

RESOLUTION NO. 5-2023
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") is negotiating with Kireston Wilson for the sale of a vacant lot at 339 Peffer Street (PID 11-009-003) (the "Property"); and

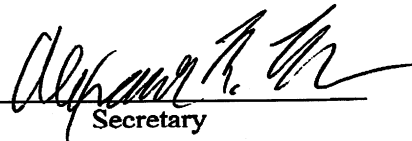
WHEREAS, the Authority owns the Property and Kireston Wilson ("Developer") desires to purchase the Property to be used as a garden/green space; and

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 \$1,000.00 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. The Developer must provide clear evidence of reasonable sustainability of the planned reuse.
- F. Such other conditions that the staff of the Authority and its solicitor deem reasonable and appropriate.

2/21/23
Date


Secretary

Janell Weaser

From: Kireston Wilson <kirestonw@yahoo.com>
Sent: Tuesday, February 7, 2023 11:17 AM
To: Bryan Davis; Janell Weaser
Subject: Re: 339 Peffer Street

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Could Bryan Davis give me a call back about my offer for 339 Peffer Street? I'd also like to know what the taxes are for 339 Peffer Street as well as the taxes in perpetuity for 1928 and 1930 Logan Streets.

Kireston
717-350-4338

On Sunday, February 5, 2023 at 02:44:12 PM EST, Kireston Wilson <kirestonw@yahoo.com> wrote:

Hello,

I have another lot that I am interested in. I'm hoping that your office does not turn this in to a difficult process that will cause me to loss another opportunity. You have posted the lot publically on your website as being for sale and I know that is all that is required of the Redevelopment Authority.

Vacant Lot	11009003	339 Peffer Street	Harrisburg	Dauphin	17102
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I want to purchase 339 Peffer Street for \$1,000. REDEVELOPMENT AUTHORITY OF CITY OF HARRISBURG has been holding on to this property since 2004. Anyone could have offered to purchase it. It has been listed on your website for some time which makes the posting of its availability fair to everyone. What you did with the lots on Logan Street was not fair. I've researched the purchase of these lots and I can't find anything that says that Redevelopment Authority has to inform adjacent property owner's of offers to purchase the properties.

I will be following up to see if Georg M. Georg - \$12,800 each, \$25,600 total, has paid all back taxes on 1928 & 1930 Logan Street as required. All properties acquired by the Redevelopment Authority are sold as "taxable in perpetuity." It appear that taxes in perpetuity on 1928 & 1930 Logan Street go back to 2019. Please provide information on how much tax is owed in perpetuity on each property individually: 1928 & 1930 Logan Street.

Janell Weaser

From: Kireston Wilson <kirestonw@yahoo.com>
Sent: Thursday, February 16, 2023 12:22 PM
To: Bryan Davis; Janell Weaser
Subject: Fw: Stormwater Fee Adjustment
Attachments: To Resident - 2023-02-16 Peffer and 4th Lots.pdf

So I reached out to Claire Maulhardt, PLA with Capital Region Water, City Beautiful H2O Program Manager. She provided me a copy of CRWs plans for 1934 N. 4th Street which is adjacent to the property that I am purchasing. (see those plans attached below). I have plans to meet with her to talk about water collection on my lot. I plan to have some raised flower beds containing Pennsylvania Native plants that are intended to attract Monarch Butterflies. I can't control what happens on the privately owned lots beside me but mine will be fenced on the sides boarding the privately owned vacant lots. The front and back of my lot will be open to allow flow through to the CRW lot behind me.

I'll have two water collect stations at the front of the property and two water collection stations at the rear.

I want to offer access of the gardens to girl scott troops to obtain the Junior Gardening Badge.

Hope this helps.

This will be the last contact I am able to have with you as I have to get my family packed up for our trip.

----- Forwarded Message -----

From: Claire Maulhardt <claire.maulhardt@capitalregionwater.com>
To: Kireston Wilson <kirestonw@yahoo.com>; Micaela Swart <micaela.swart@capitalregionwater.com>
Cc: Rebecca J. Laufer <rebecca.laufer@capitalregionwater.com>
Sent: Thursday, February 16, 2023 at 07:55:31 AM EST
Subject: RE: Stormwater Fee Adjustment

Kireston,

Here are the plans I discussed earlier for the design of the Peffer and 4th HRA Lots.

For the improvements described below, reductions in the SW Fee may be possible. We can work with you to file an Appeal and SW Fee Credit form. All the information can be found here: <https://capitalregionwater.com/customer-support/rules-regulations/> under the Stormwater Fee Section. Once you've had a chance to review, we can set up a follow up meeting with you and/or site visit to your property to review the changes.

I have added Micaela Swart to the email. She assists me with the Stormwater Management Program.

Cheers,

Claire Maulhardt, PLA | City Beautiful H₂O Program Manager

888-510-0606 | 717-216-5269 (o) | 717-756-6694 (m)



Capital Region Water

3003 North Front Street | Harrisburg, PA 17110 *

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*** Please note our change of address**