



CITY OF ALLENTOWN

No. 30938

**RESOLUTION**

**R168 – 2024**

***Introduced by the Administration on April 3, 2024***

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Authorizes the Administration to sell the City-Owned Real Property at 1001 1007 W. Hamilton St, Allentown PA, identified as Tax Map Parcel No. 549699283455.

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***Resolved by the Council of the City of Allentown, That***

**WHEREAS**, The Allentown Parking Authority ("Authority"), by deed bearing the date March 17, 2010, and recorded March 23, 2010, in the office of the Recorder of Deeds, instrument number 2010008075 (**EXHIBIT A**), conveyed to the City of Allentown ("City") the Property at 1001 1007 W. Hamilton St, Allentown Pa, identified as Tax Map Parcel No. 549699283455 (the "Parcel") (**EXHIBIT B**); and

**WHEREAS**, The City currently uses the Parcel as a Police Station for the Allentown Police Department; and

**WHEREAS**, The City intends to discontinue use of the Parcel as a Police Station for the Allentown Police Department; and

**WHEREAS**, the City now desires to sell and convey the Parcel to the Authority, or the Authority's City approved assignee, for the purpose of redevelopment and parking availability enhancement within the City of Allentown; and

**WHEREAS**, On Thursday, November 30, 2023, the City's Property Review Committee voted unanimously to recommend to the Administration the sale of the Parcel; and

**WHEREAS**, On Wednesday December 27, 2023, City of Allentown Mayor Matthew Tuerk approved the Property Review Committee's recommendation for sale of the Parcel; and

**WHEREAS**, Article IV, §5-28 of the City of Allentown Administrative Code states that City-owned real estate shall not be sold, conveyed, transferred or leased for a term in excess of five years without the prior authorization of City Council in the form of a resolution adopted at a public meeting; and

**WHEREAS**, in the judgment of the City Council, the sale of this Parcel is in the best interest of the City; and

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor is authorized to sell the Parcel and is further authorized to execute all documents necessary to effectuate the sale and that the buyer not take possession of the property until adequate facilities for the police department are available for occupancy.

## Legislative Template

- What department or bureau is this bill originating from? Where did the initiative for the bill originate?

Community and Economic Development

- Summary and facts of the bill.

The bill authorizes the sale of City owned real estate located at 1001 1007 W. Hamilton Street to the Allentown Parking Authority (APA) for redevelopment.

- Purpose – Please include the following in your explanation:
  - a. What does the bill do? What are the specific goals or tasks the bill seeks to accomplish?

The bill will help facilitate the redevelopment of the parcel and bring the property back on the tax rolls.

- b. How does this bill relate to the City's vision/mission/priorities?

This bill aligns with Vision 2030 Economic Development Principle #4: Enhance Land Value. The parcel is located at the strategic intersection of N. 10th St. and Hamilton St. The redevelopment of this property will enhance the land value of the parcel and its surrounding parcels.

- Financial Impact – Please include the following in your explanation:
  - a. Cost (initial and ongoing)

Initial costs will involve staff time to help facilitate the transaction and redevelopment. Ongoing costs are not anticipated.

- b. Benefits (initial and ongoing)

Initial benefits include a one-time cash infusion to the general fund for the purchase of the property. It is anticipated that the City will receive at least \$750,000 for the property. Ongoing benefits will be the annual real estate tax revenue generated by the parcel.

- Priority status – Are there any deadlines to be aware of?  
Due to the redevelopment activity taking place in the vicinity of this parcel the redevelopment project is a high priority to take advantage of a favorable development market.
- Why should Council unanimously support this bill?

**PREPARED BY:** Daniel K. McCarthy, Esquire  
Davison & McCarthy, P.C.  
1146 S. Cedar Crest Blvd., Suite 200  
Allentown, PA 18103

RECORDED  
03/23/2010 8:38:54 AM  
RECORDER OF DEEDS  
LEHIGH COUNTY  
PENNSYLVANIA  
Inst Num: 2010008075

**RETURN TO:** Office of the City Solicitor  
City of Allentown  
435 Hamilton Street  
Allentown PA 18101

**PIN #549699283455 1**



**DEED**

**THIS CONVEYANCE** is made this 17<sup>th</sup> day of March, 2010, between

**ALLENTOWN PARKING AUTHORITY, a Parking Authority organized under the Pennsylvania Parking Authority Statutes, having its main office in the City of Allentown, County of Lehigh County, Commonwealth of Pennsylvania, hereinafter referred to as Party of the First Part, Grantor**

