



# COUNTY OF ALLEGHENY

**OFFICE OF THE COUNTY COUNCIL**  
119 COURTHOUSE · 436 GRANT STREET  
PITTSBURGH, PA 15219  
PHONE (412) 350-6490 · FAX (412) 350-6499  
COUNCIL@COUNTY.ALLEGHENY.PA.US  
WWW.COUNTY.ALLEGHENY.PA.US/COUNCIL

## *Memorandum*

To: File  
From: Jared E. Barker, Chief Clerk & Director of Legislative Services  
Re: Bill No. 9137-15  
Date: September 25, 2015

Bill No. 9137-15 was withdrawn by the primary sponsor this afternoon, in accordance with the provisions of the Rules of Council, Article IV, Rule B.5.

No. \_\_\_\_\_

## AN ORDINANCE

An Ordinance of the County of Allegheny, Commonwealth of Pennsylvania, authorizing the conveyance of the County of Allegheny's interest in one (1) parcel, known as Block 40-G, Lot 315 (hereinafter called the "Parcel"), currently owned by Allegheny County and the City of Pittsburgh to the Urban Redevelopment Authority.

**Whereas**, the Parcel is part of ten (10) parcels of property included in the proposed sale of the former Schaeffer Elementary School by the School District of Pittsburgh; and

**Whereas**, the Parcel became jointly owned by the City of Pittsburgh and Allegheny County by operation of law when Schaeffer Elementary School was closed; and

**Whereas**, the School District of Pittsburgh has approved the sale of the former Schaeffer Elementary School at 1235 Clairhaven St., Pittsburgh PA 15205 in Crafton Heights to Greg and Terrie Mancini of the Pittsburgh Spice Company to relocate their business; and

**Whereas**, the School District of Pittsburgh has agreed on a sale price of \$225,000 for the parcels constituting the former Schaeffer Elementary School; and

**Whereas**, the Urban Redevelopment Authority (URA) has its offices located at 200 Ross Street, Pittsburgh, PA 15219; and

**Whereas**, the URA, hereinafter called "Developer," is interested in acquiring the Parcel to transfer to Greg and Terrie Mancini of the Pittsburgh Spice Company; and

**Whereas**, the School District of Pittsburgh is requesting Allegheny County and the City of Pittsburgh to convey their respective half interests to the URA via a Quit Claim Deed; and

**Whereas**, Allegheny County, which has a 50% interest in the Parcel, has determined that the value of the 3,675 square feet vacant lot is \$1,102; and

**Whereas**, Allegheny County's 50% interest in the Parcel would be valued at \$551; (50% of the \$1,102 value); and

**Whereas**, the URA will transfer the Parcel by a commercial side yard sale for a cost of \$500 to Greg and Terrie Mancini; and

**Whereas**, by conveying ownership of the Parcel to the URA, Allegheny County will also transfer any responsibilities and liabilities for developing and maintaining the Parcel; and

Whereas, the Council of the County of Allegheny deems the conveyance of the Parcel to the URA to be in the public interest; and

***The Council of the County of Allegheny hereby resolves as follows:***

***SECTION 1. Incorporation of the Preamble.***

The provisions set forth in the preamble to this Ordinance are incorporated by reference in its entirety herein.

***SECTION 2. Approval of Transfer of County Interest in Block 40-G, Lot 315.***

(a) The Council hereby authorizes the transfer of the County's interest in the Parcel located in the City of Pittsburgh, 28<sup>th</sup> Ward and known as Block 40-G, Lot 315 to the URA for the payment of \$551 for the purpose of selling the Parcel to Greg and Terrie Mancini of the Pittsburgh Spice Company who wish to relocate their business to the site of the former Schaeffer School, which includes this Parcel.

(b) The appropriate County officers and officials are authorized to execute the Deed and related agreements and documents as required to effectuate the transfer of the Parcel and take such other action as is necessary to carry out the purpose of the authorization granted herein.

***SECTION 3. Severability. If any provision of this Ordinance shall be determined to be unlawful, invalid, void or unenforceable, then that provision shall be considered severable from the remaining provisions of this Ordinance which shall be in full force and effect.***

***SECTION 4. Repealer. Any Resolution or Ordinance or part thereof conflicting with the provisions of this Ordinance is hereby repealed so far as the same affects this Ordinance.***

*Enacted in Council, this \_\_\_\_\_ day of \_\_\_\_\_, 2015*

*Council Agenda No. \_\_\_\_\_*

\_\_\_\_\_  
**John DeFazio**  
**President of Council**

*Attest: \_\_\_\_\_*

**Jared Barker**  
**Chief Clerk of Council**

*Chief Executive Office \_\_\_\_\_, 2015*

*Approved: \_\_\_\_\_*

**Rich Fitzgerald**  
**County Executive**

*Attest: \_\_\_\_\_*

**Sonya Dietz**  
**Executive's Secretary**

SUMMARY OF LEGISLATION  
CONVEYANCE OF SCHAEFFER ELEMENTARY SCHOOL PARCEL  
SUMMITTED FOR COUNCIL MEETING AUGUST 18, 2015

On March 26, 2015, the School District of Pittsburgh approved the sale of the former Schaeffer Elementary School at 1235 Clairhaven St., Pittsburgh PA 15205 in Crafton Heights to Greg and Terrie Mancini of the Pittsburgh Spice Company to relocate their business.

The former Schaeffer Elementary School consists of ten (10) parcels. One parcel included in the sale, 40-G-315, became jointly owned by the City of Pittsburgh and Allegheny County by operation of law when Schaeffer Elementary School was closed.

The School District of Pittsburgh has agreed on a sale price of \$225,000 for the parcels. The buyers will pay \$200,000 cash, with a gap financing loan of \$25,000 by the URA. The total estimated construction costs are around \$125,000. The Mancini's intend to keep the integrity of the school building by only adding a dock and removing asbestos with minor interior changes.

The School District of Pittsburgh is requesting Allegheny County and the City of Pittsburgh to convey their respective half interest in 40-G-315 to the Urban Redevelopment Authority (URA) via a Quit Claim Deed. Allegheny County will keep its standard pricing structure for consideration in place. A price of \$0.30 per square foot was determined based on comparable parcels in the area. Parcel 40-G-315 is a total of 3675 square feet; therefore, Allegheny County's 50% interest is valued at \$551.

The URA will then transfer its interest in the 40-G-315 by a commercial side yard sale for a cost of \$500 to Greg and Terrie Mancini (costs associated with the transfer). The URA is involved with the sale of the 40-G-315 because the URA is in a position to take title to the property and convey it to a chosen buyer in a manner that City is not.