



Allegheny County Council

County of Allegheny
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Legislation Text

File #: 10889-18, **Version:** 1

An Ordinance approving sale of approximately 8.2031 gross acres [7.9993 net acres] of County property located on McIntyre Road in Ross Township, Pennsylvania, 15237 identified as a portion of Lot & Block No. 612-S-64 known as the John J. Kane Regional Center-Ross Township, to Regional Development Partners - McKnight Road LP for the sale price of \$1,250,000.00.

Whereas, the County is the owner in fee simple of a piece of real property of approximately 29 gross acres located on McIntyre Road in Ross Township, Pennsylvania, 15237 identified as Lot & Block Nos. 612-S-64 known as the John J. Kane Regional Center-Ross Township; and

Whereas, the Allegheny County Department of Economic Development issued a Request for Development Proposals (RFDP) for the sale and development of a parcel of the Ross Kane Regional Center of approximately 8.2031 gross acres [7.9993 net acres], more specifically set forth on Exhibit A attached hereto (the "Property"); and

Whereas, Regional Development Partners L.P., a Pennsylvania Limited Partnership (the "Developer") submitted the only proposal in response and in compliance with the terms of the RFDP to purchase and develop the Property into commercial retail space (the "Project") for a consideration of \$1,250,000.00; and

Whereas, pursuant to Ordinance No. 01-17-OR County Council granted authority to sell the Property to Developer for \$1,250,000; and

Whereas, Developer, for real estate holding purposes, subsequently caused to be formed a new entity named Regional Development Partners - McKnight Road LP, a Pennsylvania limited partnership, 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 Regional Development Partners - McKnight Road LP. a Pennsylvania limited partnership for the stated consideration of \$1,250,000; 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

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. Authorization to Sell Property

The County, acting by and through its County Council, hereby approves the sale of the Property to Regional Development Partners - McKnight Road LP. a Pennsylvania limited partnership for the stated consideration of \$1,250,000.00. 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