

Memo

To: Ed Pawlowski, Mayor
From: Shannon Calluori, Director, Bureau of Planning and Zoning
CC: Steve Neratko, Chief Planner, Bureau of Planning and Zoning
Date: 11/27/16
Re: Brewers Hill Development Group (BHDG) Land Swap

The City of Allentown Property Review Committee approved a land swap between BHDG and the City of Allentown on 11/22/16. Please see the attached documents:

- Map
- Legal descriptions
- Property Review Committee agenda, minutes and sign in sheet
- Proposed City Council legislation

Please let me know if you have any questions.

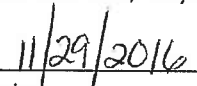
Sign below and check the appropriate box indicating if you approve or deny the land swap request.



Ed Pawlowski, Mayor

☒ Approve

☐ Deny



Date

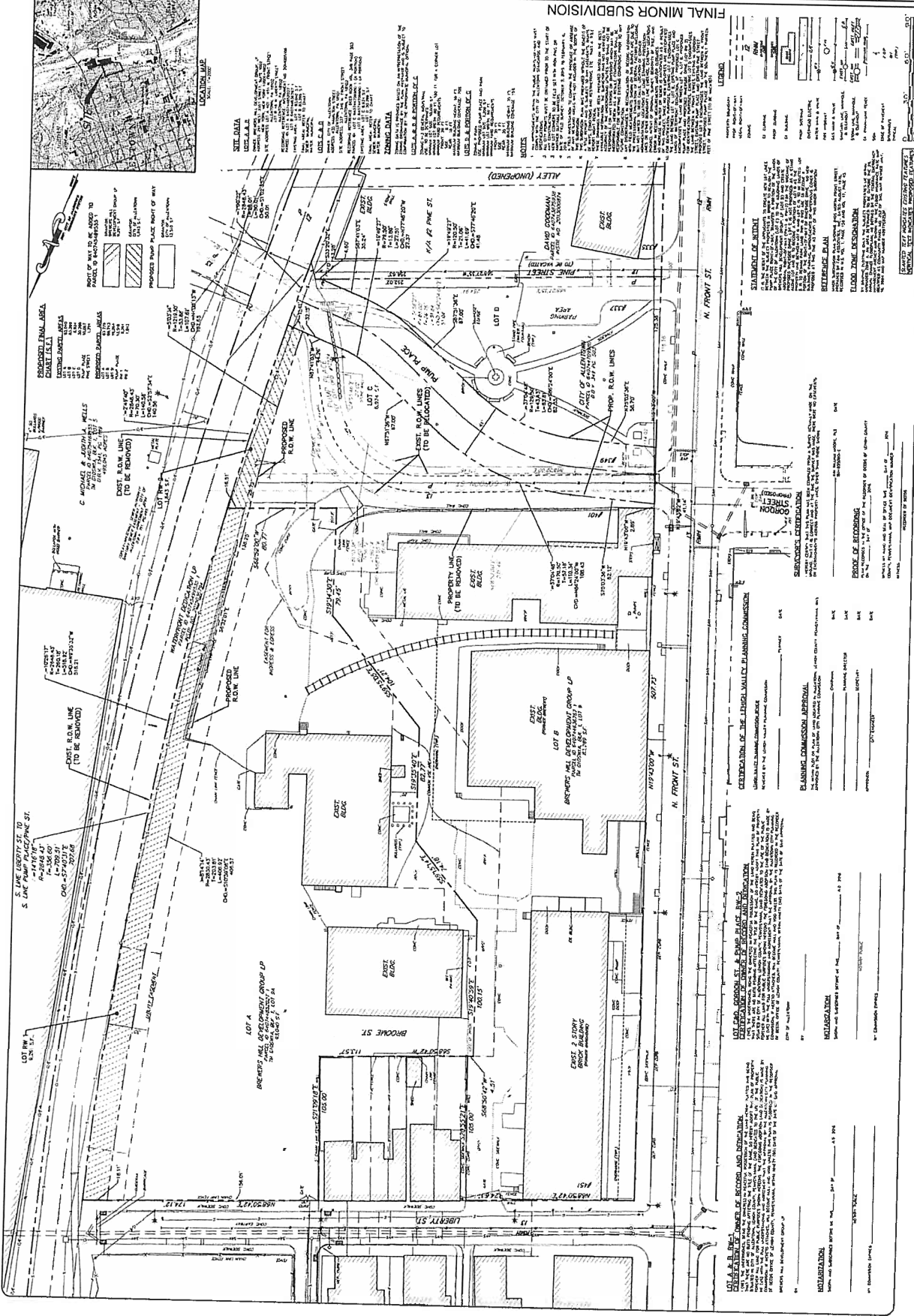
LOT CONSOLIDATION PLAN
BREWERS HILL DEVELOPMENT GROUP LP
& CITY OF ALLENTOWN
LEHIGH COUNTY, PA

