the event that

- (a) prior to conveyance of the Property to the Redeveloper and in violation of the Agreement

- (i) the Redeveloper (or any successor in interest) assigns or attempts to assign the Agreement or any rights therein, or in the Property, or
- (ii) there is any change in the ownership or distribution of the stock of the Redeveloper or with respect to the identity of the parties in control of the Redeveloper or the degree thereof; or
- (b) the Redeveloper does not submit Construction Plans, as required by the Agreement, or (except as excused under subdivision (b) of Section 702 hereof) evidence that it has the necessary equity capital and mortgage financing, in satisfactory form and in the manner and by the dates respectively provided in the Agreement therefor; or
- (c) the Redeveloper does not pay the Purchase Price and take title to the Property upon tender of conveyance by the Agency pursuant to the Agreement, and if any default or failure referred to in subdivisions (b) and (c) of this Section 703 shall not be cured within thirty (30) days after the date of written demand by the Agency,

then the Agreement, and any rights of the Redeveloper, or any assignee or transferee, in the Agreement, or arising therefrom with respect to the Agency or the Property, shall, at the option of the Agency, be terminated by the Agency, in which event, as provided in Paragraph (d), Section 3 of Part I hereof, the Deposit shall be retained by the Agency as liquidated damages and as its property without any deduction, offset, or recoupment whatsoever, and neither the Redeveloper (or assignee or transferee) nor the Agency shall have any further rights against or liability to the other under the Agreement.

**SEC. 704. Revesting Title in Agency Upon Happening of Event Subsequent to Conveyance to Redeveloper.** In the event that subsequent to conveyance of the Property or any part thereof to the Redeveloper and prior to completion of the Improvements as certified by the Agency

- (a) the Redeveloper (or successor in interest) shall default in or violate its obligations with respect to the construction of the Improvements (including the nature and the dates for the beginning and completion thereof), or shall abandon or substantially suspend construction work, and any such default, violation, abandonment, or suspension shall not be cured, ended, or remedied within three (3) months (six (6) months, if the default is with respect to the date for completion of the Improvements) after written demand by the Agency so to do; or
- (b) the Redeveloper (or successor in interest) shall fail to pay real estate taxes or assessments on the Property or any part thereof when due, or shall place thereon any encumbrance or lien unauthorized by the Agreement, or shall suffer any levy or attachment to be made, or any materialmen's or mechanics' lien, or any other unauthorized encumbrance or lien to attach, and such taxes or assessments shall not have been paid, or the encumbrance or lien removed or discharged or provision satisfactory to the Agency made for such payment, removal, or discharge, within ninety (90) days after written demand by the Agency so to do; or
- (c) there is, in violation of the Agreement, any transfer of the Property or any part thereof, or any change in the ownership or distribution of the stock of the Redeveloper, or with respect to the identity of the parties in control of the Redeveloper or the degree thereof, and such violation shall not be cured within sixty (60) days after written demand by the Agency to the Redeveloper,

then the Agency shall have the right to re-enter and take possession of the Property and to terminate (and re-vest in the Agency) the estate conveyed by the Deed to the Redeveloper, it being the intent of this provision, together with other provisions of the Agreement, that the conveyance of the Property to the Redeveloper shall be made upon, and that the Deed shall contain, a condition subsequent to the effect that in the event of any default, failure, violation, or other action or inaction by the Redeveloper specified in subdivisions (a), (b), and (c) of this Section 704, failure on the part of the Redeveloper to remedy, end, or abrogate such default, failure, violation, or other action or inaction, within the period and in the manner stated in such subdivisions, the Agency at its option may declare a termination in favor of the Agency of the title, and of all the rights and interests in and to the Property conveyed by the Deed to the Redeveloper, and that such title and all rights and interests of the Redeveloper, and any assigns or successors in interest to and in the Property, shall revert to the Agency: **Provided**, That such condition subsequent and any revesting of title as a result thereof in the Agency

- (1) shall always be subject to and limited by, and shall not defeat, render invalid, or limit in any way, (i) the lien of any mortgage authorized by the Agreement, and (ii) any rights or interests provided in the Agreement for the protection of the holders of such mortgages; and

- (2) shall not apply to individual parts or parcels of the Property (or, in the case of parts or parcels leased, the leasehold interest) on which the Improvements to be constructed thereon have been completed in accordance with the Agreement and for which a certificate of completion is issued therefor as provided in Section 307 hereof.

In addition to, and without in any way limiting the Agency's right to re-entry as provided for in the preceding sentence, the Agency shall have the right to retain the Deposit, as provided in Paragraph (d), Section 3 of Part I hereof, without any deduction, offset or recoupment whatsoever, in the event of a default, violation or failure of the Redeveloper as specified in the preceding sentence.

