

RESOLUTION NO. 15-2024
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") is negotiating with Zahid Alizada/ZAC Penn LLC for the sale of vacant lot at 26 S. 13th Street, PID 09-045-016 (the "Property"); and

WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") owns the Property and Zahid Alizada/AZC Penn LLC ("Developer") desires to purchase the Property for use as accessory yard to the Developer's property located at 22 S. 13th Street; and

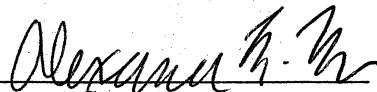
WHEREAS, the Authority is willing to sell the Property pursuant to the terms set forth below.

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.

9/17/24

Date



Secretary

Zahid Alizada / ZAC Penn LLC
2155 Jefferson St. Harrisburg PA 17110
Alizada.zahid@gmail.com
6312159454
08/19/2024

Harrisburg Redevelopment Authority
10 North Second Street, Suite 405
Harrisburg, PA 17101

Subject: Proposal to Purchase Land at 26 S 13th St, Harrisburg, PA

Dear Members of the Harrisburg Redevelopment Authority,

I am writing to formally express our interest in purchasing the parcel of land located at 26 S 13th St, Harrisburg, PA, which is currently owned by the Harrisburg Redevelopment Authority. This parcel is next to our property at 22 S 13th St, Harrisburg, PA, which we purchased in February 2024 and fully renovated it.

When we acquired 22 S 13th St earlier this year, it was a condemned property due to severe fire damage. We have since undertaken a complete renovation of the building, restoring it to a high standard and transforming it into a valuable asset for the neighborhood. Our commitment to improving the area is ongoing, and we believe that the acquisition of 26 S 13th St would allow us to further contribute to the community.

Our intention for the land at 26 S 13th St is to develop it into a green space that will complement the newly renovated property at 22 S 13th St. This green space will serve as an inviting and serene area for the community, providing much-needed open space in an urban environment.

We believe that this proposed use of the land aligns with the goals of the Harrisburg Redevelopment Authority to foster community improvement and redevelopment. By converting the parcel at 26 S 13th St into a green space, we aim to create a positive and lasting impact on the local area, promoting community engagement and environmental sustainability.

Thank you for considering our proposal. We look forward to the possibility of collaborating with the Harrisburg Redevelopment Authority to enhance our community.

Sincerely,

Zahid Alizada
ZAC Penn LLC