

No. 18-04-0R

Bill No. 1596-01

AN ORDINANCE

An Ordinance Of The County Of Allegheny, Commonwealth Of Pennsylvania Authorizing The Chief Executive To Execute A Deed Conveying The County Of Allegheny's Interest In A Parcel Jointly Owned By The County Of Allegheny, Borough of Wilmerding and the East Allegheny School District To Robert J. Comunale.

Whereas, the County of Allegheny, the Borough of Wilmerding and the East Allegheny School District acquired title to a certain parcel known as Block 545-N, Lot 220 (the "Parcel") pursuant to a tax sale action and Sheriff's Deed verified on September 13, 2002, executed pursuant to proceedings in the Court of Common Pleas at GD 01-4951; and

Whereas, the parcel is a vacant lot, and

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

Whereas, Robert J. Comunale was the highest bidder at ONE THOUSAND TWO HUNDRED DOLLARS (\$1,200.00); and

Whereas, Article IV Section 2(k) 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 Preamble.

The provisions set forth in the preamble to this Ordinance are incorporated by reference in their entirety herein.

SECTION 2. Conveyance of 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-N Lot #220 to Robert J. Comunale for and in consideration of the sum of ONE THOUSAND TWO HUNDRED DOLLARS (\$1,200.00).
- B. The proper officers of the County are hereby authorized to execute any and all documents, including without limitation a deed, necessary to effectuate the conveyance of the County's interest in the Parcel.

No. 18-04-RE

Bill No. 1596-04

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**Property Sale,
Vacant Parcel owned by the Three Taxing Bodies**

Block and Lot 545-N-220
Pitcairn Street, Wilmerding

The subject property is owned by the three taxing bodies: County of Allegheny, Wilmerding Borough and the East Allegheny School District. The minimum bid price of \$500 was approved through Executive Action 364-04. The parcel was then advertised at a minimum bid of \$500. Robert J. Comunale submitted the highest bid at \$1,200.

The three taxing bodies acquired an interest in the property at a tax sale in 2002. The property is, or was, the site of dumping and is deteriorating. An independent appraisal was not obtained as the cost of the appraisal exceeded the minimum bid price.

The sale was approved by the School District and Wilmerding Borough. The Law Department requests that County Council approve the sale so that we may execute the deed.

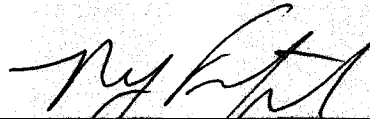
Submitted by the Law Department
Robert Reith, Esq and Karen Womack

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 6th day of July, 2004,

Council Agenda No. 1596-04



**Rich Fitzgerald
President of Council**

Attest: John Mascio
**John Mascio
Chief Clerk of Council**

Chief Executive Office July 12, 2004

Approved: Dan Onorato
**Dan Onorato
Chief Executive**

Attest: Donna Beltz
**Donna Beltz
Executive's Secretary**

Ordinance
1596-04

PALADIN LAW OFFICES

a Professional Corporation

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LAWRENCE G. PALADIN, JR., ESQUIRE*

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BETH M. STIFFLER, PARALEGAL

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August 8, 2003

Ref: EA-151

George M. Janocsko, Esquire
Senior Assistant County Solicitor
Allegheny County
Department of Law
445 Fort Pitt Blvd., Suite 300
Pittsburgh, PA 15219

Joseph J. Hartzell, Borough Secretary
Wilmerding Borough
P.O. Box 8
Wilmerding, PA 15148

**RE: Property owned by taxing bodies
Block & Lot 545-N-220
Vacant lot on Pitcairn Street, Wilmerding**

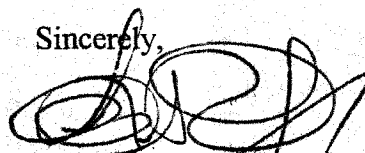
Dear Gentlemen:

Robert Comunale recently contacted me about this property. He has offered to bid \$500.00 for it. This property has been troublesome in that it appears that someone is (or at least was) dumping on the property. We had a prior offer that was withdrawn when he saw that the property was deteriorating because of the dumping. Mr. Comunale wants to use this as a lot to build a building for his landscaping business.

Under the circumstances, I believe that this would be a reasonable offer and ask that you please consider it. If it is approved by the respective councils, would you please let me know so that I can take steps to schedule the sale.

Thank you very much.

Sincerely,



Lawrence G. Paladin, Jr.
email at lpaladin@nauticom.net

LGP/deg
pc: Roger D'Emidio


MEMORANDUM
OFFICE OF THE COUNTY MANAGER

**Office of the Chief Clerk
Allegheny County Council**

JUN 10 2004

RECEIVED

TO: John Mascio
Chief Clerk

FROM: Kathleen K. McKenzie 
Deputy County Manager

DATE: June 10, 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 jointly owned by Allegheny County, Wilmerding Borough, and the East Allegheny 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.