**SEC. 705. Resale of Reacquired Property; Disposition of Proceeds.** Upon the re-vesting in the Agency of title to the Property or any part thereof as provided in Section 704, the Agency shall, pursuant to its responsibilities under State law, use its best efforts to resell the Property or part thereof (subject to such mortgage liens and leasehold interests as in Section 704 set forth and provided) as soon and in such manner as the Agency shall find feasible and consistent with the objectives of such law and of the Urban Renewal Plan to a qualified and responsible party or parties (as determined by the Agency) who will assume the obligation of making or completing the Improvements or such other improvements in their stead as shall be satisfactory to the Agency and in accordance with the uses specified for such Property or part thereof in the Urban Renewal Plan. Upon such resale of the Property, the proceeds thereof shall be applied:

- (a) First, to reimburse the Agency, on its own behalf or on behalf of the City, for all costs and expenses incurred by the Agency, including but not limited to salaries of personnel, in connection with the recapture, management, and resale of the Property or part thereof (but less any income derived by the Agency from the Property or part thereof in connection with such management); all taxes, assessments, and water and sewer charges with respect to the Property or part thereof (or, in the event the Property is exempt from taxation or assessment or such charges during the period of ownership thereof by the Agency, an amount, if paid, equal to such taxes, assessments, or charges (as determined by the City assessing official) as would have been payable if the Property were not so exempt; any payments made or necessary to be made to discharge any encumbrances or liens existing on the Property or part thereof at the time of re-vesting of title thereto in the Agency or to discharge or prevent from attaching or being made any subsequent encumbrances or liens due to obligations, defaults, or acts of the Redeveloper, its successors or transferees; any expenditures made or obligations incurred with respect to the making or completion of the Improvements or any part thereof on the Property or part thereof; and any amounts otherwise owing the Agency by the Redeveloper and its successor or transferee; and
- (b) Second, to reimburse the Redeveloper, its successor or transferee, up to the amount equal to (1) the sum of the purchase price paid by it for the Property (or allocable to the part thereof) and the cash actually invested by it in making any of the Improvements on the Property or part thereof, less (2) any gains or income withdrawn or made by it from the Agreement or the Property.

Any balance remaining after such reimbursements shall be retained by the Agency as its property.

**SEC. 706. Other Rights and Remedies of Agency; No Waiver by Delay.** The Agency shall have the right to institute such actions or proceedings as it may deem desirable for effectuating the purposes of this Article VII, including also the right to execute and record or file among the public land records in the office in which the Deed is recorded a written declaration of the termination of all the right, title, and interest of the Redeveloper, and (except for such individual parts or parcels upon which construction of that part of the Improvements required to be constructed thereon has been completed, in accordance with the Agreement, and for which a certificate of completion as provided in Section 307 hereof is to be delivered, and subject to such mortgage liens and leasehold interests as provided in Section 704 hereof) its successors in interest and assigns, in the Property, and the re-vesting of title thereto in the Agency. Provided, That any delay by the Agency in instituting or prosecuting any such actions or proceedings or otherwise asserting its rights under this Article VII shall not operate as a waiver of such rights or to deprive it of or limit such rights in any way (it being the intent of this provision that the Agency should not be constrained (so as to avoid the risk of being deprived of or limited in the exercise of the remedy provided in this Section because of concepts of waiver, laches, or otherwise) to exercise such remedy at a time when it may still hope otherwise to resolve the problems created by the default involved); nor shall any waiver in fact made by the Agency with respect to any specific default by the Redeveloper under this Section be considered or treated as a waiver of the rights of the Agency with respect to any other defaults by the Redeveloper under this Section or with respect to the particular default except to the extent specifically waived in writing.

**SEC. 707. Enforced Delay in Performance for Causes Beyond Control of Party.** For the purposes of any of the provisions of the Agreement, neither the Agency nor the Redeveloper, as the case may be, nor any successor in interest, shall be considered in breach of, or default in, its obligations with respect to the preparation of the Property for redevelopment, or the



beginning and completion of construction of the Improvements, or progress in respect thereto, in the event of enforced delay in the performance of such obligations due to unforeseeable causes beyond its control and without its fault or negligence, including, but not restricted to, acts of God, acts of the public enemy, acts of the Federal Government, acts of the other party, fires, floods, epidemics, quarantine restrictions, strikes, freight, embargoes, and unusually severe weather or delays of subcontractors due to such causes; it being the purpose and intent of this provision that in the event of the occurrence of any such enforced delay, the time or times for performance of the obligations of the Agency with respect to the preparation of the Property for redevelopment or of the Redeveloper with respect to construction of the Improvements, as the case may be, shall be extended for the period of the enforced delay as determined by the Agency: Provided, That the party seeking the benefit of the provisions of this Section shall, within ten (10) days after the beginning of any such enforced delay, have first notified the other party thereof in writing, and of the cause or causes thereof, and requested an extension for the period of the enforced delay.

