



# CITY OF BETHLEHEM

10 East Church Street, Bethlehem, Pennsylvania 18018-6025

610-997-7649  
eevans@bethlehem-pa.gov  
www.bethlehem-pa.gov

To: Adam R. Waldron, President of City Council

From: Eric R. Evans, Business Administrator

RE: Potential Transfer of City Properties

Date: January 15, 2020

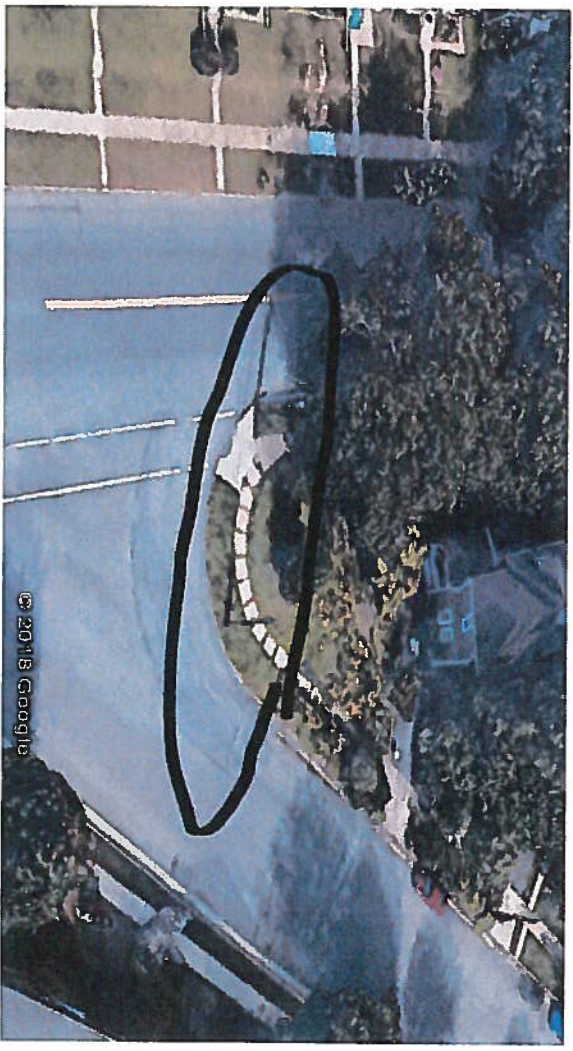
As a follow-up to the presentation made last year, the Administration proposes to transfer several uniquely-sized and placed City-owned properties to abutting property owners. These properties can be identified as follows:

Parcel Id/Abutting Owner(s)	Deed Reference:	Location:	Size/Zoning:
N6SE3B-5-1 Iris Mejia	DBV C73, p. 411	Minsi Trail Street and E. Washington Avenue	0.0338 acres (1,472 sf) RT: High Density Residential
N6SE3B-6-12 Fernando C. Santiago Jr.	DBV C73, p. 412	Walters Street and E. Washington Avenue	0.0531 acres (2,312 sf) RT: High Density Residential
N6NE4-8-7 Rebecca J. Hawkins Jo-Ann M. Eberle	DBV C56, p. 101; Parcel "A"	Center Street and Illick's Mill (north side)	.1113 acres (4,848 sf) RR: Rural Residential
N6NE4-10-1 Anthony J./Danielle Cortese Michael Peck, Holly Geosits	DBV C56, p. 101; Parcels "B" and "C"; DBV G73, p. 599	Center Street and Illick's Mill (south side)	.4432 acres (19,306 sf) RS: Single Family Residential

Ordinarily, a City of the Third Class may convey property only in accordance with the procedure set forth in 11 PaCS §12402.1(b)(1), which is part of the Third Class City Code. Among other things, under this provision,

No real estate owned by the City may be sold except upon approval of Council by resolution, and no real estate owned by the City may be sold for a consideration in excess of \$1,500, except to the highest bidder after due notice by advertisement for bids or advertisement of a public auction in one newspaper of general circulation in the city. 11 PaCS §12402.1(b)(1).





