

No. 41-18-OR

AN ORDINANCE

An Ordinance approving sale of approximately 8.2031 gross acres [7.9993 net acres] of County property located on McIntyre Road in Ross Township, Pennsylvania, 15237 identified as a portion of Lot & Block No. 612-S-64 known as the John J. Kane Regional Center-Ross Township, to Regional Development Partners – McKnight Road LP for the sale price of \$1,250,000.00.

Whereas, the County is the owner in fee simple of a piece of real property of approximately 29 gross acres located on McIntyre Road in Ross Township, Pennsylvania, 15237 identified as Lot & Block Nos. 612-S-64 known as the John J. Kane Regional Center-Ross Township; and

Whereas, the Allegheny County Department of Economic Development issued a Request for Development Proposals (RFDP) for the sale and development of a parcel of the Ross Kane Regional Center of approximately 8.2031 gross acres [7.9993 net acres], more specifically set forth on Exhibit A attached hereto (the “Property”); and

Whereas, Regional Development Partners L.P., a Pennsylvania Limited Partnership (the “Developer”) submitted the only proposal in response and in compliance with the terms of the RFDP to purchase and develop the Property into commercial retail space (the “Project”) for a consideration of \$1,250,000.00; and

Whereas, pursuant to Ordinance No. 01-17-OR County Council granted authority to sell the Property to Developer for \$1,250,000; and

Whereas, Developer, for real estate holding purposes, subsequently caused to be formed a new entity named Regional Development Partners – McKnight Road LP, a Pennsylvania limited partnership, to receive and hold title to the Property; and

Whereas, Council of Allegheny County therefore deems it advisable to authorize the sale of the Property to Regional Development Partners – McKnight Road LP. a Pennsylvania limited partnership for the stated consideration of \$1,250,000; 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. Authorization to Sell Property

The County, acting by and through its County Council, hereby approves the sale of the Property to Regional Development Partners – McKnight Road LP, a Pennsylvania limited partnership for the stated consideration of \$1,250,000.00. 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 contracts, agreements of sale, deeds, and/or other documents deemed necessary in order to consummate the sale and convey the Property to the Developer; provided, however, that all such contracts, agreements of sale, deeds, and/or other 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 18th day of December, 2018

Council Agenda No. 10889-18



John DeFazio
President of Council

Attest: 

Jared Barker
Chief Clerk of Council

Chief Executive Office December 19, 2018

Approved: 

Rich Fitzgerald
Chief Executive

Attest: 

Sonya Dietz
Executive's Secretary

SUMMARY

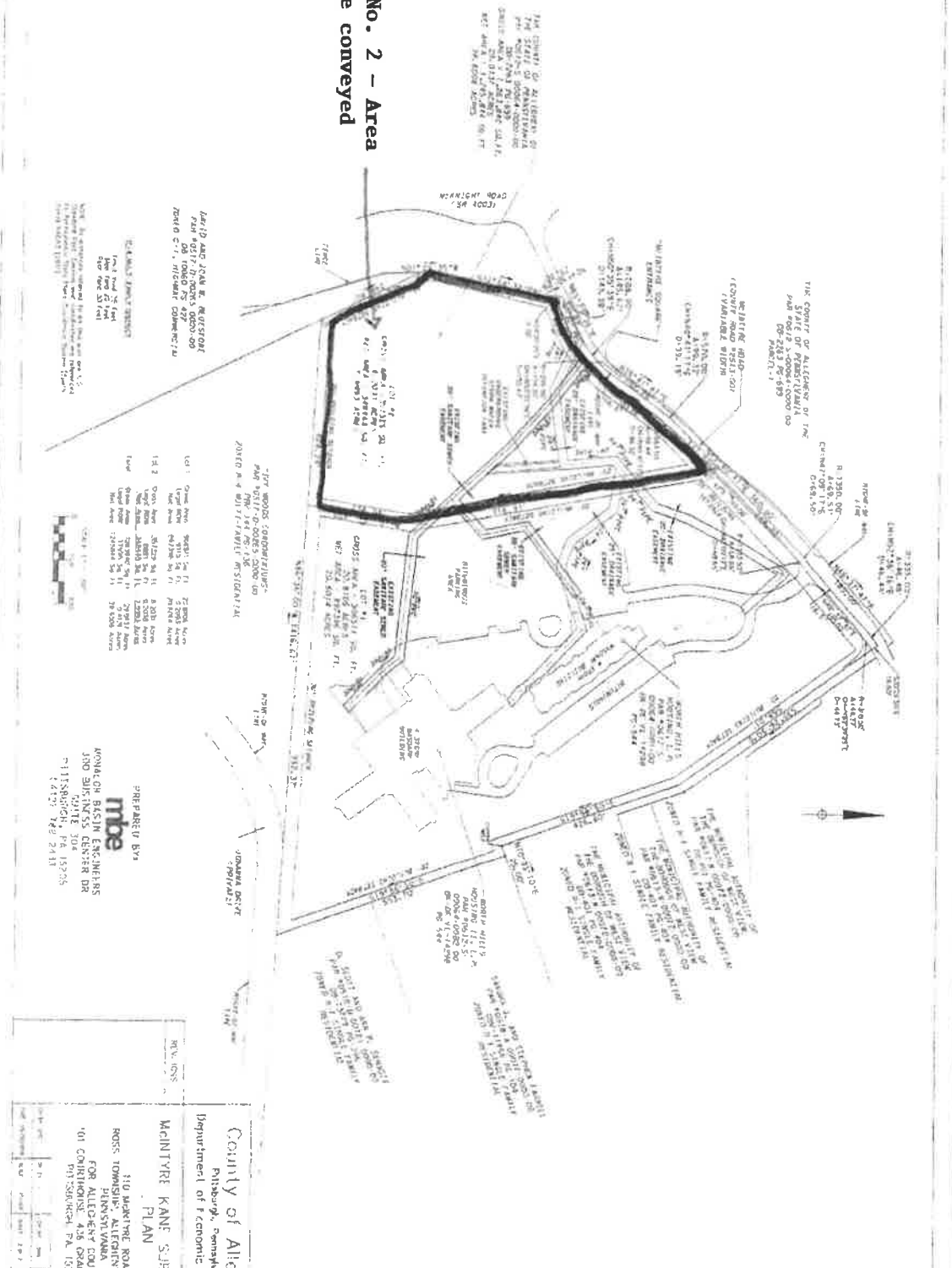
The County owns a parcel of real property located on McIntyre Road in Ross Township, Pennsylvania, 15237, consisting of Approximately 29 gross acres identified as Lot & Block No. 612-S-64 and known as the John J. Kane Regional Center-Ross Township, including an undeveloped portion thereof comprising approximately 8.2031 gross acres [7.9993 net acres] (the "Property") as more particularly set forth in Exhibit A, attached hereto..

