

Bill No. 9065-15

No. 28-15-0R

AN ORDINANCE

An Ordinance approving the sale of approximately 2.2508 acres of County property located on Library Road in the Municipality of Bethel Park, Pennsylvania, 15102 identified as Lot & Block Nos. 392-F-225 and 392-F-175 and collectively known as the Department of Public Works District 5 Warehouse, for the sale price of \$325,000 to First Link of Pennsylvania, LP, a Pennsylvania Limited Partnership.

Whereas, the County is the owner in fee simple of a piece of real property of approximately 2.2508 acres located on Library Road in the Municipality of Bethel Park, Pennsylvania, 15102 identified as Lot & Block Nos. 392-F-225 and 392-F-175 and collectively known as the Department of Public Works District 5 Warehouse (the "Property"); and

Whereas, the Allegheny County Department of Economic Development issued a Request for Development Proposals (RFDP) for the sale and development of the Property; and

Whereas, First Link of Pennsylvania, L.P., a Pennsylvania Limited Partnership (the "Developer") between First Link LLC (General Partner - a Single Member PA, LLC, with the single member being the 2008 Irrevocable Trust for Louis S. Pappan) and LSP Properties Trust (Limited Partner) submitted the only proposal and are proposing to purchase and develop the Property into a residential and/or a commercial use (the "Project") depending on zoning requirements and have offered to purchase the Property for the sum of \$325,000; 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 the Property and to maintain structures erected thereon; 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 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 \$325,000 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 the Ordinance is hereby repealed so far as the same affects this Ordinance.

Enacted in Council, this 25th day of August, 2015


Council Agenda No. 9065-15


John DeFazio
President of Council

Attest: 
Jared Barker
Chief Clerk of Council

Chief Executive Office September 8, 2015

Approved: 
Rich Fitzgerald
Chief Executive

Attest: 
Sonya Dietz
Executive's Secretary

SUMMARY

The County owns a parcel of real property consisting of approximately 2.2508 acres located on Library Road in the Municipality of Bethel Park, Pennsylvania, 15102, identified as Lot & Block Nos. 392-F-225 and 392-F-175 and known as the Department of Public Works District 5 Warehouse, (the "Property").

The Department of Public Works and the County Manager have determined that it is no longer in the County interest to continue to own the Property or to maintain the structures erected on the Property.

The Allegheny County Department of Economic Development issued a Request for Development Proposals (RFDP) for the sale and development of the Property. First Link of Pennsylvania, L.P., a Pennsylvania Limited Partnership (the "Developer") between First Link LLC (General Partner - a Single Member PA, LLC, with the single member being the 2008 Irrevocable Trust for Louis S. Pappan) and LSP Properties Trust (Limited Partner), the only company to respond, has offered to purchase the Property for the sum of \$325,000.

The Developer intends to develop the Property into a potential commercial and/or residential development depending upon zoning approval and the market dynamics ("the Project"), with parking and landscaping. It is estimated that construction jobs developing the site could total 30 plus workers and once complete the Project could have full time employment for 15 to 30 workers depending on the development. Anticipated tax revenue is between \$35,000 - \$50,000 depending on the assessment after completion.

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: July 2, 2015

RE: Proposed Ordinance

Attached is an Ordinance approving the sale of approximately 2.2508 acres of County property located on Library Road in the Municipality of Bethel Park, Pennsylvania, 15102 identified as Lot & Block Nos. 392-F-225 and 392-F-175 and collectively known as the Department of Public Works District 5 Warehouse, for the sale price of \$325,000 to First Link of Pennsylvania, 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.

COUNCIL
ALLEGHENY COUNTY
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