

*No. 10-16-OR*

**AN ORDINANCE**

An Ordinance authorizing the County of Allegheny to sell a 6,399 square foot parcel of excess vacant real estate, located on Desdemona Avenue, adjacent to Brown's Hill Road, in the 15<sup>th</sup> Ward, City of Pittsburgh, tax parcel No. 89-C-64, for the fair market value amount of \$7,400.00, to Joel H. Kranich and Annette Kranich.

**Whereas**, Allegheny County acquired a vacant 6,399 square foot parcel of real estate to construct the Brown's Hill Road approach to the Pittsburgh-Homestead High Level (now Homestead Grays) Bridge by deed dated March 9, 1938 and recorded in Allegheny County Real Estate Department in Deed Book Volume 2591, Page 300, being part of Lot 62 in the T. J. Ingram Plan of Lots, now designated by Allegheny County Assessment Department as tax parcel No. 89-C-64, located in the 15<sup>th</sup> Ward, City of Pittsburgh, herein called "Parcel"; and

**Whereas**, by his Executive Action No. 6914 - 15 approved November 25, 2015, the County Manager determined that because the Parcel is located outside of the right-of-way area for Brown's Hill Road, it is no longer in the interest of Allegheny County to maintain the Parcel, as depicted on a Plan of Property by Hampton Technical Associates, Inc. dated September 18, 2015, attached and marked "Exhibit A"; and

**Whereas**, through the Department of Public Works, the County Manager had the Parcel appraised by an independent general real estate appraiser who has determined that the fair market value of said Parcel to be \$7,400.00; and,

**Whereas**, Joel H. Kranich and Annette Kranich, owner of property adjacent to the Parcel, have expressed their willingness to acquire the Parcel for the fair market value, and have borne the entire costs associated with the appraisal and survey drawing, as required by §5-701.03 of the Allegheny County Administrative Code; and

**Whereas**, said sale constitutes a valid public purpose serving the interests of the residents of the County of Allegheny, and

**Whereas**, the County Council of Allegheny County now deems it advisable to sell the Parcel, enabling development to occur and returning it to the tax roll as taxable real estate, at the appraised fair market value of \$7,400.00.

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

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

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

***SECTION 2. Authorization to Sell Parcel.***

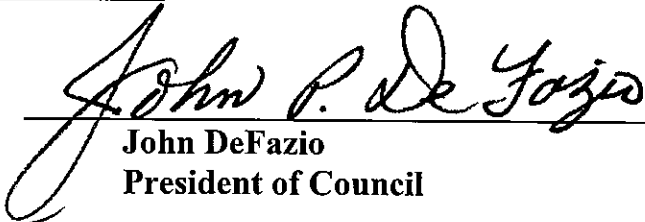
That Council, in accordance with the provisions of the Home Rule Charter and Administrative Code, authorizes the Law Department, in conjunction with the Department of Public Works, to convey the Parcel, depicted in Exhibit A, to Joel H. Kranich and Annette Kranich for the fair market value of \$7,400.00 and to prepare and execute such documents as may be necessary to complete said transaction.


***SECTION 6. 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 7. 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.***

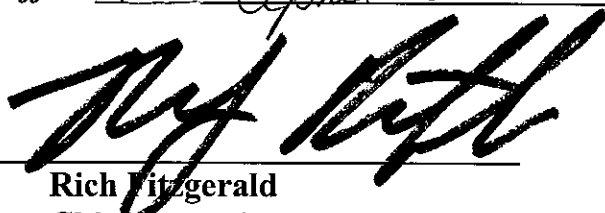
Enacted in Council, this 19<sup>th</sup> day of April, 2016


Council Agenda No. 9526.16

  
John DeFazio  
President of Council

Attest:   
Jared Barker  
Chief Clerk of Council

Chief Executive Office April 21, 2016

Approved:   
Rich Fitzgerald  
Chief Executive

Attest:   
Sonya Dietz  
Executive's Secretary

SUMMARY PAGE  
DRAFT ORDINANCE TO SELL EXCESS REAL ESTATE  
TAX PARCEL NO. 89-C-64  
TO JOEL H. KRANICH AND ANNETTE KRANICH  
October 28, 2015

Part of a parcel of real estate acquired in 1938 to construct the Brown's Hill Road approach to the Homestead Grays Bridge is located outside of the right-of-way area and is not needed for the road.

We seek authorization by County Council to sell the excess parcel to the adjacent property owner for the appraised fair market value of \$7,400.00.



RECEIVED  
MEMORANDUM ALLEGHENY COUNTY COUNCIL  
2016 MAR 17 AM 11:09  
OFFICE OF THE COUNTY MANAGER

TO: Jared E. Barker  
Allegheny County Council

FROM: William D. McKain CPA  
County Manager

DATE: March 17, 2016

RE: Proposed Ordinance

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Attached is an Ordinance authorizing the County of Allegheny to sell a 6,399 square foot parcel of excess vacant real estate, located on Desdemona Avenue, adjacent to Brown's Hill Road, in the 15<sup>th</sup> Ward, City of Pittsburgh, tax parcel No. 89-C-64, for the fair market value amount of \$7,400.00, to Joel H. Kranich and Annette Kranich.

The Allegheny County Law Department has reviewed this legislation prior to submitting it to Council.

I am requesting that this item be placed on the agenda at the next Regular Meeting of Council.