The Department of Economic Development in conjunction with the County Manager determined that it was no longer in the County interest to continue to own this Property.

The Allegheny County Department of Economic Development issued a Request for Development Proposals (RFDP) for the sale and development of the Property. Regional Development Partners L.P., a Pennsylvania Limited Partnership (the "Developer") submitted the only proposal in response to the RFDP to purchase and develop the Property for a consideration of \$1,250,000.00

Pursuant to Ordinance No. 01-17-OR County Council granted authority to the County to sell the Property to the Developer who subsequently caused a new entity to be formed for real estate holding purposes named Regional Development Partners - McKnight Road LP, a Pennsylvania limited partnership to receive and hold title to the Property for the same consideration of \$1,250,000.00 pursuant to the authorizations set forth herein to convey the Property to the new entity, Regional Development Partners - McKnight Road LP, for the same consideration of \$1,250,000.00.

**Lot No. 2 - Area
to be conveyed**



THE COUNTY OF ALLEGHENY, SS
I, the undersigned, County Clerk,
do hereby certify that the above
description of land is a true and
correct copy of the original
recorded in the office of the
County Clerk of the County of
Allegheny, Pennsylvania.

THE COUNTY OF ALLEGHENY, SS
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Allegheny, Pennsylvania.

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County Clerk of the County of
Allegheny, Pennsylvania.

EXHIBIT A

County of Allegheny
Department of Economic Development
Pittsburgh, Pennsylvania

McINTYRE KANE SUBDIVISION
PLAN

310 McINTYRE ROAD
ROSS TOWNSHIP, ALLEGHENY COUNTY
FOR INTERESTED PARTIES
601 CONNORSVILLE KAN GRANIT STREET
PITTSBURGH, PA. 15219

PREPARED BY
mbe
RONALD BESSIN ENGINEERS
310 BUSINESS CENTER DR
PITTSBURGH, PA 15205
(412) 742-8411

REVISED
DATE
BY

Ex A

M E M O R A N D U M
OFFICE OF THE COUNTY MANAGER

TO: Jared E. Barker
Allegheny County Council

FROM: William D. McKain CPA
County Manager

DATE: November 29, 2018

RE: Proposed Ordinance

Attached is an Ordinance approving sale of approximately 8.2031 gross acres [7.9993 net acres] of County property located on McIntyre Road in Ross Township, Pennsylvania, 15237 identified as a portion of Lot & Block No. 612-S-64 known as the John J. Kane Regional Center-Ross Township, to Regional Development Partners – McKnight Road LP for the sale price of \$1,250,000.00.

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.

2018 NOV 29 AM 11:16
RECEIVED
ALLEGHENY COUNTY COUNCIL