



CITY OF BETHLEHEM
OFFICE OF THE CITY SOLICITOR

INTEROFFICE MEMORANDUM

To: Louise M. Kelchner, City Clerk

From: William P. Leeson, Esq., City Solicitor

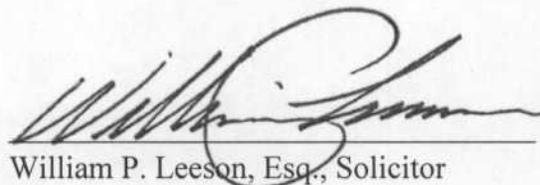
Re: Gift of Real Estate
Parcel P7-6-1 from Lehigh Valley Industrial Park, Inc.

Date: March 10, 2016

Pursuant to Bethlehem City Council Resolution 11,836 (adopted May 25, 1993), it is recommended that the City of Bethlehem accept the following gift of real property. In accordance with Resolution 11,836, it is asked that this request be read into the record during the Communication section of Council's meeting, and that the Council President refer the request to the Parks and Public Property Committee for study and recommendation.

- a. The property is a 1.46 acre parcel abutting the south side of the Lehigh River, currently part of LVIP VII, formerly owned by the Bethlehem Steel Corporation and its successors. See the attached Northampton County assessment record and map for further information.
- b. The property is subject to environmental covenants prohibiting use for, among other things, residential development and public parks. Standard easements exist for PPL Electric Utility infrastructure and Verizon, none of which conflict with the City's usage of the property.
- c. The assessment data and application of the CLR multiplier yields a land value of \$13,202.
- d. The abutting property owner is Pennsylvania Lines, LLC. For further reference, see the attached map.
- e. The lot is zoned for industrial use, "IN".

- f. The condition of title, in the opinion of counsel, is such that Lehigh Valley Industrial Park, Inc. is prepared to convey by special warranty deed and predecessor ownership, with a high level of certainty, rested with the Bethlehem Steel Corporation and its successors for decades preceding. There are no evident adverse claims to title. This opinion is based upon review of title search data provided involving the multi-parcel area including the lot being conveyed to the City. A thorough lot specific search has not been obtained upon advice that such a search would be cost prohibitive, potentially exceeding \$10,000.
- g. The City has constructed its CSO project on the lot and there is no reason it should not acquire full rights of ownership of the property.



William P. Leeson, Esq., Solicitor

CC: Mayor Donchez
Mr. Boscola
Mr. Wrobel

Profile

Parcel:	P7 6 1 0204	Land Use Code:	99
Alternate ID:	4763-06-7443-6164	LUC Description:	Industrial Vacant Land
Address:	SO LEHIGH RV SEE M P	Municipality:	BETHLEHEM CITY
Owner Details:	LEHIGH VALLEY INDUSTRIAL PARK INC	NBHD:	C198
		School District:	BETHLEHEM SCHOOL DIST
Mailing Address:	1720 SPILLMAN DR STE 150	Zoning:	HI
	BETHLEHEM , PA , 18015	Land Acres:	1.46
		Street/Road:	1
		Topography:	LEVEL
		Utilities	ALL PUBLIC

Value Summary

Appraised Land:	9,100	Assessed Land	4,600
Appraised Building:	0	Assessed Building	0
Appraised Total:	9,100	Assessed Total	4,600

Primary Residential Card

Card:	Basement:	Fireplace Pref.:	0
Stories:	Square Feet:	Fireplace OP/ST:	/
Use:	HT/AC:	Basement Gar.:	
Type:	Fuel:	Grade:	
Year Built:	System:	Cond (CDU):	
Year Remod.	Attic:	Percent Complete:	
Total Rooms:	Finished Basement:	Family Room:	
Bedrooms:	Recreation Room:	Ext. Material:	
Full Bath:	Half Bath:		