**SEC. 708. Rights and Remedies Cumulative.** The rights and remedies of the parties to the Agreement, whether provided by law or by the Agreement, shall be cumulative, and the exercise by either party of any one or more of such remedies shall not preclude the exercise by it, at the same or different times, of any other such remedies for the same default or breach or of any of its remedies for any other default or breach by the other party. No waiver made by either such party with respect to the performance, or manner or time thereof, or any obligation of the other party or any condition to its own obligation under the Agreement shall be considered a waiver of any rights of the party making the waiver with respect to the particular obligation of the other party or condition to its own obligation beyond those expressly waived in writing and to the extent thereof, or a waiver in any respect in regard to any other rights of the party making the waiver or any other obligations of the other party.

**SEC. 709. Party in Position of Surety With Respect to Obligations.** The Redeveloper, for itself and its successors and assigns, and for all other persons who are or who shall become, whether by express or implied assumption or otherwise, liable upon or subject to any obligation or burden under the Agreement, hereby waives, to the fullest extent permitted by law and equity, any and all claims or defenses otherwise available on the ground of its (or their) being or having become a person in the position of a surety, whether real, personal, or otherwise or whether by agreement or operation of law, including, without limitation on the generality of the foregoing, any and all claims and defenses based upon extension of time, indulgence, or modification of terms of contract.

#### ARTICLE VIII. MISCELLANEOUS

**SEC. 801. Conflict of Interests; Agency Representatives Not Individually Liable.** No member, official, or employee of the Agency shall have any personal interest, direct or indirect, in the Agreement, nor shall any such member, official, or employee participate in any decision relating to the Agreement which affects his personal interests or the interests of any corporation, partnership, or association in which he is, directly or indirectly, interested. No member, official, or employee of the Agency shall be personally liable to the Redeveloper, or any successor in interest, in the event of any default or breach by the Agency or for any amount which may become due to the Redeveloper or successor or on any obligations under the terms of the Agreement.

**SEC. 802. Equal Employment Opportunity.** The Redeveloper, for itself and its successors and assigns, agrees that during the construction of the Improvements provided for in the Agreement:

(a) The Redeveloper will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Redeveloper will take affirmative action to insure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Redeveloper agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Agency setting forth the provisions of this nondiscrimination clause.

(b) The Redeveloper will, in all solicitations or advertisements for employees placed by or on behalf of the Redeveloper, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.

(c) The Redeveloper will send to each labor union or representative of workers with which the Redeveloper has a collective bargaining agreement or other contract or understanding, a notice, to be provided, advising the labor union or workers' representative of the Redeveloper's commitments under Section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(d) The Redeveloper will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(e) The Redeveloper will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor or the Secretary of Housing and Urban Development pursuant thereto, and will permit access to the Redeveloper's books, records, and accounts by the Agency, the Secretary of Housing and Urban Development, and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(f) In the event of the Redeveloper's noncompliance with the nondiscrimination clauses of this Section, or with any of the said rules, regulations, or orders, the Agreement may be canceled, terminated, or suspended in whole or in part and the Redeveloper may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided in law.

(g) The Redeveloper will include the provisions of Paragraphs (a) through (g) of this Section in every contract or purchase order, and will require the inclusion of these provisions in every subcontract entered into by any of its contractors, unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each such contractor, subcontractor, or vendor, as the case may be. The Redeveloper will take such action with respect to any construction contract, subcontract, or purchase order as the Agency or the Department of Housing and Urban Development may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, That in the event the Redeveloper becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Agency or the Department of Housing and Urban Development, the Redeveloper may request the United States to enter into such litigation to protect the interests of the United States. For the purpose of including such provisions in any construction contract, subcontract, or purchase order, as required hereby, the first three lines of this Section shall be changed to read "During the performance of this Contract, the Contractor agrees as follows:", and the term "Redeveloper" shall be changed to "Contractor".

**SEC. 803. Provisions Not Merged With Deed.** None of the provisions of the Agreement are intended to or shall be merged by reason of any deed transferring title to the Property from the Agency to the Redeveloper or any successor in interest, and any such deed shall not be deemed to affect or impair the provisions and covenants of the Agreement.

**SEC. 804. Titles of Articles and Sections.** Any titles of the several parts, Articles, and Sections of the Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.