

RESOLUTION NO. 2020-_____

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 City owns four parcels of land in the City of Bethlehem, Northampton County, which can be described as follows:

Parcel Id	Deed Reference:	Location:	Size/Zoning:
N6SE3B-5-1	DBV C73, p. 411	Minsi Trail Street and E. Washington Avenue	0.0338 acres (1,472 sf) RT: High Density Residential
N6SE3B-6-12	DBV C73, p. 412	Walters Street and E. Washington Avenue	0.0531 acres (2,312 sf) RT: High Density Residential
N6NE4-8-7	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	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

2. Each of the four subject parcels are undeveloped, zoned residential, have no utilities or potential value or use to the City, and are not developable.

3. Each of the four subject parcels are maintained by the City and subject to the ongoing obligation to cut the grass, remove snow, and be insured.

4. Two of the subject lots are extremely small.

5. Two of the subject lots are small, heavily sloped, near Monocacy Creek, and are each situate at the well-trafficked intersection of Illick's Mill Road and Center Street.

6. Transfer of each of the above subject properties to the abutting property owner would generate additional revenue for the City and add property to the tax rolls.

7. The ongoing cost to the City to maintain each parcel is outweighed by the benefit of having those costs borne by the respective abutting property owners and the restoration of each parcel to the tax rolls.

8. The current record owner of each abutting respective parcel, and intended grantee of the transactions proposed herein, can be summarized as follows:

Parcel Id	Deed Reference:	Location:	Abutting Owner (intended grantee):
N6SE3B-5-1	DBV C73, p. 411	Minsi Trail Street and E. Washington Avenue	Iris Mejia
N6SE3B-6-12	DBV C73, p. 412	Walters Street and E. Washington Avenue	Fernando C. Santiago Jr.
N6NE4-8-7	DBV C56, p. 101; Parcel "A"	Center Street and Illick's Mill (north side)	Rebecca J. Hawkins & Jo-Ann M. Eberle
N6NE4-10-1	DBV C56, p. 101; Parcels "B" and "C"; DBV G73, p. 599	Center Street and Illick's Mill (south side)	Anthony J. & Danielle M. Cortese (portion facing Center St)
			Michael Peck, Holly Geosits (portion facing Main St)

9. Based upon the foregoing, and upon the recommendation of the Public Works Committee at its meeting of July 23, 2020, City Council finds the transfer of each of the above-referenced properties to be justified under the alternative procedure for sale authorized in Section 10 of Resolution 9939, as amended by Resolution No. 11,679 (Sale of City Owned Property), and that the public welfare would be better served by the alternative sale procedure.

BE IT FURTHER RESOLVED that the City Council concludes that a showing of good cause has been made to justify employment of the alternative sale procedure and that the Administration of the City is authorized to utilize the alternative procedure for the sale of each of the above-referenced properties owned by the City of Bethlehem.

BE IT FURTHER RESOLVED that the Mayor and the Controller are hereby authorized to execute an Agreement of Sale for Real Estate between the City of Bethlehem and each of the respective abutting property owners identified in Section 8 of this Resolution on such additional conditions as the Administration may deem appropriate provided such conditions are not inconsistent with this Resolution.

Sponsored by /s/ _____

/s/ _____

ADOPTED by Council this _____th day of _____, 2020.

/s/ _____

President of Council

ATTEST:

/s/ _____

City Clerk