BARRY ISETT & ASSOCIATES, INC.
Multidiscipline Engineers & Consultants

Altoona, PA	812.268.9904	570.255.2700
Providence, PA	610.255.2115	570.255.2700
Easton, PA	610.255.2729	

www.barryiset.com

REVISIONS	DATE	BY
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85 South Route 100, Allentown, PA 18106

610.398.0904 610.481.9098

barryisett.com

November 18, 2016
BIA #01012711.010

LAND DESCRIPTION

FINAL MINOR SUBDIVISION - LOT CONSOLIDATION PLAN
BREWERS HILL DEVELOPMENT GROUP, L.P. & CITY OF ALLENTOWN
LOT A

ALL THAT CERTAIN tract of land with the improvements erected thereon located on the southerly side of Liberty Street (40-foot right-of-way) and east of North Front Street (60-foot right-of-way), situate in the Sixth Ward of the City of Allentown, County of Lehigh, Commonwealth of Pennsylvania, known as 16 West Liberty Street, being all of Lot A as shown on and described in accordance with the Final Minor Subdivision Lot Consolidation Plan Brewers Hill Development Group, L.P. & City of Allentown, prepared by Barry Isett and Associates, Inc., dated September 23, 2016, latest revision dated October 24, 2016, as follows:

COMMENCING at the intersection of the easterly right-of-way line of said North Front Street and the southerly right-of-way line of said Liberty Street, said intersection being the extreme northwesterly corner of Lot B of the aforesaid Final Minor Subdivision Lot Consolidation Plan Brewers Hill Development Group, L.P. & City of Allentown; thence along said southerly right-of-way line of Liberty Street and along lands of said Lot B, lands of Brewers Hill Development Group, L.P., as shown on said Final Minor Subdivision Lot Consolidation Plan Brewers Hill Development Group, L.P. & City of Allentown, North 68 degrees 50 minutes 42 seconds East, 124.63 feet; thence continuing along said southerly right-of-way line of Liberty Street and along lands of Hanna Industrial Properties, Inc., lands of Fady Younes, lands of Derek Smart, lands of Mary Papiernik, lands of James Slater, III and Mary Slater, and lands of John Sayegh, North 68 degrees 50 minutes 42 seconds East, 108.64 feet to the TRUE POINT OF BEGINNING of the herein described; thence continuing along said southerly right-of-way line of Liberty Street, North 68 degrees 50 minutes 42 seconds East, 156.01 feet; thence along lands of Lot RW 1 of the aforesaid Final Minor Subdivision Lot Consolidation Plan Brewers Hill Development Group, L.P. & City of Allentown, lands designated as a future right-of-way about to be conveyed to and become a part of lands of Waterfront Dedication, LP, the following two (2) courses and distances;

(1) along a non-tangent circular curve to the right, having a radius of 2,830.43 feet and a central angle of 8 degrees 14 minutes 14 seconds, the arc length of 406.92 feet, (chord bearing of South 10 degrees 39 minutes 08 seconds East, for a distance of 406.57 feet);

