

*No. 09-24-OR*

## **AN ORDINANCE**

An Ordinance approving the sale of a parcel of property identified as Demmler Street, Township of North Versailles, PA, Block and Lot 460-D-200, for the sale price of \$5,500.00 to Edward Dandar, an adult individual and North Versailles resident.

**Whereas**, the County is the co-owner in fee simple, along with the Township of North Versailles (“Township”) and East Allegheny School District as successor in interest to the Township of North Versailles School District (“School District”), of a vacant piece of real property identified as Demmler Street, Township of North Versailles, PA, Block and Lot 460-D-200 (the “Property”); and

**Whereas**, Edward Dandar (“Dandar” or the “Buyer”) approached the Township and expressed his interest in purchasing the Property); and

**Whereas**, the Buyer obtained an appraisal of the Property with the said appraisal indicating a value of \$2,400.00, the Township has approved the sale of its interest in the Property, the School District has obtained approval of the sale of its interest in the Property, and the taxing bodies have agreed to sharing equally in the \$5,500/00 sale proceeds (\$1,833.33 each); 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 interest of this Property; and

**Whereas**, the Council of Allegheny County is of the belief that the sale of the Property will inure to the benefit of the citizens of the County by returning the Property to the tax rolls.

***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 as set forth in their entirety herein.

**SECTION 2.        Terms Defined.**

Terms used in this Ordinance shall have the same meaning and definition as given to them in the Preamble to this Ordinance.

**SECTION 3.        Approval of Sale of the Property.**

The County, acting by and through its County Council, hereby approves the sale of its interest in the Property to Dandar, for the purchase price of \$5,500.00 – with the sale proceeds to be shared equally with the Township and the School District – who have agreed to sell their interest in the property to Dandar. The County’s share of the sale proceeds will be \$1,833.33. The proper officials of the County, in the name of and for and on behalf of the County, are hereby authorized to execute, approve, and deliver any and all contracts, agreements of sale, deeds, and/or other documents deemed necessary in order to consummate the sale and convey the Property to Dandar; provided, however, that all such contracts, agreements of sale, deeds, and/or other documents shall be subject to review and approval by the County Manager and approval as to form by the County Solicitor.


**SECTION 4.        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 5.        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.***

Enacted in Council, this 2<sup>nd</sup> day of July, 2024

Council Agenda No. 13110-24

  
\_\_\_\_\_  
**Patrick Catena**  
President of Council

*Attest:*   
\_\_\_\_\_  
**Jared E. Barker**  
Chief Clerk of Council

Chief Executive Office July 13, 2024

*Approved:*   
\_\_\_\_\_  
**Sara Innamorato**  
Chief Executive

*Attest:*   
\_\_\_\_\_  
**Grant Gittlen**  
Chief of Staff

SUMMARY OF LEGISLAION  
SALE OF DEMMLEY STREET VACANT PARCEL  
TOWNSHIP OF NORTH VERSAILLES, PA 15137, BLOCK AND LOT 460-D-200  
SUBMITTED FOR COUNCIL MEETING

The County co-owns a parcel of vacant real property located at Demmler Street, Township of North Versailles, PA, Block and Lot 460-D-200 (the "Property"). The other owners are the two other taxing bodies – the Township of North Versailles ("Township") and East Allegheny School District as successor in interest to the Township of North Versailles School District ("School District").

The County Manager has determined that it is no longer in the County's interest to continue to own its interest in this Property. Additionally, the Township and School District have obtained approval to sell their shares of the Property.

Edward Dandar, an adult individual and resident of North Versailles, has submitted an offer to purchase the Property for the sum of \$5,500.00, which exceeds the value assigned to the Property by an appraisal obtained on behalf of Mr. Dandar. The County's share of the sale proceeds will be \$1,833.33.

**MEMORANDUM**  
**OFFICE OF THE COUNTY MANAGER**

TO: Jared E. Barker  
Allegheny County Council

FROM: Stephen Palarski  
Acting County Manager

DATE: 6/13/2024

RE: Proposed Ordinance

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Attached is an Ordinance approving the sale of a parcel of property identified as Demmler Street, Township of North Versailles, PA, Block and Lot 460-D-200, for the sale price of \$5,500.00 to Edward Dandar, an adult individual and North Versailles resident.

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.