

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

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Interoffice Memo

Date: 5/9/2008
To: Cindy Biedenkopf, City Clerk
Cc: Tony Hanna, Kathy Vossough, Howard Lieberman, Cindy Bartera
From: Wayne Wastler, Economic Development Specialist
RE: Gift of Real Estate

The City of Bethlehem, Office of Community and Economic Development requests that it be submitted to City Council that the City accept a gift of real estate from Lehigh Valley Industrial Parks (LVIP). The parcel is Northampton County Parcel # 4763-08-7097-8156. Parcel # 4763-08-7097-8156 is located along Applebutter Rd and is surrounded on three sides by Northampton County Parcel # 4763-08-6898-4282 owned by the City of Bethlehem. The property across Applebutter Rd (Parcel # 4763-04-7997-9546) is owned by PPL.

The parcel to be gifted is zoned heavy industrial. It is a long narrow strip of property, approximately 33' wide by 505' long that nearly bisects the larger City owned parcel. Easements are shown on the attached map. The property was previously used for well pumps to cool the PPL substation located across Applebutter Rd.

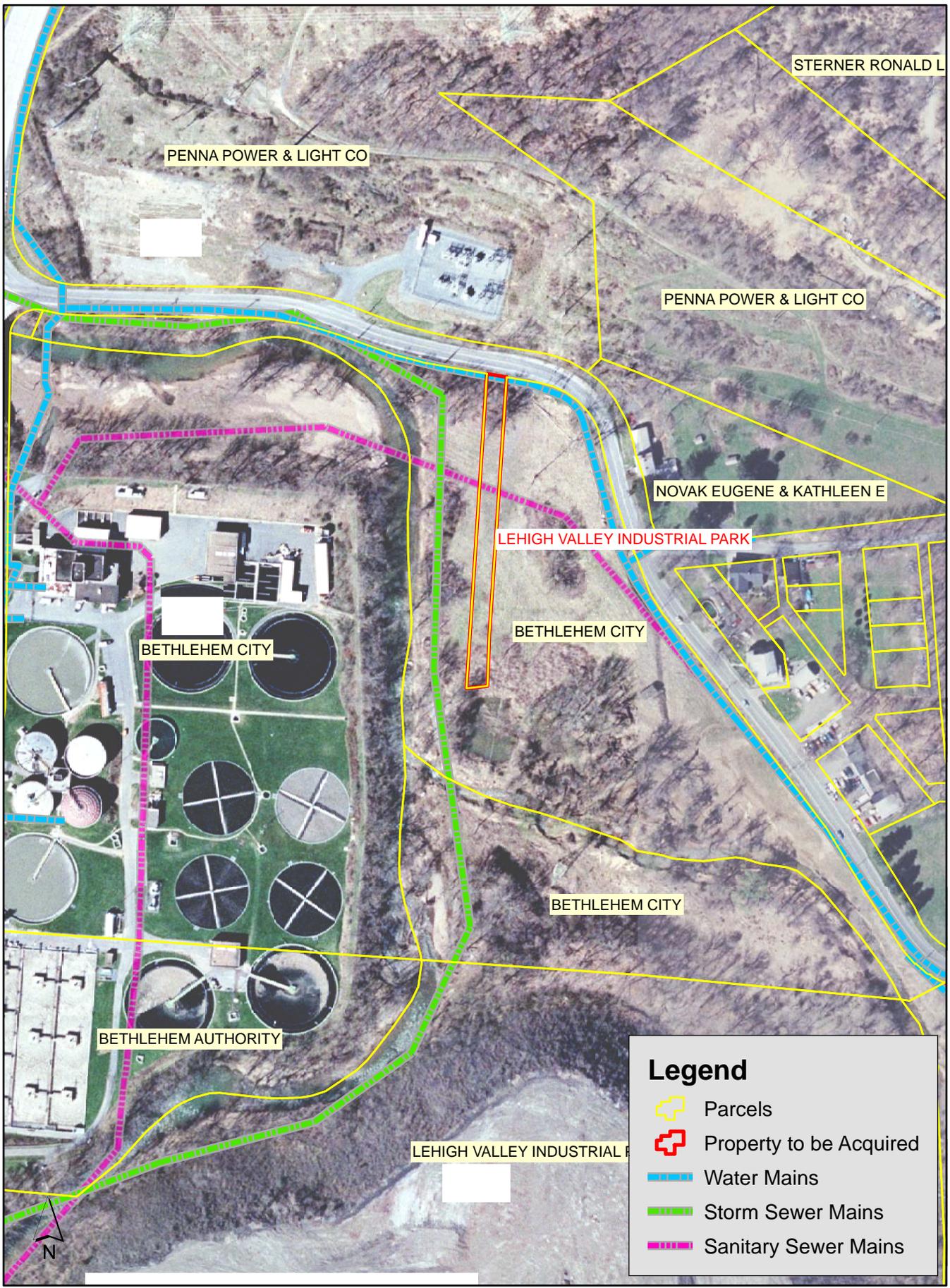
LVIP has requested that the City's Legal Bureau prepare a quit claim deed to acquire the property. A property appraisal has not been done and due to the strategic location surrounded by City owned property, should not be necessary. The assess value is \$2500.00 for the vacant land. There are no structures on the property.

Wayne Wastler
Economic Development Specialist

Attachments

Map showing property & easements
County Datasheet showing assessed value





PENNA POWER & LIGHT CO

STERNER RONALD L

PENNA POWER & LIGHT CO

NOVAK EUGENE & KATHLEEN E

LEHIGH VALLEY INDUSTRIAL PARK

BETHLEHEM CITY

BETHLEHEM CITY

BETHLEHEM CITY

BETHLEHEM AUTHORITY

LEHIGH VALLEY INDUSTRIAL P

Legend

-  Parcels
-  Property to be Acquired
-  Water Mains
-  Storm Sewer Mains
-  Sanitary Sewer Mains



PARID: P7 8 1 0204
LEHIGH VALLEY INDUSTRIAL PARK
INC

APPLEBUTTER RD

Parcel

Property Location APPLEBUTTER RD
 Valuation Neighborhood C196
 Zoning HI
 GIS PIN 4763-08-7097-8156
 School District BETHLEHEM SCHOOL DIST
 Utilities ALL PUBLIC
 Topography LEVEL
 Municipality BETHLEHEM CITY
 Parent Parcel
 Land Area .287
 Land Use Code Industrial Vacant Land
 Classification Industrial
 Parcel ID P7 8 1 0204
 Street/Road PAVED

Owner

Name(s) LEHIGH VALLEY INDUSTRIAL PARK INC
 Mailing Address 1805 E 4TH ST
 City,State,Zip Code BETHLEHEM PA 18015

Sales

1 of 3

Date Recorded 02-JUN-2004
 Sale Price \$3,880,000
 Deed Book and Page 2004-1 - 209584
 Type

Sales History

Date Recorded	Type	Sale Price	Deed Book and Page
06/02/2004		\$3,880,000	2004-1 - 209584
07/18/2003		\$10	2003-1 - 279151
05/01/1990	LAND	\$7,840	800 - 000529

-- No Data --

-- No Data --

Values

Current Land \$2,500
 Current Building \$0
 Current Total \$2,500
 Exemption/Exclusion Type
 Assessment \$1,300

-- No Data --