

*No. 01-17-OR*

**AN ORDINANCE**

An Ordinance approving the sale of approximately 8.2031 gross acres [7.9993 net acres] of County property bordering McIntyre Road in Ross Township, Pennsylvania, 15237 identified as a portion of Lot & Block No. 612-S-64 known as the John J. Kane Regional Center – Ross Township, to Regional Development Partners LP, a Pennsylvania Limited Partnership for a sale price of \$1,250,000.00

**Whereas**, the County is the owner in fee simple of a piece of real property of approximately 29 gross acres located on McIntyre Road in Ross, Pennsylvania, 15237 identified as Lot & Block Nos. 612-S-64 known as the John J. Kane Regional Center – Ross Township (the “Ross Kane Regional Center”); and

**Whereas**, the Allegheny County Department of Economic Development issued a Request for Development Proposals (RFDP) for the sale and development of a parcel of the Ross Kane Regional Center consisting of approximately 8.2031 gross acres [7.9993 net acres], more specifically set forth on Exhibit A attached hereto (the “Property”); and

**Whereas**, Regional Development Partners L.P., a Pennsylvania Limited Partnership (the “Developer”) submitted the only proposal in response and in compliance with the terms of the RFDP to purchase and develop the Property into commercial retail space (the “Project”) for a consideration of \$1,250,000.00; 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 a portion of this 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. Approval of Sale of the Property.***

The County, acting by and through its County Council, hereby approves the sale of the Property to the Developer, for the purchase price of \$1,250,000.00 for the purpose of undertaking and completing the Project. 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, development agreements, 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 this Ordinance is hereby repealed so far as the same affects this Ordinance.***

