

**RESOLUTION NO. 18-2023**  
**Harrisburg Redevelopment Authority**

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) is negotiating with Elisabeth Muse for the sale of vacant lots at 1422 & 1424 Regina Street (PID 09-018-016 & 09-018-015) (the “Property”); and

WHEREAS, the Authority owns the Property and Elisabeth Muse (“Developer”) desires to purchase the Property for use as accessory yard to the Developer’s property located at 1426 Regina Street; and

WHEREAS, the Authority is willing to sell the Property pursuant to the terms set forth below.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg that the sale of the Property is hereby approved, and the proper Officers of the Board of Directors of the Authority are hereby authorized to execute a standard Special Warranty Deed and all related documents with the Developer for the conveyance of the Property, contingent upon the following conditions being met:

- A. The sale price for the Property shall be \$1,000 plus all HRA closing fees, including 2% transfer tax.
- B. The Property shall be sold “as is”, “where is” with no representations or warranties.
- C. The Property shall remain subject to all real estate taxes in perpetuity, regardless of whether the use qualified for an exemption from the same under any applicable law.
- D. Any re-use of the Property must comply with all City zoning ordinances and regulations for Flood Plain Construction, if applicable.
- E. Such other conditions that the staff of the Authority and its solicitor deem reasonable and appropriate.

5/23/23  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary

**Janell E. Wassser, Administrative Project Manager  
Redevelopment Authority of the City of Harrisburg  
10 North Second Street, Suite 405  
PO Box 2157  
Harrisburg, Pa 17105**

**Re: HRA Lots at 1422 & 1424 Regina Street**

**Dear Ms. Wassser,**

**I am writing this letter regarding my purchasing of lots 1422 & 1424 on Regina Street, Harrisburg Pa. I am listing the following requested information below:**

**Name/ Contact Information: Elizabeth Muse, 717-979-6024, emuse43 @gmail.com**

**I wish to purchase the following lots on Regina Street: 1422& 1424 for \$500.00 Each for a total of \$1,000.00.**

**I intend to use the lots to spend time with my family and help in the beautification projects in my neighborhood.**

**Please let me know if you need any additional information from me.**

**Best regards,**

  
**Elizabeth Muse**

## Janell Weaser

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**From:** Bryan Davis [bdavis@hra-harrisburgpa.org]  
**Sent:** Wednesday, September 30, 2020 4:42 PM  
**To:** 'Souder, Brooke M.'  
**Cc:** 'Janell E. Weaser'  
**Subject:** RE: Lot Purchase

Thanks for the follow-up email, Brooke! I am so sorry that did not get back to you sooner. That vacant land is actually comprised of 2 HRA-owned parcels – 1422 & 1424 Regina. Since together those become a 'buildable' lot – we normally don't sell for side yard.

However, this is the first rare instance that we might consider it.

If she will purchase both for \$1,000 (\$500 each), plus pay nominal HRA closing costs (about \$300), then we would entertain the sale.

We can close on the sale without her gaining approvals for a deck. We would sell simply for use as 'side yard' to the home in which she resides.

If she is agreeable to our terms, have her contact Janell to follow-up on paperwork for us to gain HRA Board approval.

My Best & Stay Safe! - Bryan

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**From:** Souder, Brooke M. [mailto:bmsouder@harrisburgpa.gov]  
**Sent:** Wednesday, September 30, 2020 2:40 PM  
**To:** Bryan Davis (bdavis@hra-harrisburgpa.org)  
**Cc:** Janell E. Weaser  
**Subject:** FW: Lot Purchase

Hello!

I had a phone call regarding this lot today, were you able to let me know if it is able to be purchased as a side yard?

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**From:** Souder, Brooke M.  
**Sent:** Wednesday, September 16, 2020 2:09 PM  
**To:** Bryan Davis (bdavis@hra-harrisburgpa.org) <bdavis@hra-harrisburgpa.org>  
**Subject:** FW: Lot Purchase

Circling back on this

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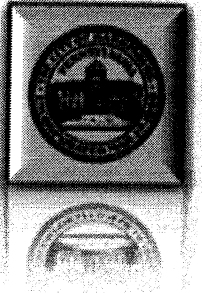
**From:** Souder, Brooke M.  
**Sent:** Tuesday, September 8, 2020 5:01 PM  
**To:** Bryan Davis (bdavis@hra-harrisburgpa.org) <bdavis@hra-harrisburgpa.org>  
**Subject:** Lot Purchase

Hello,

I have a request from the homeowner of 1426 Regina Street to purchase the lot beside her house, is that lot for sale?

Also, if she wanted to build a deck onto the lot. Is that something that would need to be approved before the purchase?

Thanks!



**Brooke Souder** | Confidential Secretary to the Business Administrator  
City of Harrisburg | 10 North Second Street, Suite 202 | Harrisburg, PA 17101  
Office: 717-255-3050 | Cell: 717-645-3583 | [bmsouder@harrisburgpa.gov](mailto:bmsouder@harrisburgpa.gov)  
[Harrisburgpa.gov](http://Harrisburgpa.gov) | [Twitter](#)