(2) South 6 degrees 32 minutes 01 seconds East, 138.25 feet;
thence along lands of Lot C, lands of the City of Allentown about to be conveyed to and become
a part of the aforesaid Lot B, South 68 degrees 52 minutes 00 seconds West, 64.26 feet; thence
along lands of said Lot B, the following five (5) courses and distances;

(1) North 19 degrees 34 minutes 30 seconds West, 79.45 feet;

(2) North 59 degrees 15 minutes 05 seconds West, 104.21 feet;

(3) North 19 degrees 35 minutes 40 seconds West, 82.77 feet;

(4) North 59 degrees 15 minutes 14 seconds West, 74.18 feet;

(5) North 19 degrees 40 minutes 59 seconds West, 100.15 feet;

thence along the aforesaid lands of Lot B, lands of Hanna Industrial Properties, Inc., lands of
Fady Younes, lands of Derek Smart, lands of Mary Papiernik, lands of James Slater, III and
Mary Slater, and lands of John Sayegh, North 68 degrees 50 minutes 42 seconds East, 113.57
feet; thence along said lands of John Sayegh, North 21 degrees 09 minutes 18 seconds West,
105.00 feet to the POINT OF BEGINNING.

CONTAINING: 83,779 square feet.

Subject to a certain Common Use Area for Tract #1 as shown on the Minor Subdivision Plan,
Plan Showing #405 North Front Street, dated August 1976, prepared by F & M Associates,
recorded in the Office of the Recorder of Deeds in and for the County of Lehigh, PA., in Minor
Subdivision Volume 1 Page 159.

Together with a certain Common Use Area for Tract #2 as shown on the Minor Subdivision
Plan, Plan Showing #405 North Front Street, dated August 1976, prepared by F & M
Associates, recorded in the Office of the Recorder of Deeds in and for the County of Lehigh,
PA., in Minor Subdivision Volume 1 Page 159.

Subject to a certain Easement for Ingress and Egress for Tract #1 as shown on the Minor
Subdivision Plan, Plan Showing #405 North Front Street, dated August 1976, prepared by F &
M Associates, recorded in the Office of the Recorder of Deeds in and for the County of Lehigh,
PA., in Minor Subdivision Volume 1 Page 159.

Subject to a certain 30-foot wide Utility Easement as shown on the Minor Subdivision Plan, Plan
Showing #405 North Front Street, dated August 1976, prepared by F & M Associates, recorded
in the Office of the Recorder of Deeds in and for the County of Lehigh, PA., in Minor Subdivision
Volume 1 Page 159.

Subject to all covenants and agreements of record.

BEING a portion of Parcel B of the same premises which Allentown Commercial and Industrial
Development Authority, a public instrumentality of the Commonwealth of Pennsylvania, by deed
dated February 28, 2014, and recorded in the Office of the Recorder of Deeds in and for the
County of Lehigh, PA., in Instrument Number 2014005186, did grant and convey unto Brewers
Hill Development Group, L.P., a Pennsylvania limited partnership.

A portion of Lehigh County Tax Parcel PIN 640744852027 1.



85 South Route 100, Allentown, PA 18106

610.398.0904 610.481.9098

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November 18, 2016
BIA #01012711.010

LAND DESCRIPTION

FINAL MINOR SUBDIVISION - LOT CONSOLIDATION PLAN
BREWERS HILL DEVELOPMENT GROUP, L.P. & CITY OF ALLENTOWN
LOT B

ALL THAT CERTAIN tract of land with the improvements erected thereon located on the southeasterly corner of North Front Street (60-foot right-of-way) and Liberty Street (40-foot right-of-way), situate in the Sixth Ward of the City of Allentown, County of Lehigh, Commonwealth of Pennsylvania, known as 401 – 451 North Front Street, being all of Lot B as shown on and described in accordance with the Final Minor Subdivision Lot Consolidation Plan Brewers Hill Development Group, L.P. & City of Allentown, prepared by Barry Isett and Associates, Inc., dated September 23, 2016, latest revision dated October 24, 2016, as follows:

