

No. 40-18-OR

AN ORDINANCE

An Ordinance approving the sale of a parcel of property identified as 4991 Library Road, Bethel Park PA, comprised of Block and Lots 392-F-225, 392-F-215, 392-F-175, 392-F-165, 392-G-110 and 392-F-200, to 25R624 Realty, LLC a Pennsylvania Limited Liability Company for the sale price of \$400,000.00.

Whereas, the County is the owner in fee simple of a parcel of real property known as 4991 Library Road, Bethel Park PA, comprised of Block and Lots 392-F-225, 392-F-215, 392-F-175, 392-F-165, 392-G-110 and 392-F-200, (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, in response to the RFDP, Dream Greener Lawn and Landscape, LLC, of 103 Horning Road, Bethel Park, PA 15102, (“Dream Greener”) proposed to purchase and develop the Property for a consideration of \$400,000.00; and

Whereas, pursuant to Ordinance No. 18-18-OR County Council granted authority to sell the Property to Dream Greener Lawn and Landscape LLC for the aforesaid \$400,000; and

Whereas, Dream Greener, for real estate holding purposes, subsequently caused to be formed a Pennsylvania Limited Liability Company, 25R624 Realty, LLC, 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 25R624 Realty, LLC for the stated consideration of \$400,000 in lieu of Dream Greener; 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. Approve the Sale of the Property

The County, acting by and through its County Council, hereby approves the sale of the Property to the 25R624 Realty, LLC, a Pennsylvania Limited Liability Company, for the purchase price of \$400,000.00. 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. 10888-13



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 at 4991 Library Road, Bethel Park PA, comprised of Block and Lots 392-F-225, 392-F-215, 392-F-175, 392-F-165, 392-G-110 and 392-F-200 known as the County Public Work's District 5 Warehouse (the "Property").

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. In response thereto Dream Greener Lawn and Landscape, LLC, of 103 Horning Road, Bethel Park, PA 15102, ("Dream Greener") is proposing to purchase and develop the Property for a consideration of \$400,000.00.

Pursuant to Ordinance No. 18-18-OR County Council granted authority to the County to sell the Property to Dream Greener. Dream Greener subsequently caused a new entity to be formed for real estate holding purposes, 25R624 Realty, LLC to receive and hold title to the Property for the same consideration of \$400,000 pursuant to the authorizations set forth herein to convey the Property to the new entity, 25R624 Realty, LLC, for the same consideration of \$400,000.



MEMORANDUM

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 the sale of a parcel of property identified as 4991 Library Road, Bethel Park PA, comprised of Block and Lots 392-F-225, 392-F-215, 392-F-175, 392-F-165, 392-G-110 and 392-F-200, to 25R624 Realty, LLC a Pennsylvania Limited Liability Company for the sale price of \$400,000.00.

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.

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