



MEMORANDUM

To: Matt Tuerk, Mayor
From: Mark Hartney
Date: July 21, 2026
Subject: Sale of City Owned Property at 532 N. Law St.

The Allentown Property Review Committee is recommending the sale of the property located at 532 N. Law St. The property was acquired by the City from the Redevelopment Authority of the City of Allentown (RACA) as part of a homesteading program. The perspective buyer defaulted on the purchase agreement. The PRC is recommending transferring the property back to RACA for \$1. RACA will rehabilitate the property and sell it to an income qualified homebuyer with an owner occupied deed restriction. If agreeable, the solicitor's office will prepare a resolution for City Council to approve the transaction and empower the administration to prepare any necessary document/agreements to facilitate the transaction. The Property Review Committee report is attached.

Please let me know if you have any questions.

Sign below and check the appropriate box indicating if you approve or deny the property transfer.

A handwritten signature in dark ink, appearing to read "Matthew Tuerk", is written over a horizontal line.

Matthew Tuerk, Mayor



☒ Approve

☐ Deny

REPORT OF THE PROPERTY REVIEW COMMITTEE
Sale of 532 N. Law St.

PARCEL DESCRIPTION: A certain lot or parcel of ground, more or less 0.041 acres, located at 532 N. Law St. (Tax ID 640703647766-1). According to County tax parcel records the parcel has an existing 3-story structure that is approximately 2,106 sq.ft. The parcel is served by water and sanitary sewer.

BACKGROUND: The Redevelopment Authority of the City of Allentown (RACA) purchased the property in February of 2015 for \$5,250 from the Lehigh County Tax Claim Repository. RACA subsequently performed a substantial rehabilitation of the property and sold it to the City of Allentown in March of 2020 for \$1. The City entered into a Homesteader Conditional Option to Purchase Agreement to sell the property to an income qualified buyer to occupy the property as their primary residence. The buyer defaulted on the agreement and was ejected from the property in November 2025. The property now requires additional rehabilitation in order to be sold to an income qualified buyer as it was originally intended.

COMMITTEE RECOMMENDATION: The property review committee met on Tuesday, July 2026 to discuss the subject property. Attendees included: V. Kistler, Director CED, M. Hartney Deputy Director CED, M. Tolino, Director Parks and Recreation, D. Petrik, Deputy Director Public Works, B. Borzak, Chief Surveyor/Chief Designer/Sewage Enforcement Officer, A. Rosenthal, Deputy City Solicitor, J. Pereira, Assistant Solicitor, J. Gomez, Director of Planning and Zoning, H. Westerman, Director Building Standards and Safety, K. Grogg, Housing Operations Manager

The committee determined that the property is non-essential to providing current or future public services to the citizens of the City. Furthermore, the property was determined to be surplus property and able to address a broader community development objective identified in "Welcome Home: City of Allentown Housing Needs Assessment and Strategic Plan". Per the City AIM on the Sale or Rental of Vacant or Surplus City-Owned Real Estate section 4.E, the committee determined it would be in the best interest to transfer the property to RACA for rehabilitation, marketing and disposition of the property.

No one in attendance objected to the sale of the property. It would put the property back on the tax rolls when it is sold from RACA's inventory. The committee unanimously agreed to move forward with the proposed transfer to RACA and ultimate sale to an income qualified homeowner. The committee proposes that the property be transferred to RACA for \$1.

DIRECTOR'S COMMENTS**City Solicitor****Approve** ☐**Disapprove** ☐

Comments: The solicitor's office has no voting role in this matter and will not weigh in on if this is a good or bad idea. The process followed is in accord with the City AIM. The proposed sale appears consistent with applicable AIM guidance.

Director of Public Works**Approve** ☒**Disapprove** ☐**Comments:****Director of DCED****Approve** ☒**Disapprove** ☐**Comments:****Director of Parks****Approve** ☒**Disapprove** ☐**Comments:****Director of Finance****Approve** ☒**Disapprove** ☐**Comments:**