



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.

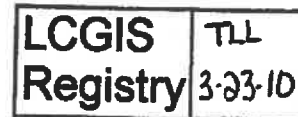


PREPARED BY: Daniel K. McCarthy, Esquire
Davison & McCarthy, P.C.
1146 S. Cedar Crest Blvd., Suite 200
Allentown, PA 18103

RECORDED
03/23/2010 8:38:54 AM
RECORDER OF DEEDS
LEHIGH COUNTY
PENNSYLVANIA
Inst Num: 2010008075

RETURN TO: Office of the City Solicitor
City of Allentown
435 Hamilton Street
Allentown PA 18101

PIN #549699283455 1



DEED

THIS CONVEYANCE is made this 17th day of March, 2010, between

ALLENTOWN PARKING AUTHORITY, a Parking Authority organized under the Pennsylvania Parking Authority Statutes, having its main office in the City of Allentown, County of Lehigh County, Commonwealth of Pennsylvania, hereinafter referred to as Party of the First Part, Grantor

AND

THE CITY OF ALLENTOWN, a Municipal Corporation organized under the Laws of the Commonwealth of Pennsylvania, with its principal place of office at 435 Hamilton Street, City of Allentown, County of Lehigh County, Commonwealth of Pennsylvania, hereinafter referred to as Party of the Second Part, Grantee

WITNESSETH, that in consideration of the sum of Seven Hundred and Fifty Thousand (\$750,000.00) Dollars, in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, party of the First Part do by these presents, grant, bargain, sell, convey unto the Party of the Second Part forever the premises known as 1001-1007 West Hamilton Street.

BEING ALL THAT CERTAIN message, tenement and tract of land located at the northwest corner of North Tenth and Hamilton Streets in the Seventh Ward of the City of Allentown, County of Lehigh and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, the northwest corner of North Tenth and Hamilton Streets, thence along the north side of Hamilton Street, South seventy-six (76) degrees twenty-three (23) minutes West seventy-three and forty-one one hundredths (73.41) feet to a point; thence along the eastern line of No. 1009 Hamilton Street, North thirteen (13) degrees thirty-eight (38) minutes West, two hundred and six and eighty-three one hundredths (206.83) feet to a point on the south side of Court Street, thence along the south side of Court Street, North seventy-six (76) degrees one (01) minute East seventy-two and eighty-five one hundredths (72.85) feet to a point on the west side of North Tenth Street; thence along the west side of same, South thirteen (13) degrees forty-seven (47)

minutes East two hundred and seven and three tenths (207.3) feet to the place of beginning.

CONTAINING fifteen thousand and ninety-six (15,096.0) square feet and being Numbers 1001-1003-1005 and 1007 Hamilton Street, Allentown, Pennsylvania.

BEING PART THE SAME PREMISES WHICH Park & Shop, Inc., by its Indenture bearing the date of December 16, 1991 and recorded December 17, 1991 in the Office of the Recorder of Deeds, in and for the County of Lehigh in Deed Book Volume 1479, Page 1174, granted and conveyed unto Allentown Parking Authority, Grantor herein.

This action authorized by Resolution of the Board of Directors passed on the 23rd day of July, 2009.

TOGETHER with all and singular buildings and improvements, ways, streets, alleys, driveways, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever unto the hereby granted premises belonging, or in any wise appertaining; and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Party of the First Part, as well at law as in equity, of, in, and to the same.

AND ALSO all the estate, right, title, interest, use, possession, property, claim and demand whatsoever of the Party of the First Part both in law and in equity, of, in and to the premises herein described and every part and parcel thereof with the appurtenances.

TO HAVE AND TO HOLD the lot or piece of ground above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Party of the Second Part, his heirs and assigns to and for the only proper use and behoove of the said Party of the Second Part, his heirs and assigns, forever,

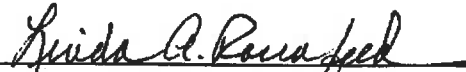
AND the said Party of the First Part, for their heirs, executors and administrators, do covenant, promise and agree, to and with the said Party of the Second Part, his heirs and assigns, by these presents, that the said Party of the First Part and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Party of the Second Part, his assigns, against them, the said Party of the First Part and their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under them or any of them, shall and will by these presents specially WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the Party of the First Part have caused this Deed to be executed on the day and year first above written.

