

*No. 21-20-OR*

**AN ORDINANCE**

An Ordinance authorizing the County of Allegheny (“**County**”), in conjunction with the Department of Public Works and the Law Department, to convey by special warranty deed two parcels of land, described as (1) 12,989 square feet of land being all of Block and Lot Number 375-C-185; and, (2) 13,986 square feet of land being all of Block and Lot Number 375-C-191, both parcels of land being situate in the Borough of North Braddock, Allegheny County, to the Commonwealth of Pennsylvania (“**Commonwealth**”) acting through its Department of Transportation (“**PennDOT**”).

**Whereas**, PennDOT is engaged in a capital project to remediate a landslide supporting Lincoln Highway (SR 0030) above Electric Avenue. (**the “Project”**) and has requested that the County donate the Property, as hereinafter described, in furtherance of the Project; and,

**Whereas**, the County Council of Allegheny County (“**Council**”) deems it advisable to convey by special warranty deed two parcels of County-owned vacant land, being more particularly described as (1) 12,989 square feet of land being all of Block and Lot Number 375-C-185; and, (2) 13,986 square feet of land being all of Block and Lot Number 375-C-191 (collectively, the “**Property**”), both parcels of land being situate in the Borough of North Braddock, Allegheny County, Pennsylvania; and,

**Whereas**, the Property is more particularly described in the legal descriptions for the parcels, marked as “Exhibit A”, attached hereto and made a part hereof; and,

**Whereas**, the Property is not currently used by the County for any governmental function, nor is the Property expected to be needed in the future for any governmental purpose; and,

**Whereas**, the Commonwealth, through PennDOT, has agreed to assume future responsibility for all maintenance and repair of a drainpipe situated on part of the Property, thus relieving the County from that responsibility and potential expense; and,

**Whereas**, the County and Commonwealth have historically cooperated and aided each other in furtherance of each other’s projects and to that end, the County has determined that it is in the best interest of both entities and the public to donate the Property to the Commonwealth and the Commonwealth, through PennDOT, has agreed to accept such donation; and.

**Whereas**, the Property has not been appraised; however, the assessed value of Block and Lot Number 375-C-185 is approximately \$9,700.00 and the assessed value of Block and Lot

Number 375-C-191 is approximately \$2,800.00 as indicated by the real estate records attached hereto as Exhibit "B", attached hereto and made a part hereof; and,

**Whereas**, in view of the benefits that will accrue to the citizens of both the County and the Commonwealth, Council deems it advisable to donate the Property to the Commonwealth as evidenced by a special warranty deed conveying the Property.

***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 though set forth in their entirety herein.

***SECTION 2. Authorization to Donate the Property by Conveyance***

That Counsel deems it advisable to donate the Property and convey ownership to the Commonwealth of Pennsylvania for no monetary consideration.

***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 continue to be in full force and effect.***

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

Enacted in Council, this 5<sup>th</sup> day of September, 2020

Council Agenda No. 11575-20



Patrick Catena  
President of Council


Attest: 

Jared Barker  
Chief Clerk of Council

Chief Executive Office September 9<sup>th</sup>, 2020

Approved: 

Rich Fitzgerald  
Chief Executive

Attest: 

Jennifer M. Liptak  
Chief of Staff

## **Summary**

Authorization to convey certain surplus vacant land being more particularly described as (1) 12,989 square feet of land being all of Block and Lot Number 375-C-185; and, (2) 13,986 square feet of land being all of Block and Lot Number 375-C-191, both parcels being situate in the Borough of North Braddock, Allegheny County, to the Commonwealth of Pennsylvania acting through its Department of Transportation for no monetary consideration.