**N6SE3B-5-1**

**Minsi Trail Street and**

**E. Washington Avenue**



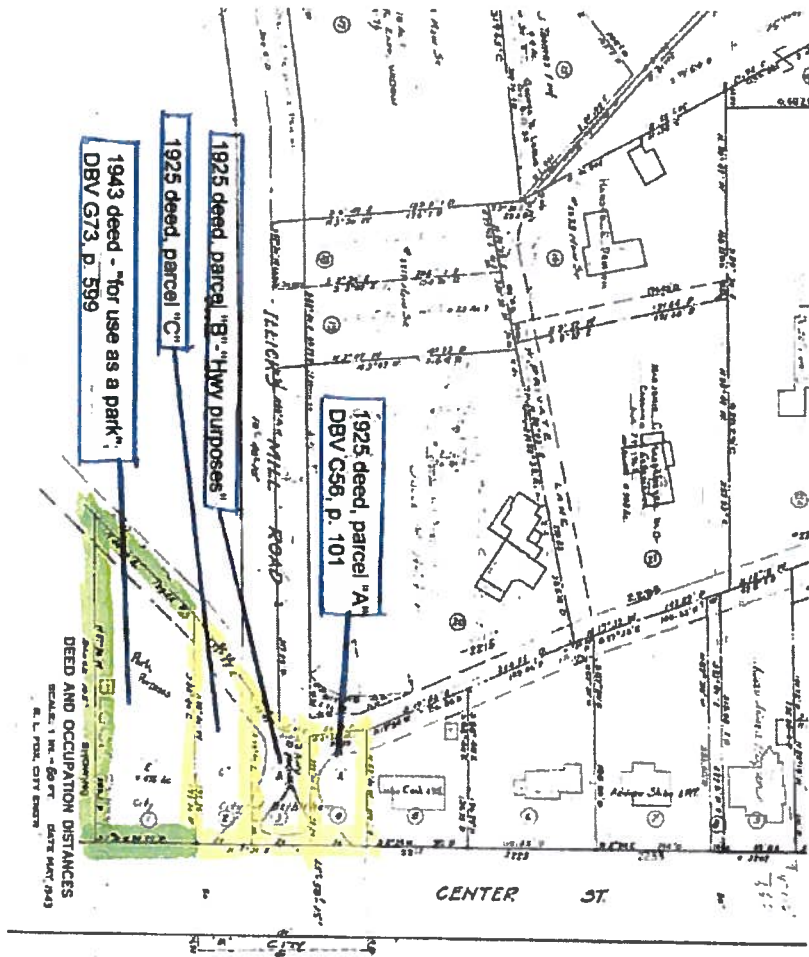




**N6SE3B-6-12**  
**Walters Street and**  
**E. Washington Avenue**







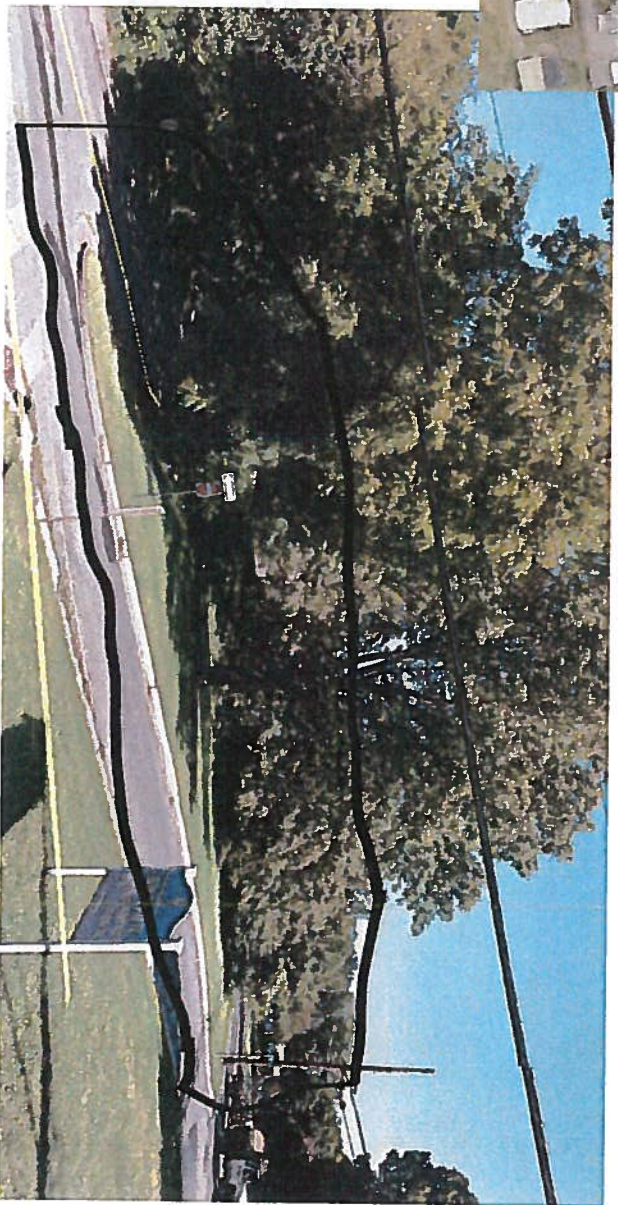


**N6NE4-8-7**

**Center Street and**

**Millick's Mill (north side)**

**1925 Deed Parcel "A"**







**N6NE4-10-1**

**Center Street and**

**Mick's Mill (south side)**

**1925 Deed Parcel "C" and 1943 Deed \***

\* Note: The land obtained in the 1943 deed is subject to a restriction that it is used as a park, but such use is ill-advised here; judicial relief from restriction is required.



