



CITY OF ALLENTOWN

No. __

RESOLUTION

R99 - 2026

Introduced by the Administration on August 5, 2026

Authorizes the Administration to Sell a Parcel located at 532 N. Law St.

Resolved by the Council of the City of Allentown, That

WHEREAS, the City of Allentown is the record title holder of a parcel, acquired from the Redevelopment Authority of the City of Allentown (RACA) for \$1, by deed bearing the date March 4, 2020, and recorded March 27, 2020, in the office of the Lehigh County Recorder of Deeds, instrument number 2020009195 (Exhibit "A"), identified as Tax Map Parcel No. 640703647766, more or less 0.0.041 acres (15,408 sq.ft.), located at 532 N. Law St.

WHEREAS, the City of Allentown entered into a Homesteader Conditional Option to Purchase Agreement in an income qualified buyer; and

WHEREAS, the buyer defaulted on the agreement and the property has been vacant since November of 2025; and

WHEREAS, the City now desires to convey the Parcel back to RACA for the purpose of rehabilitating the property and selling it to an income qualified buyer with a deed restriction for owner occupancy; and

WHEREAS, On July 21, 2026, the City's Property Review Committee voted to recommend to the Administration the sale of the parcel to RACA for \$1; and

WHEREAS, On July 21, 2026, 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 REOLVED that the Mayor is authorized to sell the parcel and is further authorized to execute all documents necessary to effectuate the sale.

Legislative Template

- What department or bureau is this bill originating from?
 - Administration. The property review committee has determined this is surplus property and that it should be transferred to the Redevelopment Authority of the City of Allentown (RACA) for rehabilitation and the subsequent sale of the property to an income qualified buyer with a deed restriction that the property be owner occupied.
- Summary and facts of the bill.
 - The resolution would authorize the administration to transfer the property to RACA.
- 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 would allow the City to transfer the property to RACA.
 - b. What are the benefits of doing this?
 - The transfer would allow for the rehabilitation of a vacant property.
 - The eventual sale to an income qualified homeowner would generate reoccurring tax revenue to the general fund on the property by putting it back on the tax rolls.
 - The sale would also eliminate the need for maintenance costs of a vacant property.
 - c. How does this bill relate to the City’s vision/mission/priorities?
 - This resolution will allow excess City owned real estate to be returned to productive use. It also advances the homeownership priorities identified in the “Welcome Home: City of Allentown Housing Needs Assessment and Strategic Plan”.
- Financial Impact – Please include the following in your explanation:
 - a. Cost (initial and ongoing)
 - i. Initial costs will be limited to City staff time to prepare and review any documents required.
 - b. Benefits (initial and ongoing)
 - i. Reoccurring property tax revenue

ii. Affordable homeownership opportunity.

- Priority status – Are there any deadlines to be aware of?
 - None
- Why should Council unanimously support this bill?
 - An underutilized property will be brought back on to the tax rolls and generate reoccurring revenue for the general fund.