

No. 02-18-OR

AN ORDINANCE

An Ordinance of the County of Allegheny, Commonwealth of Pennsylvania, authorizing the conveyance of the County of Allegheny's interest in one parcel of land located on Wilhelm Avenue in the Township of South Park known as Block 564-C, Lot 267 (see attached map) to Sunrise Baptist Church.

Whereas, by deed dated March 1, 1989 and recorded in the Department of Real Estate at Deed Book Volume 07969, Page 307, the Township of South Park, the South Park School District and the County of Allegheny acquired a certain parcel of property, which is identified as Parcel No. 564-C-267, hereinafter called the "Parcel" outlined in red on Exhibit "A" attached hereto; and

Whereas, Sunrise Baptist Church, having an address of 1109 Wilhelm Ave. Pittsburgh, PA 15236 has expressed an interest, via their letter, in purchasing the Parcel to have additional parking for their church across the street; and

Whereas, the Parcel contains 9,000 SF of land and is a vacant lot having an address of Wilhelm Avenue Pittsburgh, PA 15236; and

Whereas, Bodnar Real Estate Services' summary appraisal report, dated October 3, 2017, states the fair market fee value of the Parcel was determined to be \$1,500.00; and

Whereas, Sunrise Baptist Church has agreed to pay the appraised value, plus associated costs with the sale of the property; and

Whereas, the sale proceeds, after associated costs, would be split evenly between the three taxing bodies, with each taxing body receiving one-third (1/3rd) of the revenue; and

Whereas, the Township of South Park and the South Park School District have respectively authorized resolutions to transfer the Parcel to Sunrise Baptist Church; and

Whereas, David Wright advised that the Department of Public Works has no use for the parcel; and

Whereas, in accordance with Section 701.03 E of the County Administrative Code, the County Manager has determined that it is no longer in the interest of Allegheny County to maintain the Parcel; and

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

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 in their entirety herein.

SECTION 2. Approval of Transfer of County Interest in Block 564-C-267

- A. The County Council of Allegheny County does hereby approve the transfer of the interest held by the County of Allegheny in the Property located at Wilhelm Avenue in the Township of South Park known respectively as Block 564-C-267 to Sunrise Baptist Church for the appraised value, plus associated costs, with the net proceeds to be split equally between the three taxing bodies.


- B. The appropriate County officers and officials are authorized to execute the Deed and related agreements and documents as required to effectuate the sale and take such other action as is necessary to carry out the purpose of the authorization granted herein.

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 Ordinance.

Enacted in Council, this 20th day of February, 2018

Council Agenda No. 10486-18



John DeFazio
President of Council

Attest: 

Jared Barker
Chief Clerk of Council

Chief Executive Office February 22, 2018

Approved: 

Rich Fitzgerald
County Executive

Attest: 

Sonya Dietz
Executive's Secretary

SUMMARY OF LEGISLATION
CONVEYANCE OF SOUTH PARK PARCEL 564-C-267
SUMMITTED FOR COUNCIL MEETING FEBRUARY 6, 2018

An Ordinance of the County of Allegheny, Commonwealth of Pennsylvania, authorizing the conveyance of the County of Allegheny's interest in a three-taxing body owned property located in the Township of South Park at Wilhelm Avenue known as Block 564-C, Lot 267 (see attached map marked as Exhibit A) to Sunrise Baptist Church for \$1,500.00 [the appraised value] plus costs. The sale proceeds, after associated costs, would be split evenly between the Township of South Park, the South Park School District, and the County of Allegheny, with each taxing body receiving one-third (1/3rd) of the revenue; and

Sunrise Baptist Church, which is located at 1109 Wilhelm Avenue, owns the two parcels across the street - Block 564-C, Lot 214 and Lot 216. Sunrise Baptist Church, plans to create parking on Block 564-C-267, using compacted aggregate or asphalt paving. They also plan to landscape the lot and stabilize the slope.



taxing body owned

Exhibit "A"
564-C-267

owned by Sunrise Baptist
(applicant)

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: February 1, 2018

RE: Proposed Ordinance

Attached is an Ordinance of the County of Allegheny, Commonwealth of Pennsylvania, authorizing the conveyance of the County of Allegheny's interest in one parcel of land located on Wilhelm Avenue in the Township of South Park known as Block 564-C, Lot 267 (see attached map) to Sunrise Baptist Church.

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 FEB - 1 AM 9:45
RECEIVED ALLEGHENY COUNTY COUNCIL