

No. 34-17-OR

AN ORDINANCE

An Ordinance approving the sale of a parcel of property identified as 3441 Forbes Avenue 4th Ward, Pittsburgh (Oakland) PA, Block and Lot 28-F-172 known as the Allegheny County Health Department Forbes Medical Building, for the sale price of \$1,900,000.00 to 3441 F Street, LLC.

Whereas, the County is the owner in fee simple of a piece of real property at 3441 Forbes Avenue 4th Ward, Pittsburgh (Oakland) PA, Block and Lot 28-F-172 known as the Allegheny County Health Department Forbes Medical Building (the "Property"); and

Whereas, the Allegheny County Department of Economic Development issued a Request for Development Proposals (RFDP) for the sale and development of the Property; and

Whereas, the University of Pittsburgh submitted the only proposal in response to the RFDP; and

Whereas, an entity created and controlled by the University of Pittsburgh known as 3441 F Street, LLC (the "Developer") will purchase the Property for a consideration of \$1,900,000.00 with the intent of redeveloping the Property; and,

Whereas, Article IV, Section 2 (k) of the Allegheny County Home Rule Charter and Article 5-701.03 of the Administrative Code of Allegheny County vests the County's Council with the power and duty by ordinance to authorize the sale and conveyance of County owned land, buildings or other real or personal property owned by the County; and

Whereas, the County Manager has determined that it is no longer in the interest of Allegheny County to continue to own the Property; and

Whereas, the Council of Allegheny County is of the belief that the sale of the Property will inure to the benefit of the citizens of the County.

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 as set forth in their entirety herein.

SECTION 2. Terms Defined.

Terms used in this Ordinance shall have the same meaning and definition as given to them in the Preamble to this Ordinance.

SECTION 3. Approval of Sale of the Property.

The County, acting by and through its County Council, hereby approves the sale of the Property to the Developer, for the purchase price of \$1,900,000.00. The proper officials of the County, in the name of and for and on behalf of the County, are hereby authorized to execute, approve and deliver any and all documents deemed necessary in order to consummate the sale and convey the Property to the Developer; provided, however, that all such documents shall be subject to review and approval by the County Manager and approval as to form by the County Solicitor.

SECTION 4. 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.*

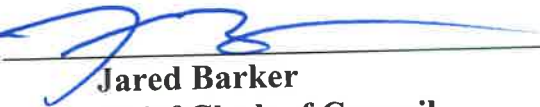
SECTION 5. Repealer. *Any Resolution or Ordinance or part thereof conflicting with the provisions of the Ordinance is hereby repealed so far as the same affects this Ordinance.*

Enacted in Council, this 19th day of December, 2017

Council Agenda No. 10415-17



John DeFazio
President of Council

Attest: 

Jared Barker
Chief Clerk of Council

Chief Executive Office December 21, 2017

Approved: 

Rich Fitzgerald
Chief Executive

Attest: 

Sonya Dietz
Executive's Secretary

SUMMARY

The County owns a parcel of real property located at 3441 Forbes Avenue 4th Ward, Pittsburgh (Oakland) PA, Block and Lot 28-F-172 known as the Allegheny County Health Department Forbes Medical Building that houses its STD Clinic (the "Property").

The Department of Economic Development in conjunction with the Health Department and the County Manager have determined that it is no longer in the County interest to continue to own the Property.

The Allegheny County Department of Economic Development issued a Request for Development Proposals (RFDP) for the sale and development of the Property. The University of Pittsburgh submitted the only proposal in response to the RFDP for a consideration of \$1,900,000.00. The University of Pittsburgh created an entity known as 3441 F Street, LLC (the "Developer") for the purpose of purchasing and developing the Property for the aforesaid consideration.

MEMORANDUM
OFFICE OF THE COUNTY MANAGER

TO: Jared E. Barker
Allegheny County Council

FROM: William D. McKain CPA
County Manager

DATE: November 30, 2017

RE: Proposed Ordinance

Attached is an Ordinance approving the sale of a parcel of property identified as 3441 Forbes Avenue 4th Ward, Pittsburgh (Oakland) PA, Block and Lot 28-F-172 known as the Allegheny County Health Department Forbes Medical Building, for the sale price of \$1,900,000.00 to 3441 F Street, LLC.

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.

RECEIVED
ALLEGHENY COUNTY COUNCIL
2017 NOV 30 AM 10:57