

No. 11-04-OR

Bill No. 1523-04

AN ORDINANCE

An Ordinance of the County of Allegheny authorizing the Chief Executive to execute a deed conveying the County's interest in a parcel jointly owned by the County, the Borough of Wilmerding and the School District of East Allegheny to Daniel Dukic, Sr.

Whereas, the County of Allegheny, the Borough of Wilmerding and the School District of East Allegheny acquired title to a certain parcel known as Block 545-S, Lot 75 ("the Parcel") pursuant to tax sale action and Sheriff's Deed verified on May 2, 2003 executed pursuant to proceedings in the Court of Common Pleas at GD 94-17514; and

Whereas, the County Manager previously approved advertisement for sale at the minimum bid price of \$500; and

Whereas, Daniel Dukic, Sr., was the highest bidder at FIVE HUNDRED FIFTY-TWO DOLLARS (\$552.00); and

Whereas, Article IV Section 2(1) 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 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 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 545-S Lot #75 to Daniel Dukic, Sr., for and in consideration of the sum of FIVE HUNDRED FIFTY-TWO DOLLARS (\$552.00).
- B. The proper officers of the County are hereby authorized to execute any and all documents, including 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 Any Resolution or Ordinance or part thereof conflicting with the provisions of this Ordinance is hereby repealed so far as the same affects this Resolution.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 4th day of May, 2004,

Council Agenda No. 1523-04


Rich Fitzgerald
President of Council

Attest: John Mascio
John Mascio
Chief Clerk of Council

Chief Executive Office MAY 4, 2004

Approved: Dan Onorato
Dan Onorato
Chief Executive

Attest: Donna Beltz
Donna Beltz
Executive Secretary

Property Sale, Vacant Land


**Block and Lot 545-S-75
128 Watkins Avenue, Wilmerding**

The subject property is owned by the three taxing bodies: County of Allegheny, Wilmerding Borough and the East Allegheny School District. The three taxing bodies acquired an interest in the property at a tax sale in 1991. The property is valued at \$18,500 on the real estate website; however, the Borough condemned and demolished the house in 2001. The value of the property decreased substantially after the condemnation. The now-vacant parcel was offered at Sheriff's Sale twice within the past year with no bidders. The School District solicitor was approached by a neighboring resident who promised to bid \$500. The Law Department did not obtain an independent appraisal of the parcel, as the County's proceeds of the proposed bid far outweigh the cost of the appraisal.

MEMORANDUM

OFFICE OF THE COUNTY MANAGER

TO: John Mascio
Chief Clerk

FROM: James M. Flynn, Jr. 
County Manager

DATE: April 15, 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 of vacant land owned by the County, the Borough of Wilmerding, and the East Hills 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.