

Bill No. 2075-05

No. 47-05-OR

## AN ORDINANCE

An Ordinance of the County of Allegheny, Commonwealth of Pennsylvania, granting authority to the County of Allegheny to convey its interest in four (4) parcels of property situated in the 5<sup>th</sup>, 13<sup>th</sup> and 15<sup>th</sup> Ward of the City of Pittsburgh that are jointly owned by the County of Allegheny, City of Pittsburgh, and the City of Pittsburgh School District to the Urban Redevelopment Authority of Pittsburgh.

**Whereas**, the County of Allegheny, the City of Pittsburgh, and the City of Pittsburgh School District acquired title to four (4) parcels as more particularly set forth in Attachment "A" hereto (the Parcels) pursuant to City Treasurer Sale actions; and

**Whereas**, the Parcels have remained vacant and tax exempt since the time of the Treasurer's Sale; and

**Whereas**, the Urban Redevelopment Authority desires to acquire the Parcels from the three taxing bodies at a purchase price of \$9,600, plus costs, in order to convey said parcels to the Pittsburgh Housing and Development Corporation, and Better Block Development Corporation; and

**Whereas**, the Urban Redevelopment Authority of Pittsburgh plans to construct single-family detached homes as well as develop commercial and residential areas after the site is fully assembled; and

**Whereas**, Article IV Section 2(l) 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.        Transfer of Interest**

A. The County Council of Allegheny County hereby does approve the transfer of the interest held therein by the County of Allegheny in the Parcels as more specifically set forth in Attachment "A" to the Urban Redevelopment Authority for and in consideration of \$9,600 plus costs to be distributed among the three taxing bodies proportionately to their millage rates at the time of the transfer.

B. The proper officers and/or officials of the County are hereby authorized to execute any and all documents, including deeds, necessary to effectuate the conveyance of the County's interest in the Parcels to the Urban Redevelopment Authority subject to the approval of the County Solicitor and the County Manager.

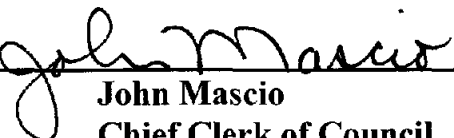
**SECTION 3. Severability. If any provision of this Ordinance shall be determined to be unlawful, invalid, void, or unenforceable, then that provision shall be considered severable from the remaining provisions of this Ordinance which shall be in full force and effect.**

**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 1st day of November, 2005,

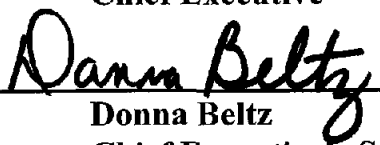
Council Agenda No. 2075-05.

  
\_\_\_\_\_  
Rich Fitzgerald  
President of Council

Attest:   
\_\_\_\_\_  
John Mascio  
Chief Clerk of Council

Chief Executive Office November 14, 2005

Approved:   
\_\_\_\_\_  
Dan Onorato  
Chief Executive


Attest:   
\_\_\_\_\_  
Donna Beltz  
Chief Executive's Secretary

Attachment "A"			
Pittsburgh 5th, 13th & 15th Wards			
Block / Lot	Ward	Address	Assessed Value
10-P-105	5	2154 Center Avenue	\$ 7,300.00
10-P-159	5	2152 Festus Way	\$ 1,100.00
56-F-113	15	4837 Second Avenue	\$ 7,200.00
125-S-78	13	7048 Hamilton Avenue	\$ 5,900.00
		Total Value	\$21,500

**MEMORANDUM**

**OFFICE OF THE COUNTY MANAGER**

TO: John Mascio  
Chief Clerk

FROM: James M. Flynn, Jr.   
County Manager

DATE: June 30, 2005

RE: Proposed Ordinance

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Attached is a Ordinance granting authority to the County of Allegheny to convey its interest in five (5) parcels of property situated in the 5<sup>th</sup>, 6<sup>th</sup>, 13<sup>th</sup> and 15<sup>th</sup> Wards of the City of Pittsburgh that are jointly owned by the County of Allegheny, City of Pittsburgh, and the City of Pittsburgh School District to the Urban Redevelopment Authority of Pittsburgh.

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.