Commercial Card

Year Built	Grade
Improve. Name	Gross Flr. Area
Units	

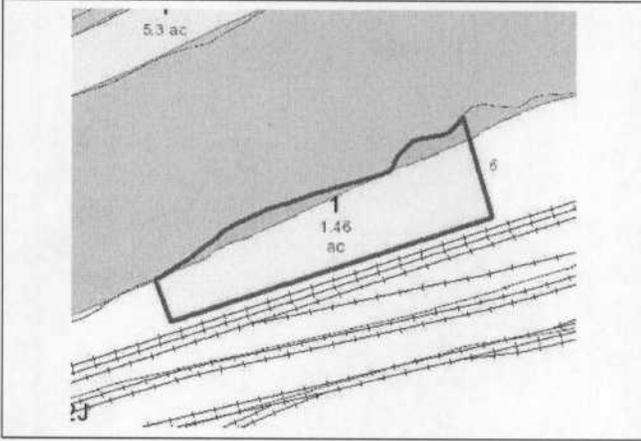
Other Items

Code Description	Yr Blt	Sq Ft
Code Description		

Sales History

Date	Book-Page	Grantor	Sale	Desc	Parcels	Amount
18-JUL-2003	2003-1--279151	BETHLEHEM STEEL CORP	9	OLD UNVALIDATED CODE	95	10
02-JUN-2004	2004-1--209584	TECUMSEH	9	OLD UNVALIDATED CODE	46	3,880,000