ATTEST:

THE ALLENTOWN PARKING AUTHORITY


Secretary/Asst. Secretary

By: 
Chairperson/Vice-Chairperson

COMMONWEALTH OF PENNSYLVANIA :
: SS :
COUNTY OF LEHIGH :

On this the 17th day of March, 2010, before me, the subscriber, a duly authorized Notary Public, personally appeared LINDA A. ROSENFELD, CHAIRPERSON of The Allentown Parking Authority known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and that s/he as such officer being authorized to do so, acknowledged that s/he executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Daniel K. McCarthy, Notary Public
City of Allentown, Lehigh County
My Commission Expires Dec. 30, 2012
Member, Pennsylvania Association of Notaries


Notary Public

My Commission Expires:

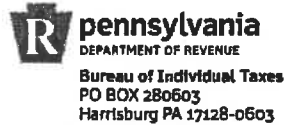
I hereby certify that the correct address of the Grantee herein is:

435 Hamilton Street

Allentown, PA 18101

By: 
Name: JOHN T. MARCHETTO
Title: ASSOC. CITY SOLICITOR

44198



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid 0
Book Number 2010008075
Page Number
Date Recorded 3-23-10

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name John T. Marchetto, Esquire Telephone Number: (610) 437-7545
Street Address 435 Hamilton Street, Room 519 City Allentown State PA ZIP Code 18101

B. TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s) Allentown Parking Authority Grantee(s)/Lessee(s) City of Allentown
Street Address 1005 Hamilton Street Street Address 435 Hamilton Street
City Allentown State PA ZIP Code 18101 City Allentown State PA ZIP Code 18101

C. REAL ESTATE LOCATION

Street Address 1001 W. Hamilton Street City, Township, Borough Allentown
County Lehigh County School District Allentown School District Tax Parcel Number 549699283455 1

D. VALUATION DATA

1. Actual Cash Consideration <u>750,000.00</u>	2. Other Consideration <u>+ 0.00</u>	3. Total Consideration <u>= 750,000.00</u>
4. County Assessed Value <u>385,600.00</u>	5. Common Level Ratio Factor <u>X 3.50</u>	6. Fair Market Value <u>= 1,255,100.00</u>

E. EXEMPTION DATA

1a. Amount of Exemption Claimed 100% 1b. Percentage of Grantor's Interest in Real Estate 1c. Percentage of Grantor's Interest Conveyed

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.) 61 Pa. Code §91.192(a)

The Commonwealth and its governmental subdivisions, instrumentalities, agencies and other subordinate governmental bodies are excluded from payment of Realty Transfer Tax.

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party [Signature] Date 3/23/10

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

ANDREA E. NAUGLE
LEHIGH COUNTY CLERK OF JUDICIAL RECORDS



Recorder of Deeds Division
Deborah A. Casciotti, Chief Deputy
Lehigh County Government Center
17 S. Seventh Street - Room 350
Allentown, PA 18101-2400
610-782-3162

***RETURN DOCUMENT TO:**
CITY OF ALLENTOWN
435 HAMILTON ST
ALLENTOWN, PA 18101

Instrument Number - 2010008075

Recorded On 3/23/2010 At 8:38:54 AM

*** Instrument Type - DEED**

Invoice Number - 46982 User ID: LJS

*** Grantor - ALLENTOWN PARKING AUTHORITY**

*** Grantee - ALLENTOWN CITY OF**

*** Customer - CITY OF ALLENTOWN**

***Total Pages - 5**

*** FEES**

STATE WRIT TAX	\$0.50
STATE JCS	\$23.50
RECORDING FEES	\$13.00
AFFORDABLE HOUSING	\$11.50
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
UPI CERTIFICATION FEES	\$10.00
TOTAL PAID	\$63.50

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
of Lehigh County, Pennsylvania



Andrea E. Naugle
Andrea E. Naugle
Clerk of Judicial Records
Recorder of Deeds Division

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 2010008075





Insert Title

