



Allegheny County Council

County of Allegheny
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Legislation Text

File #: 8224-14, Version: 1

An Ordinance of the County of Allegheny, Commonwealth of Pennsylvania, granting authority to the County of Allegheny to transfer a parcel of property to Kenneth and Christine Gulick in Frazier Township in exchange for Kenneth and Christine Gulick transferring a parcel of property of equal or greater value in Frazier Township adjoining Deer Lakes Park to the County of Allegheny.

Whereas, the County of Allegheny [hereafter referred to as the “County”] owns a tract of land along Fairfield Road identified as Block & Lot 1363-G-296 consisting of 2.86 acres that includes a triangular portion of land on one side of Fairfield Road comprised of 4,822sf, as more particularly described and set forth on Exhibits A [County assessment map] and A-1 [Gateway Engineering Drwg No. 102,339], and A-2 [legal description], hereinafter referred to as the “Triangular Parcel”; and

Whereas, Kenneth and Christine Gulick, his wife, [hereinafter “the Gulicks”] own a tract of land along the other side of Fairfield Road identified as Block & Lot 1363-G-210, consisting of 41,092 sf that includes a rectangular portion within said tract comprised of 10,890sf adjoining Deer Lakes Park, as more particularly set forth on Exhibits B [County assessment map, B-1[Gateway Engineering Drwg No. 102,338] and B-2 [legal description], hereinafter referred to as the “Rectangular Parcel”; and

Whereas, the Gulicks desire to transfer title to the Rectangular Parcel to the County in exchange for the County transferring title to the Triangular Parcel to the Gulicks; and

Whereas, Reilly Nell, Barna real estate appraisers have appraised the fair market value of the Triangular Parcel as \$725 and has appraised the fair market value of the Rectangular Parcel as \$760 [see Executive Summary attached as Exhibit C]; and

Whereas, the County Manager has determined that it is no longer in the interest of the County to maintain the Triangular Parcel and has granted authority for the County to acquire the Rectangular Parcel in exchange for the County conveying the Triangular Parcel to the Gulick’s subject to the applicable requirements of Sections 5-701.02 and 5-701.03 of the Administrative Code of Allegheny County.

The Council of the County of Allegheny hereby enacts as follows:

Section 1. The provisions set forth in the preamble to this Ordinance are incorporated by reference in their entirety herein.

Section 2.

- A. The County Council of Allegheny County does hereby approve the transfer of the Triangular Parcel to the Gulicks in exchange for the Gulicks transferring title to the Rectangular Parcel to the County; and

- A. The proper officers and/or officials of the County are hereby authorized to execute any and all documents, including deeds, necessary to effectuate the conveyance of the County's interest in the Triangular Parcel to the Gulicks and to accept the conveyance of the Rectangular Parcel from the Gulicks, subject to the review and approval of the County Solicitor and the County Manager and conditioned upon the Gulicks or their agents obtaining the required subdivision of the parcels at no cost to the County.

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.