



CITY OF ALLENTOWN

No. 168

RESOLUTION

R – 2024

Introduced by the Administration on April 3, 2024

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.

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?

Council should unanimously support this bill because it will bring a cash infusion to the City and the redevelopment of the parcel will enhance land value and generate new real estate tax revenue.