**AND**

**THE CITY OF ALLENTOWN, a Municipal Corporation organized under the Laws of the Commonwealth of Pennsylvania, with its principal place of office at 435 Hamilton Street, City of Allentown, County of Lehigh County, Commonwealth of Pennsylvania, hereinafter referred to as Party of the Second Part, Grantee**

**WITNESSETH**, that in consideration of the sum of Seven Hundred and Fifty Thousand (\$750,000.00) Dollars, in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, party of the First Part do by these presents, grant, bargain, sell, convey unto the Party of the Second Part forever the premises known as 1001-1007 West Hamilton Street.

**BEING ALL THAT CERTAIN** message, tenement and tract of land located at the northwest corner of North Tenth and Hamilton Streets in the Seventh Ward of the City of Allentown, County of Lehigh and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point, the northwest corner of North Tenth and Hamilton Streets, thence along the north side of Hamilton Street, South seventy-six (76) degrees twenty-three (23) minutes West seventy-three and forty-one one hundredths (73.41) feet to a point; thence along the eastern line of No. 1009 Hamilton Street, North thirteen (13) degrees thirty-eight (38) minutes West, two hundred and six and eighty-three one hundredths (206.83) feet to a point on the south side of Court Street, thence along the south side of Court Street, North seventy-six (76) degrees one (01) minute East seventy-two and eighty-five one hundredths (72.85) feet to a point on the west side of North Tenth Street; thence along the west side of same, South thirteen (13) degrees forty-seven (47)

IN WITNESS WHEREOF, the Party of the First Part have caused this Deed to be executed on the day and year first above written.

ATTEST:

THE ALLENTOWN PARKING AUTHORITY

  
Secretary/Asst. Secretary

By:   
Chairperson/Vice Chairperson

COMMONWEALTH OF PENNSYLVANIA :  
: SS :  
COUNTY OF LEHIGH :

On this the 17th day of March, 2010, before me, the subscriber, a duly authorized Notary Public, personally appeared LINDA A. ROSENFELD, CHAIRPERSON of The Allentown Parking Authority known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and that s/he as such officer being authorized to do so, acknowledged that s/he executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Daniel K. McCarthy, Notary Public  
City of Allentown, Lehigh County  
My Commission Expires Dec. 30, 2012  
Member, Pennsylvania Association of Notaries


  
Notary Public

My Commission Expires:

I hereby certify that the correct address of the Grantee herein is:

435 Hamilton Street

Allentown, PA 18101

By:   
Name: JOHN T. MARCHETTO  
Title: ASSOC. CITY SOLICITOR

44198

**ANDREA E. NAUGLE**  
**LEHIGH COUNTY CLERK OF JUDICIAL RECORDS**



**Recorder of Deeds Division**  
**Deborah A. Casciotti, Chief Deputy**  
**Lehigh County Government Center**  
**17 S. Seventh Street - Room 350**  
**Allentown, PA 18101-2400**  
**610-782-3162**

**\*RETURN DOCUMENT TO:**  
CITY OF ALLENTOWN  
435 HAMILTON ST  
ALLENTOWN, PA 18101

**Instrument Number - 2010008075**

**Recorded On 3/23/2010 At 8:38:54 AM**

**\* Instrument Type - DEED**

**Invoice Number - 46982      User ID: LJS**

**\* Grantor - ALLENTOWN PARKING AUTHORITY**

**\* Grantee - ALLENTOWN CITY OF**

**\* Customer - CITY OF ALLENTOWN**

**\*Total Pages - 5**

**\* FEES**

STATE WRIT TAX	\$0.50
STATE JCS	\$23.50
RECORDING FEES	\$13.00
AFFORDABLE HOUSING	\$11.50
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
UPI CERTIFICATION FEES	\$10.00
TOTAL PAID	\$63.50

I hereby CERTIFY that this document is  
Recorded in the Recorder of Deeds Office  
of Lehigh County, Pennsylvania



*Andrea E. Naugle*  
Andrea E. Naugle  
Clerk of Judicial Records  
Recorder of Deeds Division

**THIS IS A CERTIFICATION PAGE**

**Do Not Detach**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

**\* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.**

**INSTRUMENT NUMBER - 2010008075**