BEGINNING at the intersection of the easterly right-of-way line of said North Front Street and the southerly right-of-way line of said Liberty Street, said intersection being the extreme northwesterly corner of the herein described Lot B; thence along said southerly right-of-way line of Liberty Street, as shown on the aforesaid Final Minor Subdivision Lot Consolidation Plan Brewers Hill Development Group, L.P. & City of Allentown, North 68 degrees 50 minutes 42 seconds East, 124.63 feet; thence along the lands of Hanna Industrial Properties, Inc., South 20 degrees 55 minutes 21 seconds East, 105.00 feet; thence along Lot A of the aforesaid Final Minor Subdivision Lot Consolidation Plan Brewers Hill Development Group, L.P. & City of Allentown, the following six (6) courses and distances;

- (1) South 68 degrees 50 minutes 42 seconds West, 4.51 feet;
- (2) South 19 degrees 40 minutes 59 seconds East, 100.15 feet;
- (3) South 59 degrees 15 minutes 14 seconds East, 74.18 feet;
- (4) South 19 degrees 35 minutes 40 seconds East, 82.77 feet;
- (5) South 59 degrees 15 minutes 05 seconds East, 104.21 feet;
- (6) South 19 degrees 34 minutes 30 seconds East, 79.45 feet;

thence along lands of Lot C, lands of the City of Allentown about to be conveyed to and become a part of the herein described Lot B, South 68 degrees 52 minutes 00 seconds West, 235.49 feet; thence along the aforesaid easterly right-of-way line of North Front Street, North 19 degrees 43 minutes 00 seconds West, 507.73 feet to the PLACE OF BEGINNING.

CONTAINING: 83,289 square feet.

Subject to a certain Common Use Area on Tract #1 as shown on the Minor Subdivision Plan, Plan Showing #405 North Front Street, dated August 1976, prepared by F & M Associates, recorded in the Office of the Recorder of Deeds in and for the County of Lehigh, PA., in Minor Subdivision Volume 1 Page 159.

Together with a certain Common Use Area on Tract #2 as shown on the Minor Subdivision Plan, Plan Showing #405 North Front Street, dated August 1976, prepared by F & M Associates, recorded in the Office of the Recorder of Deeds in and for the County of Lehigh, PA., in Minor Subdivision Volume 1 Page 159.

Together with a certain Easement for Ingress and Egress on Tract #2 as shown on the Minor Subdivision Plan, Plan Showing #405 North Front Street, dated August 1976, prepared by F & M Associates, recorded in the Office of the Recorder of Deeds in and for the County of Lehigh, PA., in Minor Subdivision Volume 1 Page 159.

Subject to all covenants and agreements of record.

BEING Parcel A of the same premises which Allentown Commercial and Industrial Development Authority, a public instrumentality of the Commonwealth of Pennsylvania, by deed dated February 28, 2014, and recorded in the Office of the Recorder of Deeds in and for the County of Lehigh, PA., in Instrument Number 2014005186, did grant and convey unto Brewers Hill Development Group, L.P., a Pennsylvania limited partnership.

Lehigh County Tax Parcel PIN 640744636767 1.



