



Allegheny County Council

County of Allegheny
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Legislation Text

File #: 11402-20, **Version:** 1

An Ordinance authorizing the County of Allegheny, in conjunction with the Department of Public Works and the Law Department, to convey by special warranty deed two parcels of County-owned vacant land, being more particularly described as (1) 5,955.04 square feet of land being part of Lot and Block 392-A-60 and (2) 12,002.08 square feet of land designated as roadway right-of-way, both parcels of land being situate in the Municipality of Bethel Park, Allegheny County, Commonwealth of Pennsylvania to FC Bethel, LLC, a Pennsylvania limited liability company, for the purpose of inclusion into the Bethel Pines Subdivision development.

Whereas, the County Council of Allegheny County deems it advisable to convey by special warranty deed two parcels of County-owned vacant land, being more particularly described as (1) 5,955.04 square feet of land being part of Lot and Block 392-A-60 and (2) 12,002.08 square feet of land designated as roadway right-of-way, both parcels of land being situate in the Municipality of Bethel Park, Allegheny County, Commonwealth of Pennsylvania (the “Property”) to FC Bethel, LLC, a Pennsylvania limited liability company (“FC Bethel”), for the purpose of inclusion into the Bethel Pines Subdivision development; and

Whereas, the Property is more particularly described in the legal descriptions for the parcels, marked as “Exhibit A”, attached hereto and made a part hereof; and

Whereas, the Property is depicted in a subdivision drawing of the Plan for Land Acquisition created by CEC Civil & Environmental Consultants, Inc., revised 01/13/2020 and marked as “Exhibit B”, attached hereto and made a part hereof; and

Whereas, a portion of the Property (Part of Lot and Block 392-A-60) is not currently needed, nor expected to be needed in the future for any public purpose and has been deemed to be surplus property; and

Whereas, the other portion of the Property designated as roadway right-of-way and currently being used as lateral support for Bethel Church Road, will be made unnecessary by the proposed filling for the Bethel Pines Subdivision development and will then also become surplus property; and

Whereas, the County Council of Allegheny County deems it advisable to convey the Property by special warranty deed to the FC Bethel at its appraised value; and

Whereas, FC Bethel has indicated its willingness to acquire the Property at its appraised value for inclusion in the Bethel Pines Subdivision development; and

Whereas, the County Department of Public Works received an appraisal of the Property issued by Newmark Knight Frank dated 06/14/2019 (the “Appraisal”), which determined the as-is value of the fee simple interest in the Property to be \$2,100.00, as more particularly set forth in the Executive Summary, marked as “Exhibit C”, attached hereto and made a part hereof; and,

Whereas, the Department of Public Works believes that the Appraisal fairly and accurately reflects the

fair market value of the Property sought to be conveyed to FC Bethel.

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. Authorization to Convey the Property at Fair Market Value.

That Counsel deems it advisable to convey by special warranty deed ownership the Property to FC Bethel with the consideration therefore to be the amount of TWO THOUSAND ONE HUNDRED AND NO/100TH DOLLARS (\$2,100.00).

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 Ordinance.