



## Text File

**Introduced:** 7/8/2016

**Bill No:** 2016-0614, **Version:** 2

**Committee:** Committee on Finance and Law

**Status:** Passed Finally

Resolution authorizing the Mayor and the Director of the Department of Finance to execute a quit claim deed or deeds, and any other necessary or appropriate documents, agreements, and instruments conveying AS IS all of the City's right, title and interest, if any, in designated City-owned properties to the Urban Redevelopment Authority of Pittsburgh ("URA") for consideration of \$1.00 each, contingent upon the Mayor and Director of the Department of Finance first entering into a Cooperation Agreement or Agreements with the URA setting forth the rights and obligations of the City and the URA relating to these initial conveyances and further setting forth the rights and obligations of the City and the URA relating to the subsequent disposition of these properties to third parties.

**Whereas**, pursuant to the Urban Redevelopment Law, 35 P.S. § 1701 et. seq. the URA is authorized to steward the development process, evaluate proposals, and ultimately sell City-owned property to promote the City's economic development; and

**Whereas**, pursuant to this authority and subject to the approval of its Board of Directors, the Urban Redevelopment Authority of Pittsburgh ("URA") desires to acquire all of the City's right, title and interest, if any, in City-owned properties described in Section 1 and Exhibit A herein (each a "Property" and collectively the "Properties") for consideration of \$1.00 each, contingent upon the Mayor and Director of the Department of Finance first entering into a Cooperation Agreement or Agreements between the City and the URA setting forth the rights and obligations of the City and the URA relating to the conveyances, including the URA's obligations to market the Properties, the URA's right to set the purchase price for each Property, the URA's obligation to hold and sell the Properties to third parties after conveyance to the URA, the URA's obligation to remit proceeds minus agreed-upon costs and expenses to the City from each conveyance of a Property to a third-party, and an acknowledgement that each Property may be conveyed to the URA separately over a period of time while the City occupies said property; and

**Whereas**, the Council of the City of Pittsburgh now desires to approve the conveyances to the URA, subject to the conditions set forth below.

**Be it resolved that the Council of the City of Pittsburgh does hereby enact as follows:**

**Section 1.** The Mayor and the Director of the Department of Finance of the City of Pittsburgh are authorized to execute a quit claim deed or deeds, and any other necessary or appropriate documents, agreements, and instruments conveying AS IS all of the City's right, title and interest, if any, in City-owned properties located in the 1<sup>st</sup> Ward, 2nd Ward, 6th Ward, 10th Ward, and 15th Ward of the City of Pittsburgh designated in the Deed Registry Office of Allegheny County as Block 2-P, Lot 110 and Lot 120, Block 11-E, Lot 81, Lot 82, and Lot 85, Block 25-B, Lot 5 and Lot 15, Block 25-F, Lot 89-0000-02, Block 25-P, Lot 11 and Lot 12, Block 10-A, Lot 55, and Block 56-B, Lot 240 (each a "Property" collectively the "Properties"), for

which a more detailed description is attached hereto and incorporated herein as Exhibit A, to Urban Redevelopment Authority of Pittsburgh (the "URA") for consideration of \$1.00 each. Costs of closing of the Properties for these transfers from the City to the URA, including recording fees, and transfer taxes, will be split equally by the parties as further set forth in the Cooperation Agreement authorized in Section 2 herein.

**Section 2.** The aforementioned conveyances of the Properties to the URA are contingent upon the prior execution by the Mayor and the Director of the Department of Finance (on behalf of the City of Pittsburgh) a Cooperation Agreement or Agreements with the URA (which Cooperation Agreement(s) are authorized hereunder) setting forth the rights and obligations of the City and the URA, relating to the conveyances, including: 1) the URA's obligations to market the Properties, 2) the URA's right to set the purchase price for each Property, 3) the URA's obligation to hold and sell the Properties to third parties, 4) the URA's obligation to remit proceeds minus agreed-upon costs and expenses to the City from each conveyance of a Property within sixty (60) days of the sale of such Property to a third party as further set forth Section 3 herein, and 5) an acknowledgement that each Property may be conveyed to the URA separately over a period of time while the City occupies said Property for a term of up to five (5) years, such period commencing after execution of the initial Cooperation Agreement. The Cooperation Agreement(s) must be approved by the City Solicitor as to form and substance.

**Section 3.** Within sixty (60) days of the sale of a Property by the URA to a third party, the URA will subtract actual, reasonable expenses incurred by the URA in the acquisition, marketing, holding, and sale of the Property, including costs incurred to clear title of the Property. Thereafter, the URA shall remit eighty percent (80%) of the remaining proceeds of the sale of each Property to the City.

**Section 4.** Before the URA signs a disposition agreement to sell any Property located within a certified redevelopment area to a third party, it must seek additional approval from City Council.

**Section 5.** Upon receipt from the URA, the City will deposit its share of sale proceeds of the Properties to third parties into the Facilities Trust Fund, Fund 29075, Job Number 0730125015.

EXHIBIT A: PROPERTIES

Ward	Block/Lot	Address	Approx. Area	Use	Council District
1 <sup>st</sup>	2-P-110	661 1 <sup>st</sup> Avenue	29,818 sq. ft.	City Motor Pool Parking Lot	6
1 <sup>st</sup>	2-P-120	700 2 <sup>nd</sup> Avenue	7,700 sq. ft.	City Motor Pool Parking Lot	6
2 <sup>nd</sup>	25-P-11	Penn Avenue	1,200 sq. ft.	Parking Lot	7
2 <sup>nd</sup>	25-P-12	2606 Penn Ave	4,800 sq. ft.	OMI	7
6 <sup>th</sup>	25-B-5	30 <sup>th</sup> Street	20,264 sq. ft.	Garage Facility	7
6 <sup>th</sup>	25-B-15	114 Railroad Street	9.1448 acres	Garage Facility 2	7
6 <sup>th</sup>	25-F-89-2	Railroad Street	2.5739 acres	Warehouse	7
2 <sup>nd</sup>	10-A-55	2200 Liberty Avenue	16,800 sq. ft.	EMS Training Facility	7
15 <sup>th</sup>	56-B-240	4748 Monongahela St.	16,054 sq. ft.	Library	5
3 <sup>rd</sup>	11-E-81	1807 Fifth Avenue	1,800 sq. ft.	DPW Facilities Division	6

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3 <sup>rd</sup>	11-E-82	1807 Fifth Avenue	3,600 sq. ft.	DPW Facilities Division	6
3 <sup>rd</sup>	11-E-85	1807 Fifth Avenue	11,700 sq. ft.	DPW Facilities Division	6