85 South Route 100, Allentown, PA 18106
610.398.0904 610.481.9098
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Rev. January 27, 2017
November 18, 2016
BIA #01012711.010

LAND DESCRIPTION

FINAL MINOR SUBDIVISION - LOT CONSOLIDATION PLAN BREWERS HILL DEVELOPMENT GROUP, L.P. & CITY OF ALLENTOWN LOT C

ALL THAT CERTAIN tract of land located on the northerly side of future Pump Place (41-foot right-of-way) and the easterly side of North Front Street (60-foot right-of-way), situate in the Sixth Ward of the City of Allentown, County of Lehigh, Commonwealth of Pennsylvania, being all of Lot C, lands of the City of Allentown about to be conveyed to and become a part of lands of Lot B, lands of Brewers Hill Development Group, L.P., as shown on and described in accordance with the Final Minor Subdivision Lot Consolidation Plan Brewers Hill Development Group, L.P. & City of Allentown, prepared by Barry Isett and Associates, Inc., dated September 23, 2016, latest revision dated October 24, 2016, as follows:

BEGINNING at the intersection of the easterly right-of-way line of said North Front Street and the northerly right-of-way line of W. Gordon Street, said intersection being the extreme southwesterly corner of said Lot B; thence along said lands of Lot B, as shown on said Final Minor Subdivision Lot Consolidation Plan Brewers Hill Development Group, L.P. & City of Allentown, North 68 degrees 52 minutes 00 seconds East, 235.49 feet; thence along lands of Lot A, other lands of Brewers Hill Development Group, L.P., North 68 degrees 52 minutes 00 seconds East, 64.26 feet; thence along lands of Lot RW 2 of the aforesaid Final Minor Subdivision Lot Consolidation Plan Brewers Hill Development Group, L.P. & City of Allentown, lands designated as a future right-of-way about to be conveyed to and become a part of lands of Waterfront Dedication, LP, the following two (2) courses and distances;

- (1) South 6 degrees 32 minutes 01 seconds East, 26.72 feet;
 - (2) along a non-tangent circular curve to the right, having a radius of 1,219.50 feet and a central angle of 5 degrees 03 minutes 34 seconds, the arc length of 107.69 feet, (chord bearing of South 4 degrees 00 minutes 13 seconds East, for a distance of 107.65 feet);
- thence along the northeasterly right-of-way line of the aforesaid future Pump Place the following five (5) courses and distances;
- (1) North 87 degrees 41 minutes 03 seconds West, 32.15 feet;

(2) along a circular curve to the right, having a radius of 79.50 feet and a central angle of 19 degrees 49 minutes 27 seconds, the arc length of 27.51 feet, (chord bearing of North 77 degrees 46 minutes 20 seconds West, for a distance of 27.37 feet);
(3) North 67 degrees 51 minutes 36 seconds West, 67.00 feet;
(4) along a circular curve to the left, having a radius of 170.50 feet and a central angle of 37 degrees 04 minutes 48 seconds, the arc length of 110.34 feet, (chord bearing of North 86 degrees 24 minutes 00 seconds West, for a distance of 108.43 feet);
(5) South 75 degrees 03 minutes 36 seconds West, 62.12 feet;
thence along the aforesaid easterly right-of-way line of North Front Street, North 19 degrees 43 minutes 00 seconds West, 2.89 feet to the POINT OF BEGINNING.

CONTAINING: 15,454 square feet.

Subject to all covenants and agreements of record.

BEING, AS TO PART, a portion of the same premises which Karl E. Heimbach, by deed dated September 1, 1920, and recorded in the Office of the Recorder of Deeds in and for the County of Lehigh, PA., in Deed Book Volume 349 Page 503, did grant and convey unto the City of Allentown.

ALSO, BEING, AS TO PART, a portion of the right-of-way of W. Gordon Street and a portion of the right-of-way of Pump Place.

A portion of Lehigh County Tax Parcel PIN 640744709980 1.



