



## Text File

**Introduced:** 10/12/2018

**Bill No:** 2018-0983, **Version:** 1

**Committee:** Committee on Intergovernmental Affairs

**Status:** Died due to expiration of legislative council session

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 located in 2nd Ward of the City of Pittsburgh designated in the Deed Registry Office of Allegheny County as Block 25-P, Lot 11 and Lot 12 (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, or amending a current Cooperation Agreement, 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 obligations to seek input from the local community through a public process prior to marketing the Properties, 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 by the Council of the City of Pittsburgh 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,

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agreements, and instruments conveying AS IS all of the City's right, title and interest, if any, in City-owned properties located in 2nd Ward of the City of Pittsburgh designated in the Deed Registry Office of Allegheny County as Block 25-P, Lot 11 and Lot 12 (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, or the Amendment of a current Cooperation Agreement, (which Cooperation Agreement(s) and/or Amendments 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 obligations to seek input through a public process prior to marketing the Properties, 4) the URA's obligation to hold and sell the Properties to third parties, 5) 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 6) 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) and/or Amendment 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 a Property, the URA shall require the prospective developer to provide a written expression of community input, consisting of a letter from an established community group providing their commentary on the prospective developer's plans for the Property.

**Section 5.** 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 6.** 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

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<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>	<u>Approx. Area</u>	<u>Use</u>	<u>Council District</u>
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