RESOLUTION NO. 9939

(Amended by Resolution No. 11,679)

BE IT RESOLVED by the Council of the City of Bethlehem that the following procedures are hereby adopted for the sale of City-owned property:

1. A complete list of City-owned property will be assembled. An identification number will be given to each saleable property.
2. When the Administration's Property Committee recommends that a parcel be sold, written notice shall be given to the City Clerk so that the request to sell the property is read into the record during the Communications section of the Agenda for the regular meeting of City Council.
3. The request for permission to sell property must set forth the following:
  - a. Identification number of property
  - b. The description of property – location, length, width, etc.
  - c. Location of utility lines, easements, other significant characteristics.
  - d. Appraised value of property, unless the Administration can show reason and Council agrees that a professional appraisal is not warranted.
  - e. Names of abutting property owners.
  - f. Zoning designation.
  - g. Condition of title – deed restrictions, etc.
  - h. Reason why property should be sold.
4. After request for sale is read into the record, the President will refer the request to the Parks and Public Property Committee for study and recommendation.
5. Members of the Parks and Public Property Committee may personally visit saleable property in question with appropriate Administration officials.
6. Parks and Public Property Committee will meet to determine whether lot should be sold. If the request has Committee approval, a resolution will be forwarded to Council.



7. At its next regular meeting, Council will receive the report of the Parks and Public Property Committee. A resolution will be on the Agenda that will permit the appropriate officials to sell the property. All property will be sold at publicly advertised auctions, unless Council specifically stipulates in the resolution that a sealed bid is acceptable.
8. The Director of Parks and Public Property will notify Council in writing of the date of the auction or the date on which sealed bids will be received. Council will also be provided with the name of the person to whom the property is sold and the amount paid for the tract.
9. The provisions of the State Municipal Planning Code will be incorporated into any transactions where such may be applicable.
10. The Administration may, upon the showing of good cause and with the concurrence of City Council, utilize an alternative procedure for sale where the public welfare would be better served. (Resolution 11,679 – passed 6/16/92)

Sponsored by /s/ James A. Delgrosso

/s/ Richard J. Szulborski

ADOPTED by Council this 17th day of April 1984.

/s/ Paul J. Calvo  
President of Council

ATTEST:

/s/ James B. Earley  
City Clerk

Editor's Note:

This document, Resolution 9939, was retyped on March 7, 2017 due to the document not being accessible to amend.

RESOLUTION NO. 11,679

BE IT RESOLVED by the Council of the City of Bethlehem that Resolution No. 9939 which sets forth procedures governing the sale of City-owned property is hereby amended by addition of the following:

- "10. The Administration may, upon the showing of good cause and with the concurrence of City Council, utilize an alternative procedure for sale where the public welfare would be better served."

Sponsored by /s/ Michael Loupos

/s/ Richard J. Szulborski

ADOPTED by Council this 16th day of June , 1992.

/s/ James A. Delgrosso  
President of Council

ATTEST:

/s/ Cynthia H. Biedenkopf  
City Clerk



RESOLUTION NO. 2010 - 66

BE IT RESOLVED by the Council of the City of Bethlehem that the Council makes the following findings of fact pursuant to Resolution 9939 as amended by Resolution No. 11,679 (Sale of City Owned Property):

1. The parcel of land located at NS Auburn Street, 16th Ward, Northampton County, Tax Parcel I.D. Number P7-19-2A has been appraised at a fair market value of \$13,500.00.

2. The parcel of land is an unusual and unique parcel of real estate with no potential recreational value or use to the City;

3. The parcel of land is a parcel of real estate that would generate additional revenue for the City and add property to the tax rolls.

4. This parcel of land (P7-19-2A) has one abutting/adjoining property owner, has no utilities, is undeveloped, and is zoned L-I Light Industrial pursuant to the City of Bethlehem Zoning Ordinance.

5. Based upon the foregoing, and upon recommendation of the Parks and Public Property Committee at their meeting of May 6, 2010, the sale of this parcel of land owned by the City of Bethlehem located at NS Auburn Street, 16th Ward, Northampton County, Tax Parcel I.D. Number P7-19-2A, justifies the alternative procedure for sale, as authorized in Section 10 of Resolution 9939, as amended by Resolution No. 11,679 (Sale of City Owned Property), and the public welfare would be better served by the alternative sale procedure.

BE IT FURTHER RESOLVED that the Administration of the City is authorized to enter into the alternative procedure for the sale of the parcel of land owned by the City of Bethlehem located at NS Auburn Street, 16th Ward, Northampton County, Tax Parcel I.D. Number P7-19-2A, and Council concludes that a showing of good cause has been made to justify employment of the alternative sale procedure.

BE IT FURTHER RESOLVED that Mayor and the Controller are hereby authorized to execute the Agreement of Sale for Real Estate, between the City of Bethlehem and Colleen T. Miller, made a part hererof, for the purchase of the parcel of land located at NS Auburn Street, 16th Ward, Northampton County, Tax Parcel I.D. Number P7-19-2A, at a purchase price of \$13,500.00.

Sponsored by /s/ Eric R. Evans

/s/ David T. DiGiacinto

ADOPTED by Council this 19th day of May, 2010.

/s/ Robert J. Donchez  
President of Council

ATTEST:

/s/ Cynthia H. Biedenkopf  
City Clerk