85 South Route 100, Allentown, PA 18106

610.398.0904 610.481.9098

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November 18, 2016

BIA #01012711.010

LAND DESCRIPTION

FINAL MINOR SUBDIVISION - LOT CONSOLIDATION PLAN
BREWERS HILL DEVELOPMENT GROUP, L.P. & CITY OF ALLENTOWN
LOT RW-1

ALL THAT CERTAIN tract of land with the improvements erected thereon located on the southerly side of Liberty Street (40-foot right-of-way) and east of North Front Street (60-foot right-of-way), situate in the Sixth Ward of the City of Allentown, County of Lehigh, Commonwealth of Pennsylvania, being all of Lot RW-1, lands designated as a future right-of-way about to be conveyed to and become a part of lands of Waterfront Dedication, LP, as shown on and described in accordance with the Final Minor Subdivision Lot Consolidation Plan Brewers Hill Development Group, L.P. & City of Allentown, prepared by Barry Isett and Associates, Inc., dated September 23, 2016, latest revision dated October 24, 2016, as follows:

COMMENCING at the intersection of the easterly right-of-way line of said North Front Street and the southerly right-of-way line of said Liberty Street, said intersection being the extreme northwesterly corner of Lot B, lands of Brewers Hill Development Group, L.P., of the aforesaid Final Minor Subdivision Lot Consolidation Plan Brewers Hill Development Group, L.P. & City of Allentown; thence along said southerly right-of-way line of Liberty Street and along lands of said Lot B, as shown on said Final Minor Subdivision Lot Consolidation Plan Brewers Hill Development Group, L.P. & City of Allentown, North 68 degrees 50 minutes 42 seconds East, 124.63 feet; thence continuing along said southerly right-of-way line of Liberty Street and along lands of Hanna Industrial Properties, Inc., lands of Fady Younes, lands of Derek Smart, lands of Mary Papiernik, lands of James Slater, III and Mary Slater, and lands of John Sayegh, North 68 degrees 50 minutes 42 seconds East, 108.64 feet; thence continuing along said southerly right-of-way line of Liberty Street and along lands of Lot A, other lands of Brewers Hill Development Group, L.P., North 68 degrees 50 minutes 42 seconds East, 156.01 feet to the TRUE POINT OF BEGINNING of the herein described; thence continuing along said southerly right-of-way line of Liberty Street, North 68 degrees 50 minutes 42 seconds East, 18.11 feet; thence along lands of Waterfront Dedication, LP, of which this is to become a part, along a non-tangent circular curve to the right, having a radius of 2,848.43 feet and a central angle of 10 degrees 26 minutes 17 seconds, the arc length of 518.92 feet, (chord bearing of South 9 degrees 35 minutes 32 seconds East, for a distance of 518.21 feet); thence along lands

of Lot C, lands of the City of Allentown about to be conveyed to and become a part of the aforesaid Lot B, South 68 degrees 52 minutes 00 seconds West, 16.51 feet; thence along the aforesaid lands of Lot A, the following two (2) courses and distances; (1) North 6 degrees 32 minutes 01 seconds West, 138.25 feet; (2) along a circular curve to the left, having a radius of 2,830.43 feet and a central angle of 8 degrees 14 minutes 14 seconds, the arc length of 406.92 feet, (chord bearing of North 10 degrees 39 minutes 08 seconds West, for a distance of 406.57 feet) to the POINT OF BEGINNING.

CONTAINING: 9,261 square feet.

Subject to a portion of a certain 30-foot wide Utility Easement as shown on the Minor Subdivision Plan, Plan Showing #405 North Front Street, dated August 1976, prepared by F & M Associates, recorded in the Office of the Recorder of Deeds in and for the County of Lehigh, PA., in Minor Subdivision Volume 1 Page 159.

Subject to all covenants and agreements of record.

BEING a portion of Parcel B of the same premises which Allentown Commercial and Industrial Development Authority, a public instrumentality of the Commonwealth of Pennsylvania, by deed dated February 28, 2014, and recorded in the Office of the Recorder of Deeds in and for the County of Lehigh, PA., in Instrument Number 2014005186, did grant and convey unto Brewers Hill Development Group, L.P., a Pennsylvania limited partnership.

A portion of Lehigh County Tax Parcel PIN 640744852027 1.