ALLEGHENY COUNTY COUNCIL

'05 JUN 30 AM 10:44

SUMMARY FOR ORDINANCE  
CONVEYING INTEREST IN PROPERTY TO THE  
URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH  
SUBMITTED FOR COUNCIL MEETING JULY 5, 2005

The Allegheny County Department of Economic Development is requesting approval for the conveyance of the County's share of the below listed parcels (located within the City of Pittsburgh) to the Urban Redevelopment Authority (URA) of Pittsburgh. Upon the completion of the transfer, the URA will develop these areas commercially and residentially, and build single-family detached homes on the lots. The development of the lots will improve the surrounding community, establish a taxable lot, and increase the supply of new housing available to eligible and interested parties. The parcels include:

<b>Block/Lot</b>	<b>Ward</b>	<b>Address</b>	<b>Assessed Value</b>
10-P-105	5	2154 Center Avenue	\$7,300.00
10-P-159	5	2152 Festus Way	\$1,100.00
56-F-113	15	4837 Second Avenue	\$7,200.00
125-S-78	13	7048 Hamilton Avenue	\$5,900.00
Total Value			\$21,500.00

The lots are currently owned by three taxing bodies. The three taxing bodies are the City of Pittsburgh, the City of Pittsburgh School District, and Allegheny County. Similar requests for the transfer of properties have been made to the City of Pittsburgh and the City of Pittsburgh School District for their interest in these parcels.

The County Solicitor is in the process of reviewing these transfers.

The three taxing bodies will split the consideration received for the four parcels referenced above, as outlined in the ordinance.



# County of Allegheny

## OFFICE OF THE COUNTY MANAGER

JAMES M. FLYNN, JR.  
COUNTY MANAGER

KATHLEEN K. McKENZIE  
DEPUTY COUNTY MANAGER

### MEMO

**To:** Rich Fitzgerald, Chair, Economic

**From:** James Flynn, County Manager

Development Committee

**Re:** URA Property Transfers per the Tri-Party Agreement

**Date:** October 17, 2005

Mr. Fitzgerald,

Enclosed is a memo from John H. Woltz, Jr., Assistant County Solicitor regarding Bill Number 2075-05 – Lot and Block No. 125-S-78. This parcel is one of five parcels listed in the bill. We were scheduled to discuss this bill at the last Economic Development Committee meeting; however, County Council staff had some concerns about the ownership of this particular parcel because three different owners were listed on the County assessment website. We have had our legal department (with the assistance of our Property Assessment office) investigate this matter, and their recommendations are in the attached memo.

As the memo states, the City of Pittsburgh Law Department is in agreement with the procedures, so it is my recommendation that we convey the property as listed and the City of Pittsburgh will quiet the title during the process of conveying the parcel to the Urban Redevelopment Authority of Pittsburgh.

If you have any questions regarding this matter, please contact Dennis Davin at 412-350-1082.





# County of Allegheny

## OFFICE OF THE COUNTY MANAGER

JAMES M. FLYNN, JR.  
COUNTY MANAGER

KATHLEEN K. McKENZIE  
DEPUTY COUNTY MANAGER

## MEMO

*James Flynn*

**To:** Rich Fitzgerald, Chair, Economic  
Development Committee

**From:** James Flynn, County Manager

**Re:** URA Property Transfers per the Tri-Party Agreement

**Date:** October 17, 2005

Mr. Fitzgerald,

I would like to request that you present an Amendment by Substitution for Bill # 2075-05 at the next Economic Development Committee meetings. This bill is regarding the County conveying its 1/3 interest (per the Tri-Party Agreement) in parcels located within the City of Pittsburgh. The original bill is to convey five parcels and the amended bill will be for only four of the five parcels. The amended bill will delete all references to Lot/Block Number 49-N-3, 3527 Butler Street in Ward 6. The Urban Redevelopment Authority of Pittsburgh had previously requested that this parcel be conveyed to them for a commercial revitalization project on Butler Street in Lawrenceville, but this project has subsequently been canceled.

