



# Allegheny County Council

County of Allegheny  
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## Legislation Details (With Text)

**File #:** 10888-18      **Version:** 1      **Name:**

**Type:** Ordinance      **Status:** Enacted

**File created:** 11/30/2018      **In control:** Chief Clerk

**On agenda:**      **Final action:** 12/18/2018

**Title:** An Ordinance approving the sale of a parcel of property identified as 4991 Library Road, Bethel Park PA, comprised of Block and Lots 392-F-225, 392-F-215, 392-F-175, 392-F-165, 392-G-110 and 392-F-200, to 25R624 Realty, LLC a Pennsylvania Limited Liability Company for the sale price of \$400,000.00.

**Sponsors:** Chief Executive

**Indexes:**

**Code sections:**

**Attachments:** 1. 40-18-OR 10888-19.pdf

Date	Ver.	Action By	Action	Result
12/19/2018	1	Chief Executive	Signed by Chief Executive	
12/18/2018	1	County Council	Passed for Chief Executive Signature	Pass
12/12/2018	1	Committee on Economic Development & Housing	Affirmatively Recommended	Pass
12/4/2018	1	County Council	Referred by Chair	

An Ordinance approving the sale of a parcel of property identified as 4991 Library Road, Bethel Park PA, comprised of Block and Lots 392-F-225, 392-F-215, 392-F-175, 392-F-165, 392-G-110 and 392-F-200, to 25R624 Realty, LLC a Pennsylvania Limited Liability Company for the sale price of \$400,000.00.

**Whereas**, the County is the owner in fee simple of a parcel of real property known as 4991 Library Road, Bethel Park PA, comprised of Block and Lots 392-F-225, 392-F-215, 392-F-175, 392-F-165, 392-G-110 and 392-F-200, (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**, in response to the RFDP, Dream Greener Lawn and Landscape, LLC, of 103 Horning Road, Bethel Park, PA 15102, (“Dream Greener”) proposed to purchase and develop the Property for a consideration of \$400,000.00; and

**Whereas**, pursuant to Ordinance No. 18-18-OR County Council granted authority to sell the Property to Dream Greener Lawn and Landscape LLC for the aforesaid \$400,000; and

**Whereas**, Dream Greener, for real estate holding purposes, subsequently caused to be formed a Pennsylvania Limited Liability Company, 25R624 Realty, LLC, to receive and hold title to the Property; and

**Whereas**, Council of Allegheny County therefore deems it advisable to authorize the sale of the Property to 25R624 Realty, LLC for the stated consideration of \$400,000 in lieu of Dream Greener; 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

**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. Approve the Sale of the Property***

The County, acting by and through its County Council, hereby approves the sale of the Property to the 25R624 Realty, LLC, a Pennsylvania Limited Liability Company, for the purchase price of \$400,000.00. 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, 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.***