85 South Route 100, Allentown, PA 18106

610.398.0904 610.481.9098

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November 18, 2016

BIA #01012711.010

LAND DESCRIPTION

FINAL MINOR SUBDIVISION - LOT CONSOLIDATION PLAN
BREWERS HILL DEVELOPMENT GROUP, L.P. & CITY OF ALLENTOWN
LOT RW-2

ALL THAT CERTAIN tract of land located on the northerly side of future Pump Place (41-foot right-of-way) and east of North Front Street (60-foot right-of-way), situate in the Sixth Ward of the City of Allentown, County of Lehigh, Commonwealth of Pennsylvania, being all of Lot RW-2, lands designated as a future right-of-way way about to be conveyed to and become a part of lands of Waterfront Dedication, LP, as shown on and described in accordance with the Final Minor Subdivision Lot Consolidation Plan Brewers Hill Development Group, L.P. & City of Allentown, prepared by Barry Isett and Associates, Inc., dated September 23, 2016, latest revision dated October 24, 2016, as follows:

COMMENCING at the intersection of the easterly right-of-way line of said North Front Street and the northerly right-of-way line of W. Gordon Street, said intersection being the extreme southwesterly corner of Lot B, lands of Brewers Hill Development Group, L.P., of the Final Minor Subdivision Lot Consolidation Plan Brewers Hill Development Group, L.P. & City of Allentown; thence along said lands of Lot B, as shown on said Final Minor Subdivision Lot Consolidation Plan Brewers Hill Development Group, L.P. & City of Allentown, North 68 degrees 52 minutes 00 seconds East, 235.49 feet; thence along lands of Lot A, other lands of Brewers Hill Development Group, L.P., North 68 degrees 52 minutes 00 seconds East, 64.26 feet to the TRUE POINT OF BEGINNING of the herein described; thence along lands of Lot RW 1, North 68 degrees 52 minutes 00 seconds East, 16.51 feet; thence along lands of Waterfront Dedication, LP, of which this is to become a part, along a non-tangent circular curve to the right, having a radius of 2,848.43 feet and a central angle of 2 degrees 49 minutes 40 seconds, the arc length of 140.58 feet, (chord bearing of South 2 degrees 57 minutes 34 seconds East, for a distance of 140.56 feet); thence along the northerly right-of-way line of the aforesaid future Pump Place, North 87 degrees 41 minutes 03 seconds West, 12.11 feet; thence along Lot C, lands of the City of Allentown about to be conveyed to and become a part of Lot B, the following two (2) courses and distances;

- (1) along a non-tangent circular curve to the left, having a radius of 1,219.50 feet and a central angle of 5 degrees 03 minutes 34 seconds, the arc length of 107.69 feet, (chord bearing of North 4 degrees 00 minutes 13 seconds West, for a distance of 107.65 feet);
- (2) North 6 degrees 32 minutes 01 seconds West, 26.72 feet to the POINT OF BEGINNING.

CONTAINING: 1,843 square feet.

Subject to all covenants and agreements of record.

BEING, AS TO PART, a portion of the same premises which Karl E. Heimbach, by deed dated September 1, 1920, and recorded in the Office of the Recorder of Deeds in and for the County of Lehigh, PA., in Deed Book Volume 349 Page 503, did grant and convey unto the City of Allentown.

ALSO, BEING, AS TO PART, a portion of the right-of-way of W. Gordon Street and a portion of the right-of-way of Pump Place.

A portion of Lehigh County Tax Parcel PIN 640744709980 1.

**City of Allentown Property Review Committee
City Hall, 4th Floor Conference Room
November 22, 2016
2:00 PM**

AGENDA

- I. Brewers Hill Development Group Land Swap**
Consideration of the City of Allentown swapping City land along Pump Place road for
Brewers Hill Development Group, L.P. land along the eastern side of the Neweiller Brewery
lot, along the former rail road tracks, for the purposes of obtaining right of way needed for
Riverside Drive. Please see the attached Lot Consolidation Plan and legal descriptions.