References to Lot/Block Number 49-N-3 are included in the bill as follows:

- 1) In the opening paragraph, five (5) parcels should be changed to four (4) parcels and Ward 6 should be deleted from the list of wards
- 2) Whereas #1: Five (5) parcels should be changed to four (4) parcels
- 3) Whereas #3: \$12,100 should be changed to \$9,600 and 3811 Associates should be deleted
- 4) In Section 2: \$12,100 should be changed to \$9,600
- 5) In the Summary: the fourth entry in the table should be entirely deleted and the total (assessed) value should be reduced from \$34,500.00 to \$21,500.00
- 6) In attachment A, Ward 6 should be deleted from the listing of the wards in the second line; line no. 7 should be entirely deleted; and the total value should be changed from \$34,500 to \$21,500



October 17, 2005

We wish to amend this bill as an "Amendment by Substitution" during the next scheduled Economic Development Committee meeting. We will forward to you and John Mascio a copy of the original bill, a copy of the original bill redlined to reflect the changes and a copy of the bill which will stand as the substituted bill.

Should you need any additional information, please do not hesitate to contact my office.

Thank you in advanced for your consideration of this matter.





DENNIS M. DAVIN  
Director

# County of Allegheny

DEPARTMENT OF ECONOMIC DEVELOPMENT  
MEMORANDUM

To: Dennis M. Davin  
From: Cassa Collinge  
Date: October 7, 2005  
Subject: Memo to County Manager re URA Property Transfers

Per instructions from multiple parties (John Mascio had been the most insightful) in order to amend an existing bill by substitution at the Economic Development Committee meeting, we need to ask the County Manager to ask the Chair (or any other committee member, although Mr. Mascio recommended the Chair), Mr. Fitzgerald, to present an amendment by substitution at the committee meeting where this bill will be discussed.

The changes we are making are to remove one parcel (on Butler Street in Lawrenceville) from the list of five to be conveyed because the URA let us know that they no longer want this parcel, as the development project will not proceed.

I will email the different versions of the bill that's alluded to in the attached memo to John Woltz, who can hopefully get them to the County Manager.


If a memo from Dennis to the County Manager is needed, let me know.

  
Richard Ranii

10/7/05  
Date

Approves ☒

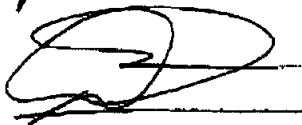
Disapproves ☐

  
Jack Exler

10/11/05  
Date

Approves ☒

Disapproves ☐



Dennis M. Davin Date

Approves ☒

Disapproves ☐



DENNIS M. DAVIN  
Director

# County of Allegheny

DEPARTMENT OF ECONOMIC DEVELOPMENT  
MEMORANDUM

To: Dennis M. Davin

From: Cassa Collinge

Date: October 7, 2005

Subject: Another Memo to the County Manager regarding Bill # 2075-05, Conveyance of parcels to the URA.

Per John Woltz, Jared Barker and Joe Catanese, we need the County Manager to submit our law Department's recommendations regarding the ownership of Lot & Block # 125-S-78 to County Council. Hopefully this recommendation will be enough for the bill to be passed. Council may decide to have their solicitors review John Woltz's recommendation and may decide to pursue an alternative course. We will be notified of those recommendations if/when they are made.

Handwritten signature of Richard Ranii.

Richard Ranii

10/6/05  
Date

Approves ☒ Disapproves ☐

Handwritten signature of Jack Exler.

Jack Exler

10/11/05  
Date

Approves ☒ Disapproves ☐

Handwritten signature of Dennis M. Davin.

Dennis M. Davin Date Approves ☒ Disapproves ☐

**DEPARTMENT OF LAW****MEMORANDUM**

**TO:** Cassandra Collinge, Department of Economic Development  
**FROM:** John H. Wolfe, Jr., Assistant County Solicitor  
**DATE:** September 21, 2005  
**RE:** Bill No. 2075-05 - Lot & Block No. 125-S-78

Craig Stephens, Esquire, Byron Xides, Esquire and I recently had a conference call with Ron Pferdehirt, Esquire of the City Law Department to discuss the best way to correct the discrepancy that surfaced on the title report regarding the ownership of 125-S-78. Although we all concur that there is only one parcel and the three taxing bodies are the owners, we agreed that the following procedures should be followed to convey clear title to the URA:

1. Each taxing body should obtain approval to convey the property to the URA by ordinance or resolution.
2. The City (Department of Finance) as agent for the three taxing bodies pursuant to the Tri-Party Agreement dated November 30, 1992, will quiet title on Parcel No. 125-S-78.
3. The City (as agent for the three taxing bodies) will convey the parcel to the URA.

Therefore, the parcel can remain on Bill No. 2075-05.

Please call if you have any questions.

JHW/djb

cc: Craig Stephens, Esquire  
Byron D. Xides, Esquire