

No. 14-23-OR

AN ORDINANCE

An Ordinance approving the sale of the County’s interest in a parcel of property located at 83 Union Avenue, North Versailles, PA 15137 and identified as Block and Lot 0458-H-00002, for the sale price of \$3,300.00 to Royal Penn Realty Group LLC.

Whereas, the County is the co-owner in fee simple, along with the North Versailles Township (“**Township**”) and East Allegheny School District (“**School District**”), of a vacant piece of real property located at 83 Union Avenue, North Versailles, PA, and identified as Block and Lot 0458-H-00002 (the “**Property**”); and

Whereas, Royal Penn Realty Group LLC or the (“**Buyer**”) seeks to obtain the parcel to improve it as a parking lot; and

Whereas, the Buyer obtained an appraisal of the Property with the said appraisal indicating a value of \$3,300.00, the Township and School District have approved the sale of its interest in the Property for \$3,300.00, and the taxing bodies agreed to sharing in the sale proceeds based on their pro rata shares of the current millage rates; and

Whereas, Article IV, Section 2 (k) of the Allegheny County Home Rule Charter and Article 5-701.03 of the Administrative Code of Allegheny County vests the County’s Council with the power and duty by ordinance to authorize the sale and conveyance of County-owned land, buildings, or other real or personal property owned by the County; and

Whereas, the County Manager has determined that it is no longer in the interest of Allegheny County to continue to own its 1/3 interest of this Property; and

Whereas the Council of Allegheny County is of belief that the sale of the Property to the Buyer under the terms and conditions set forth above will inure to the benefit of the citizens of the County by placing a formerly tax delinquent parcel of land back on the tax rolls for productive use.

The Council of the County of Allegheny hereby enacts as follows:

SECTION 1. Incorporation of the Preamble.

The provisions set forth in the preamble to this Ordinance are incorporated by reference in their entirety herein.

SECTION 2. Approval of Transfer of County Interest in Block 458-H-2.

- A. The County Council of Allegheny County does hereby approve the transfer of the County's one-third interest in the Property located at 83 Union Avenue in North Versailles Township, known as Block 458-H-2, to Royal Penn Realty Group LLC.
- B. The appropriate County officers and officials are authorized to execute the Deed and related agreements and documents as required to effectuate the sale and take such other action as is necessary to carry out the purpose of the authorization granted herein.

SECTION 3. Severability. *If any provision of this Ordinance shall be determined to be unlawful, invalid, void, or unenforceable, then that provision shall be considered severable from the remaining provisions of this Ordinance which shall be in full force and effect.*

SECTION 4. Repealer. *Any Resolution or Ordinance or part thereof conflicting with the provisions of this Ordinance is hereby repealed so far as the same affects this Ordinance.*


SECTION 5. Effective Date. *This Ordinance will enter into effect immediately upon its approval.*

Enacted in Council, this 20th day of June, 2023

Council Agenda No. 19696-23



Patrick Catena
President of Council

Attest: 
Jared Barker
Chief Clerk of Council

Chief Executive Office June 20th, 2023

Approved: 
Rich Fitzgerald
County Executive

Attest: 
Jennifer M. Liptak
County Manager/Chief of Staff

SUMMARY OF LEGISLATION
CONVEYANCE OF COUNTY'S INTEREST IN PROPERTY
IN NORTH VERSAILLES TOWNSHIP

Under Article IV, Section 2 (k) of the Allegheny County Home Rule Charter and Article 5-701.03 of the Administrative Code of Allegheny County, County Council is vested the power and duty by ordinance to authorize the sale and conveyance of County-owned land, buildings, or other real or personal property owned by the County.

The County, North Versailles Township and the East Allegheny School District (collectively the "Three Taxing Bodies") are the owners of a piece of real property identified as Lot 0458-H-00002 (the "Property") at 83 Union Avenue, North Versailles, PA. Royal Penn Realty Group LLC has offered to purchase the Property and intends to improve a parking lot thereupon.

The attached Ordinance would authorize the County to join the Township and School District in selling the Property to Royal Penn Realty Group LLC for \$3,300, an amount equal to the appraised fair market value of the Property. The Ordinance further authorizes that the Three Taxing Bodies would share the \$3,300 purchase price in accordance with each Taxing Bodies' percentage of tax millage to the total tax millage on the Property.

M E M O R A N D U M
OFFICE OF THE COUNTY MANAGER

TO: Jared E. Barker
Allegheny County Council

FROM: Jennifer M. Liptak
County Manager

DATE: May 18, 2023

RE: Proposed Ordinance

Attached is an Ordinance approving the sale of the County's interest in a parcel of property located at 83 Union Avenue, North Versailles, PA 15137 and identified as Block and Lot 0458-H-00002, for the sale price of \$3,300.00 to Royal Penn Realty Group LLC.

The Allegheny County Law Department has reviewed this legislation prior to submitting it to Council.

I am requesting that this item be placed on the agenda at the next Regular Meeting of Council.