**DRAFT City of Allentown Property Review Committee
City Hall, 4th Floor Conference Room
November 22, 2016
2:00 PM**

MEETING MINUTES

Members Present

Shannon Calluori, Chair
Craig Messinger
Lindsay Taylor
Carmen Dragotta
Scott Holbert, Esq.
Brian Borzak

Others Present

Steve Neratko

Priority Issue

I. Brewers Hill Development Group (BHDG) Land Swap

The meeting participants discussed the land swap between the City of Allentown and BHDG. It was discussed that the City is swapping approximately 6,000 square feet of City land for 9,000 square feet of BHDG land.

Lindsay Taylor made a motion, seconded by Craig Messinger to approve the land swap. Motion passed.

There being no further business, the meeting adjourned at 2:20 PM.

City of Allentown Property Review Committee
 Sign In Sheet
 11/22/16

Name	Title	Signature
Shannon Calluori	Director, Bureau of Planning and Zoning	Shannon Calluori
Craig Messinger	Director, Department of Public Works	Craig Messinger
Lindsay Taylor	Director, Department of Parks and Recreation	Lindsay Taylor
Carmen Dragotta	Director, Bureau of Building Standards and Safety	Carmen Dragotta
Scott Holbert	Assistant City Solicitor	Scott Holbert
Brian Borzak	Chief Surveyor	Brian Borzak
Steve Neathko	Chief Planner	Steve Neathko

LEGISLATIVE TEMPLATE

Instructions:

- E-mail the Bill to Barbara Wagenhurst at Barbara.Wagenhurst@Allentownpa.gov no later than 4:00 p.m. on the first day of each month. Absolutely no proposed legislation should be forwarded directly to the City Clerk's Office by a bureau or department. The request will be sent back if the pertinent information is not supplied. Supporting Documents should be included in the e-mail and attached to the bill if necessary. Examples of supplemental information include petitions, maps, reports, rezoning petitions. We will track the bill and fill in the underlined sections.

Template for Bills and Resolutions:

- **What Department or bureau is Bill originating from? Where did the initiative for the bill originate?**

Bureau of Planning and Zoning

- **Summary and Facts of the Bill**

The City of Allentown is working with the Brewers Hill Development Group (BHDG) and The Waterfront Partners to develop a new road at the waterfront called Riverside Drive. The road will be built along the railroad bed. Additional right of way is needed along the BHDG/Neuweiller property to meet the road width requirements. In addition, Pump Place needs to be realigned to create safer intersections at Front Street and Riverside Drive. The realignment will move the road away from the Neuweiller property. BHDG has agreed to swap part of their land along the railroad bed with the new space that will be created when Pump Place is realigned. The City Administration is requesting City Council's approval for this land swap.

The Waterfront Partners have agreed to build the road and turn it over to the City. RACP funding will be used to fund much of the road.

- **Purpose – Please include the following in your explanation:**
 - **What does the Bill do – what are the specific goals/tasks the bill seek to accomplish**
 - **What are the Benefits of doing this/Down-side of doing this**
 - **How does this Bill related to the City's Vision/Mission/Priorities**

The purpose of this bill is to gain needed right of way to build Riverside Drive. Riverside Drive will provide access to the waterfront developments and reduce traffic on Front Street.

- **Financial Impact – Please include the following in your explanation:**
 - **Cost (Initial and ongoing)**
 - **Benefits (initial and ongoing)**

There are no costs to swapping the land, other than County recording fees.

- **Funding Sources – Please include the following in your explanation:**
 - If transferring funds, please make sure bill gives specific accounts; if appropriating funds from a grant list the agency awarding the grant.

N/A

- **Priority status/Deadlines, if any**

ASAP

- **Why should Council unanimously support this bill?**

The land swap will allow the development of Riverside Drive to move forward. This new road will continue the momentum of developing the waterfront properties.

- **Committee Action**
- **Public Comments**
- **Body/Text of the Bill**
- **Exhibits**
- **Vote**