

CITY OF ALLENTOWN

No. _____

RESOLUTION

R113 - 2023

Introduced by the Administration on July 19, 2023

Authorizes the Administration to Sell a Portion of the City-Owned Real Property Identified as Tax Map Parcel No. 640725455330

Resolved by the Council of the City of Allentown, That

WHEREAS, the City of Allentown is the record title holder of a parcel of land identified on the Lehigh County Tax Assessment Office Records as Tax Map Parcel No. 640725455330; and

WHEREAS, the City now desires to sell a 0.35 acre portion of that property, more specifically described in the site map attached in **EXHIBIT A** and the legal description attached in **EXHIBIT B** (the "Parcel").

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, on April 11, 2023, the City's Property Review Committee voted unanimously to recommend to the Administration the sale of the Parcel; and

WHEREAS, on May 1st, 2023, City of Allentown Mayor Matthew Tuerk approved the Property Review Committee's recommendation for sale of the Parcel; 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.

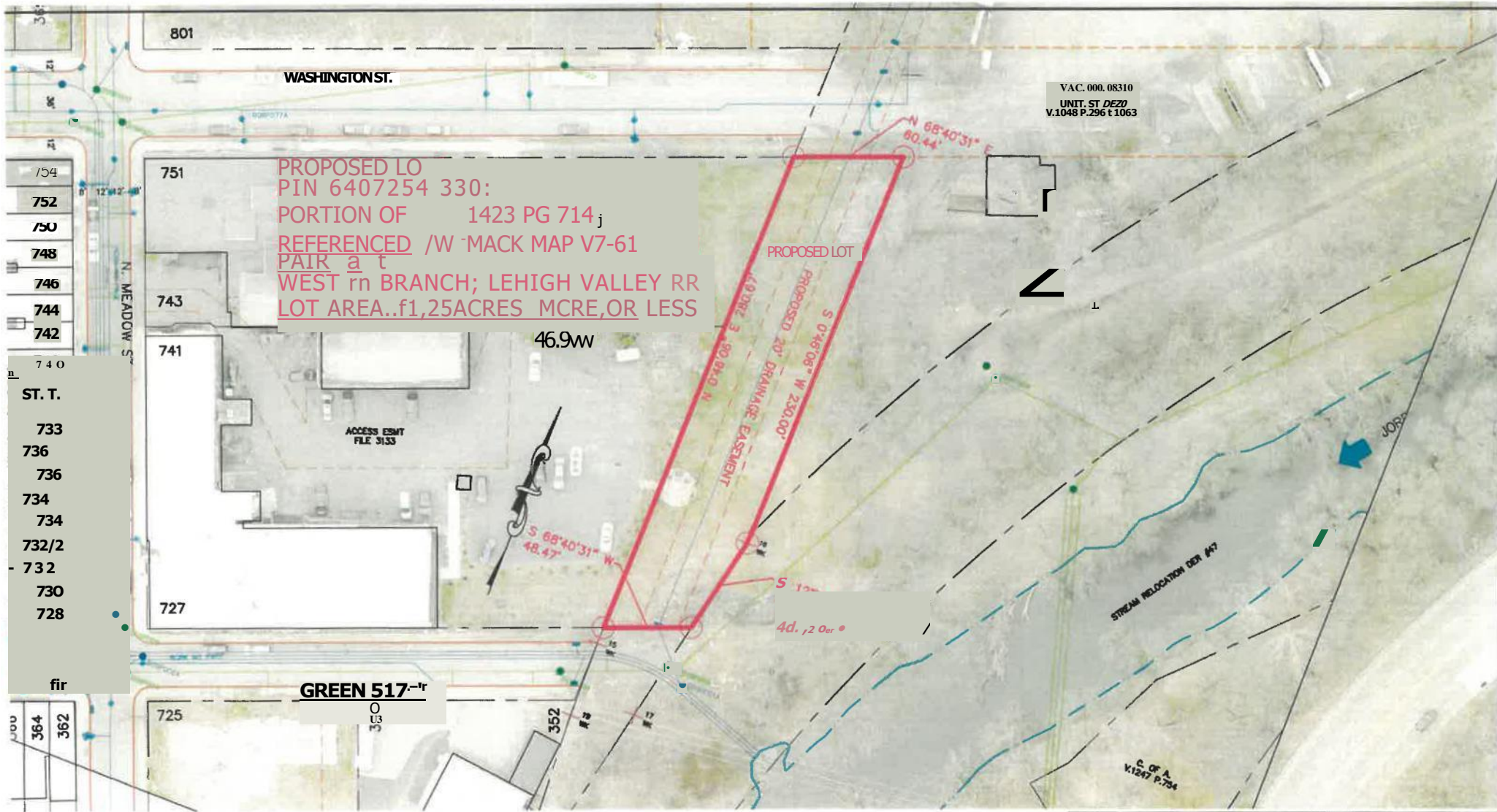
Legislative Template

Please email this form to Legislation@allentownpa.gov when ready to submit

- What department or bureau is this bill originating from? Where did the initiative for the bill originate?
 - Administration. A request to purchase a portion of underutilized City land for additional parking that will support the property located at 727 N. Meadow St. was submitted to the City.
- Summary and facts of the bill.
 - The resolution would authorize the Administration to sell a piece of land that is approximately 0.35 acres.
 - The proposed sale was reviewed by the Property Review Committee and unanimously recommended to the Mayor to proceed with the sale.
 - See attached resolution w/ exhibits and the PRC Report for more detail.
- 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?
 - i. The resolution will authorize the administration to take all necessary actions to sell the identified .35 acre property. The newly formed parcel will be put back on the tax rolls and the City will be compensated for the sale.
 - b. What are the benefits of doing this? What are the drawbacks?
 - i. Future generation of real estate taxes and the income generated for the sale will go into the City's General Fund. There have been no identified drawbacks.
 - c. How does this bill relate to the City's vision/mission/priorities?
 - i. This resolution will allow excess City owned real estate to be returned to productive use.