Enacted in Council, this 7<sup>th</sup> day of February, 2016

Council Agenda No. 9547-16

John P. DeFazio  
John DeFazio  
President of Council

Attest: Jared Barker  
Jared Barker  
Chief Clerk of Council

Chief Executive Office February 21, 2016

Approved: Rich Fitzgerald  
Rich Fitzgerald  
Chief Executive

Attest: Sonya Dietz  
Sonya Dietz  
Executive's Secretary

SUMMARY OF LEGISLATION  
SALE OF ROSS/KANE  
SUMMITTED FOR COUNCIL MEETING DECEMBER 20, 2016

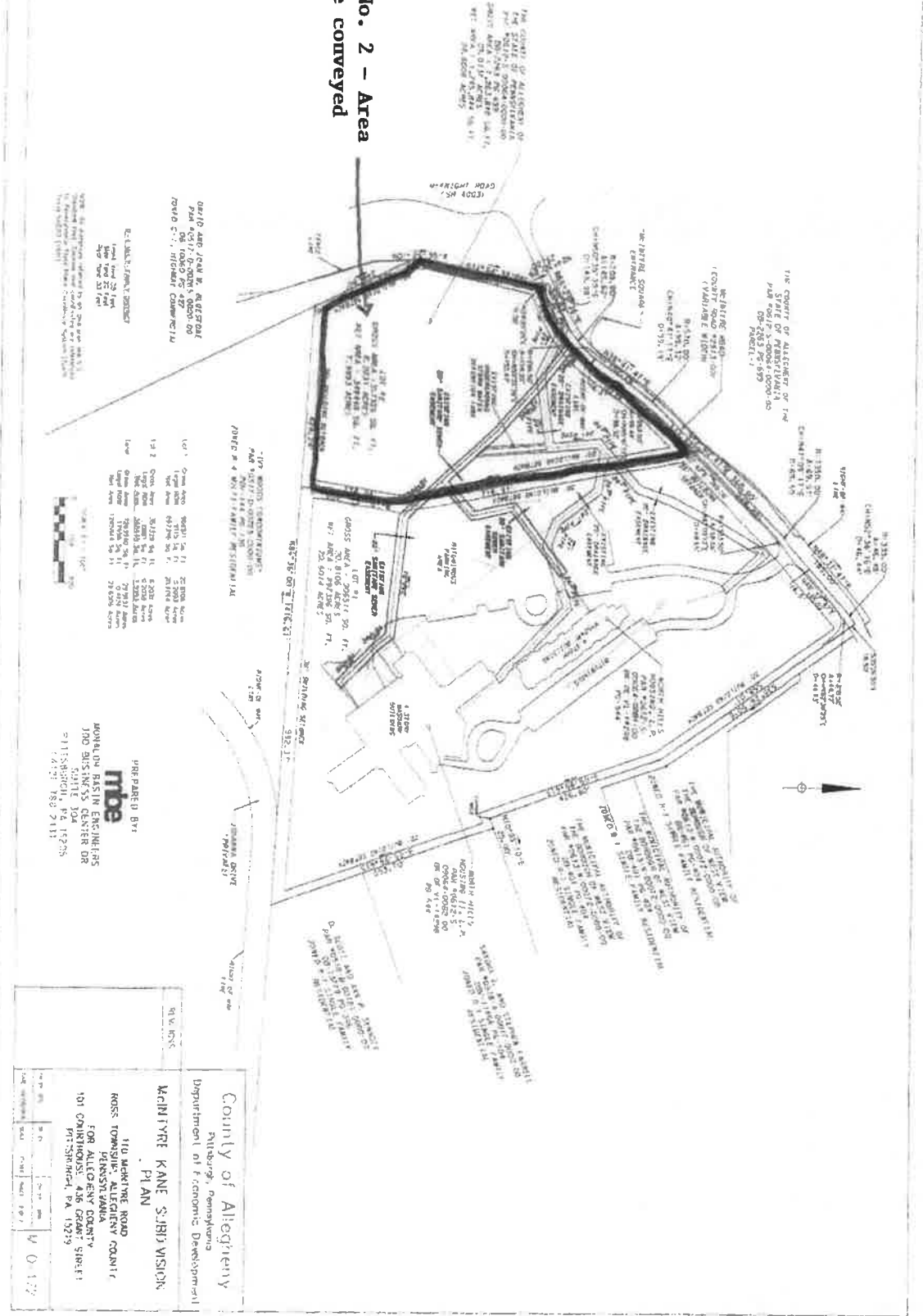
The County owns a parcel of real property located on McIntyre Road in Ross Township, Pennsylvania, 15237, consisting of approximately 29 gross acres identified as Lot & Block No. 612-S-64 and known as the John J. Kane Regional Center – Ross Township (the “Ross Kane Regional Center including an undeveloped portion thereof comprising approximately 8.2031 gross acres [7.9993 net acres] (the “Property”)), as more particularly set forth on Exhibit A attached hereto.

The Department of Public Works and the County Manager have determined that it is no longer in the County interest to continue to own t the Property.

The Allegheny County Department of Economic Development issued a Request for Development Proposals (RFDP) for the sale and development of the Property. Regional Development Partners L.P., a Pennsylvania Limited Partnership (the “Developer”) submitted the only proposal in response and in compliance with the terms of the RFDP to purchase and develop the Property into commercial retail space (the “Project”) for a consideration of \$1,250,000,00

The Developer intends to develop the Property into an upscale mixed-use development including specialty retail, restaurants, a motel, an apartment building, with parking and landscaping. It is estimated that construction jobs developing the site could total 100 plus workers and once complete the Project could have full time employment for 785 jobs.

**Lot No. 2 - Area  
to be conveyed**



**EXHIBIT A**

County of Allegheny  
Pittsburg, Pennsylvania  
Department of Economic Development

MAINTYRE KANE SUBDIVISION  
PLAN I

110 MAINTYRE ROAD  
ALLEGHENY COUNTY  
FOR ALLEGHENY COUNTY  
DIVISION  
101 CHARITROUS, 436 CEDAR STREET  
PITTSBURGH, PA 15219

DATE: 11/12/2011

**A x 3**

**MEMORANDUM**  
**OFFICE OF THE COUNTY MANAGER**

TO: Jared E. Barker  
Allegheny County Council

FROM: William D. McKain CPA  
County Manager

DATE: December 15, 2016

RE: Proposed Ordinance

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Attached is an Ordinance approving the sale of approximately 8.2031 gross acres of County property located on McIntyre Road in Ross Township, Pennsylvania, 15237 identified as a portion of Lot & Block No. 612-S-64 known as the Ross/Kane Medical Center, for the sale price of \$1,250,000.00 to Regional Development Partners LP, a Pennsylvania Limited Partnership.

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.

2016 DEC 15 AM 11:29  
RECEIVED ALLEGHENY COUNTY COUNCIL