## **Property Description**

Being all or a portion of the same property conveyed or devised to the County of Allegheny by Deed of Mike Tobak and Anna Tobak, his wife, dated November 28, 1930 and recorded in DBV 2447, Page 54 and by Deed of Mike Tobak and Anna Tobak, his wife, dated January 10, 1934 and recorded in DBV 2450, Page 132 and by Deed of Mike Tobak and Anna Tobak, his wife dated August 12, 1932 and recorded in DBV 2459, Page 214 and by Deed of Mike Tobak and Anna Tobak, his wife , dated August 15, 1932 and recorded in DBV 2469, Page 564 and by Deed of Mike Tobak and Anna Tobak, his wife, dated June 9, 1933 and recorded in DBV 2489, Page 254 and by Deed of Mike Lelekacs and Verona Lelekacs, his wife, dated August 12, 1932 and recorded in DBV 2458, Page 631, together with the improvements, hereditaments and appurtenances thereto.

Exhibit A

Parcel ID : 0375-C-00185-0000-00  
 Property Address : BEECH ST  
 BRADDOCK, PA 15104

Municipality : 843 North Braddock  
 Owner Name : COUNTY OF ALLEGHENY

School District :	Woodland Hills	Neighborhood Code :	84301
Tax Code :	Exempt	Owner Code :	Corporation
Class :	Residential	Recording Date :	
Use Code :	VACANT LAND	Sale Date :	8/12/1932
Homestead :	No	Sale Price :	\$0
Farmstead :	No	Deed Book :	2458
Clean And Green :	No	Deed Page :	631
Other Abatement :	No	Lot Area :	12,986 5QFT

2020 Full Base Year Market Value

Land Value	\$9,700
Building Value	\$0
Total Value	\$9,700

2020 County Assessed Value

Land Value	\$9,700
Building Value	\$0
Total Value	\$9,700

2019 Full Base Year Market Value

Land Value	\$9,700
Building Value	\$0
Total Value	\$9,700

2019 County Assessed Value

Land Value	\$9,700
Building Value	\$0
Total Value	\$9,700

Address Information

Owner Mailing : 542 FORBES AVE RM 347  
 PITTSBURGH, PA 15219-2591



Parcel ID : 0375-C-00191-0000-00  
 Property Address : BEECH ST  
 BRADDOCK, PA 15104

Municipality : 843 North Braddock  
 Owner Name : COUNTY OF ALLEGHENY

School District :	Woodland Hills	Neighborhood Code :	84302
Tax Code :	Exempt	Owner Code :	Corporation
Class :	Residential	Recording Date :	
Use Code :	VACANT LAND	Sale Date :	11/28/1930
Homestead :	No	Sale Price :	\$0
Farmstead :	No	Deed Book :	2447
Clean And Green :	No	Deed Page :	54
Other Abatement :	No	Lot Area :	13,565 SQFT

2020 Full Base Year Market Value

Land Value	\$2,800
Building Value	\$0
Total Value	\$2,800

2020 County Assessed Value

Land Value	\$2,800
Building Value	\$0
Total Value	\$2,800

2019 Full Base Year Market Value

Land Value	\$2,800
Building Value	\$0
Total Value	\$2,800

2019 County Assessed Value

Land Value	\$2,800
Building Value	\$0
Total Value	\$2,800

Address Information

Owner Mailing : 542 FORBES AVE RM 347  
 PITTSBURGH , PA 15219-2591

**MEMORANDUM**  
**OFFICE OF THE COUNTY MANAGER**

TO: Jared E. Barker  
Allegheny County Council

FROM: William D. McKain CPA  
County Manager

DATE: August 12, 2020

RE: Proposed Ordinance

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Attached is an Ordinance authorizing the County of Allegheny ("**County**"), in conjunction with the Department of Public Works and the Law Department, to convey by special warranty deed two parcels of land, described as (1) 12,989 square feet of land being all of Block and Lot Number 375-C-185; and, (2) 13,986 square feet of land being all of Block and Lot Number 375-C-191, both parcels of land being situate in the Borough of North Braddock, Allegheny County, to the Commonwealth of Pennsylvania ("**Commonwealth**") acting through its Department of Transportation ("**PennDOT**").

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.