

No. 19-04-OR

Bill No. 1597-04

AN ORDINANCE

An Ordinance Of The County Of Allegheny, Commonwealth Of Pennsylvania Authorizing The Chief Executive To Execute A Deed Conveying The County Of Allegheny's Interest In A Parcel Jointly Owned By The County Of Allegheny, Township of North Versailles and the East Allegheny School District To Rachel Estates LLP.

Whereas, the County of Allegheny, the Township of North Versailles and the East Allegheny School District acquired title to a certain parcel known as Block 548-H, Lot 120 (the "Parcel") pursuant to a tax sale action and Sheriff's Deed verified on October 18, 1996 executed pursuant to proceedings in the Court of Common Pleas at GD 94-17659; and

Whereas, the parcel is a vacant lot, and

Whereas, the County Manager previously approved advertisement for sale at the minimum bid price of \$6,000; and

Whereas, Rachel Estates LLP was the highest bidder at SIX THOUSAND TWO HUNDRED DOLLARS (\$6,200.00); and

Whereas, Article IV Section 2(k) of the Allegheny County Home Rule Charter vests County's Council with the power and duty by ordinance to convey real property owned by the County.

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

SECTION 1. Incorporation of Preamble.

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

SECTION 2. Conveyance of Real Property.

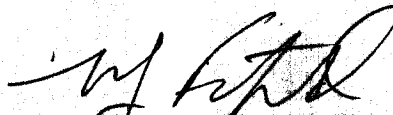
- A. The County Council of Allegheny County hereby does approve the transfer of the interest held therein by the County of Allegheny in a certain parcel known as Block 548-H Lot #120 to Rachel Estates LLP for and in consideration of the sum of SIX THOUSAND TWO HUNDRED DOLLARS (\$6,200.00).
- B. The proper officers of the County are hereby authorized to execute any and all documents, including without limitation a deed, necessary to effectuate the conveyance of the County's interest in the Parcel.

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 Resolution.

Enacted in Council, this 6th day of July, 2004,

Council Agenda No. 1597-04



**Rich Fitzgerald
President of Council**

Attest: John Mascio
**John Mascio
Chief Clerk of Council**

Chief Executive Office July 12, 2004

Approved: Dan Onorato
**Dan Onorato
Chief Executive**

Attest: Donna Beltz
**Donna Beltz
Executive's Secretary**

Property Sale, Vacant Parcel owned by the Three Taxing Bodies

Block and Lot 548-H-120
325 Foster Road, North Versailles

The subject property is owned by the three taxing bodies: County of Allegheny, the Township of North Versailles and the East Allegheny School District. The minimum bid price of \$6,000 was approved through Executive Action 1598-02. The parcel was then advertised at a minimum bid of \$6,000. Rachel Estates LLP submitted the highest bid at \$6,200.

The three taxing bodies purchased the property at Sheriff's Sale in 1996. The School District solicitor reports that the parcel is in poor condition and is a nuisance to the community. The parcel has been unsuccessfully offered numerous times at public bid. The parcel was appraised slightly higher than the bid price; however, we concur with the Township and School District to sell the property at \$6,200.

The sale was approved by the School District and Wilmerding Borough. The Law Department requests that County Council approve the sale so that we may execute the deed.

Submitted by the Law Department
Robert Reith, Esq and Karen Womack

Ordinance
1597-04

PALADIN LAW OFFICES

a Professional Corporation

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BETH M. STIFFLER, PARALEGAL

September 24, 2002

Ref: EA-114

Robert J. Reith, Esq.
Allegheny County
Department of Law
300 Fort Pitt Commons
445 Fort Pitt Boulevard
Pittsburgh, PA 15219

RE: **Block and Lot 548-H-120**
325 Foster Road, North Versailles Township

Dear Attorney Reith:

I was correct in my assumption that I did not have any appraisal on this property.

In reviewing my file, it appears that there is a house on the property, but it does not appear to be inhabitable in its current condition. The property is vacant and has been owned by the three taxing bodies since 1996. To the best of my knowledge, it was vacant for some unknown time before that.

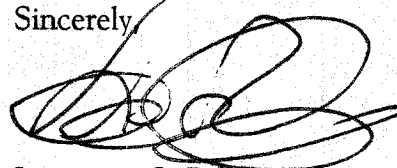
At the sale, the upset price was \$6,903.18, which brought no bids. It was eventually purchased on behalf of the three taxing bodies for costs only.

The property was offered in the past at \$8,500.00 by sealed bid. Although an individual promised to bid, nothing was ever paid in. Since that time, there have been written and verbal offers between \$1,200.00 and \$7,000.00, although the only substantial one received was for \$6,000.00, the amount that we are asking to be approved now.

I am sorry that I cannot provide more information. The Township in particular is quite anxious to move the property because neighbors are complaining loudly about the poor condition of it.

If there is anything further that I can do to move this along, please let me know.

Sincerely,




Lawrence G. Paladin, Jr.
email at lpaladin@nauticom.net

LGP/deg
pc: Roger D'Emidio

MEMORANDUM

OFFICE OF THE COUNTY MANAGER

TO: John Mascio
Chief Clerk

FROM: Kathleen K. McKenzie 
Deputy County Manager

DATE: June 10, 2004

RE: Proposed Ordinance

Attached is a Proposed Ordinance authorizing the Chief Executive to execute a deed conveying the County's interest in a parcel jointly owned by Allegheny County, North Versailles Township, and the East Allegheny School District.

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

Please place this on the next agenda for County Council approval.

Thank you.

Office of the Chief Clerk
Allegheny County Council

JUN 10 2004

RECEIVED