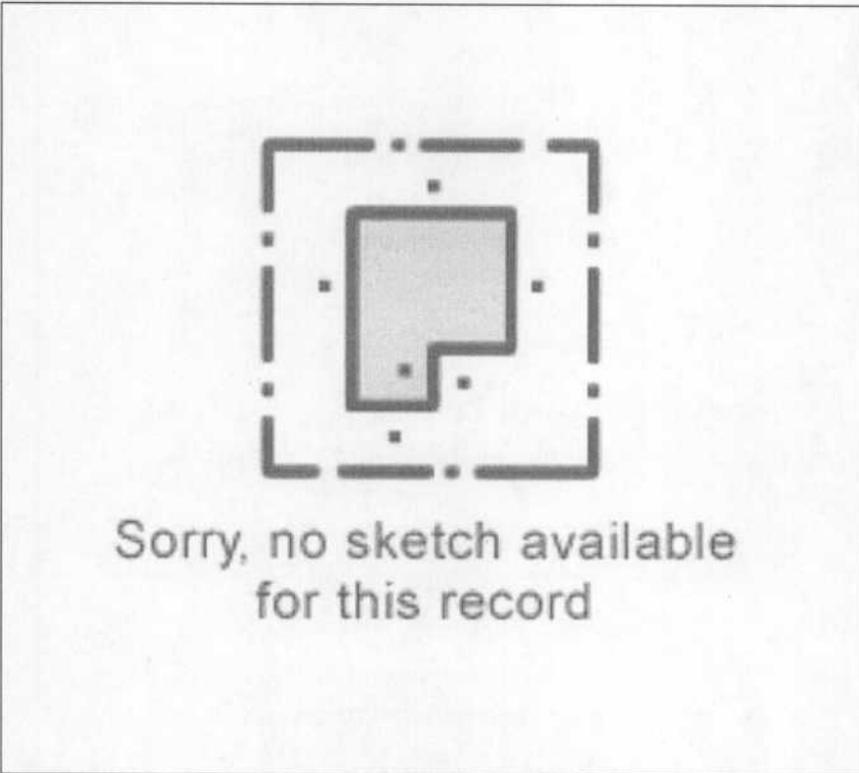
MAP



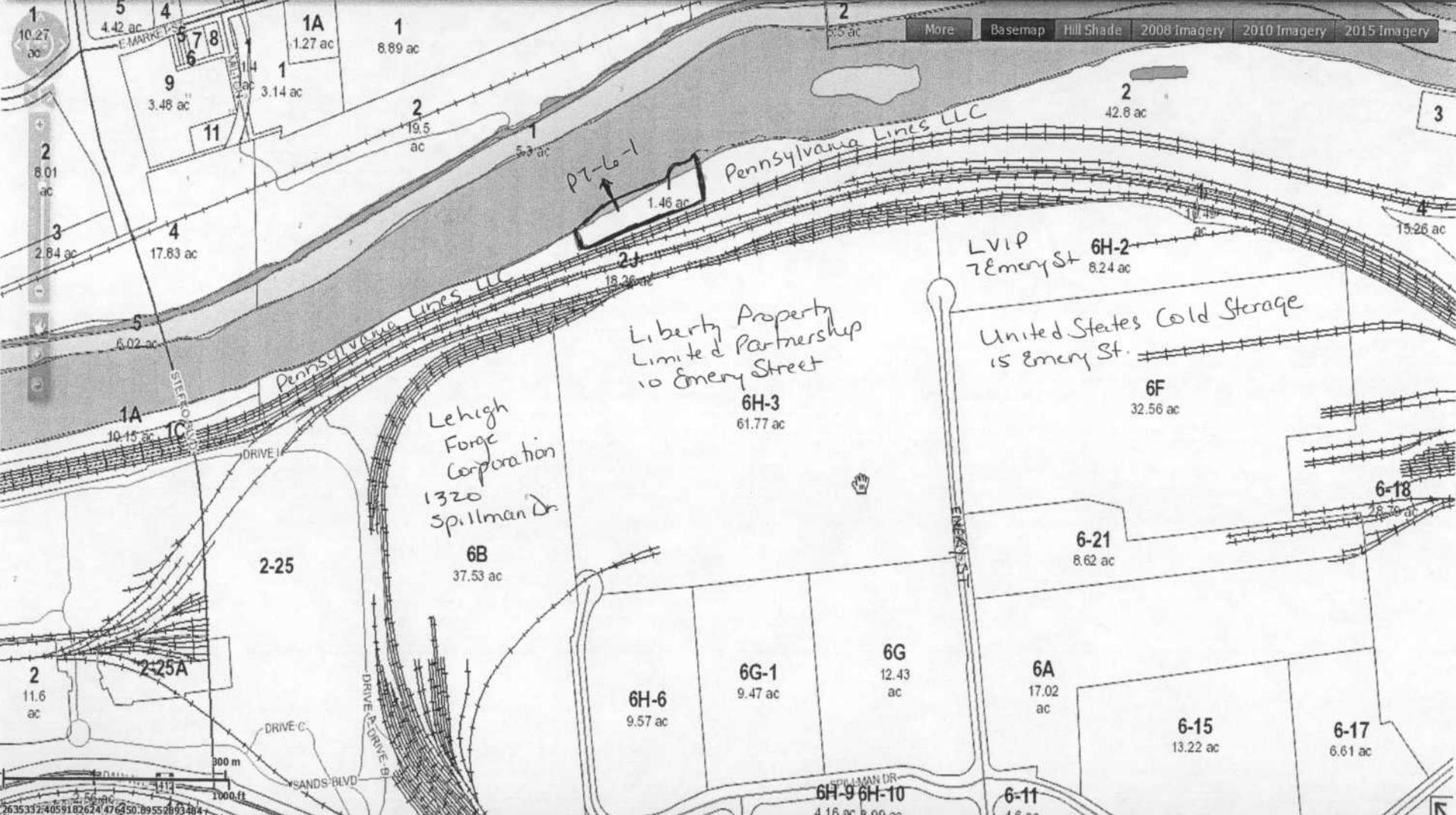
PHOTO



SKETCH



Sketch



RESOLUTION NO. _____

WHEREAS, Resolution No. 11,836 of the City Council of the City of Bethlehem (Council) provides procedures concerning the acceptance of gifts of real estate;

WHEREAS, these procedures require the Parks and Public Property Committee of Council (Committee) to determine if the request should be approved, and, if approved, direct the Administration to forward to Council a resolution to approve the gift;

WHEREAS, no deed may be accepted until Council has authorized a Resolution to accept the gifted real estate;

WHEREAS, as discussed in a memorandum to the City Clerk from the City of Bethlehem Office of the City Solicitor dated March 10, 2016 (Memorandum), a proposed gift of property has been made to the City for a 1.46 acre parcel of land abutting the south side of the Lehigh River;

WHEREAS, the Committee has reviewed and recommended approval of the gift;

NOW, THEREFORE, be it resolved by the authority of the City Council of the City of Bethlehem that after having reviewed the matter and the report of the Committee, the gift of property identified in the Memorandum is approved. Administration Officials are authorized to accept delivery of the deed for this property.

Sponsored by _____

ADOPTED by Council this day of , 2016.

President of Council

ATTEST:

City Clerk