- 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. Where possible preparation costs will be borne by the purchaser. No ongoing costs are anticipated.

- b. Benefits (initial and ongoing)
 - i. Sale proceeds and reoccurring property tax.
- Funding Sources – Please include the following in your explanation:
 - a. If transferring funds, please make sure to give specific account names and numbers. If appropriating funds from a grant, please list the agency awarding the grant.
 - NOT APPLICABLE
- 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 the sale is expected to generate approximately \$17,500 in revenue to the City

Exhibit A



SCALE
HORZ 1" = 50'

REVISIONS:

SKETCH PLAN

PROPOSED SUBDIVISION
OWNER CITY OF ALLENTOWN
PIN 64072545330

10TH WARD, CM OF ALLENTOWN, LEHIGH COUNTY, PENNSYLVANIA

SCALE: 1" = 50' JOB 8300 DATE: SEPTEMBER 13, 2012

THE CITY OF ALLENTOWN, BUREAU OF ENGINEERING
DEPARTMENT OF PUBLIC WORKS
361 & 10TH ST. ALLENTOWN, PA 1/103-7/73 610.437.7674



Surf/le TUT MOW QNSX10 MOMS
MOCK MR MOM PROM= woman

HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 83

Exhibit B

County Pin#640725455330 PAR# 1

LEGAL DESCRIPTION OF PROPOSED LOT TO BE CONVEYED

ALL that certain lot or parcel of ground being situated at the Southeast corner of Washington Street, the Northeast corner of Green Street and West of Jordan Creek in the 10th Ward of the City of Allentown, Lehigh County, PA and being bounded and described as follows;

BEGINNING at a point at the Southeast corner of Washington Street thence FROM THE PLACE OF BEGINNING along the South line of Vacated Washington Street N 68°40'31" E for a distance of 60.44' more or less to a point on the East line of the former Lehigh Valley Railroad West Branch; thence along the East line of the former Lehigh Valley Railroad West Branch S 0°46'06" W for a distance of 230.00' more or less to a point on the West line of the former Jordan Loop of the Lehigh Valley Railroad; thence along the former Jordan Loop of the Lehigh Valley Railroad S 12°08'06" W for a distance of 56.27' more or less to a point; thence through the former Lehigh Valley Railroad West Branch S 68°40'31" W for a distance of 48.47' more or less to a point at the Northeast corner of Green Street; thence along the West line of the former Lehigh Valley Railroad West Branch N 0°46'06" E for distance of 280.67' more or less to the place of beginning.

CONTAINING 0.35 acres more or less.

Being a portion of the same premises that the Allentown Commercial Industrial Development Authority conveyed unto the City of Allentown by Deed 1423 Pg. 714, dated September 6th, 1988, and recorded in the office of the Lehigh County Recorder of Deeds.