



CITY OF BETHLEHEM  
OFFICE OF THE CITY SOLICITOR

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INTEROFFICE MEMORANDUM

To: Robert G. Vidoni, City Clerk

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

Re: Gift of Real Estate  
Parcel P6SE1A-13-1 from Bethlehem Parking Authority

Date: December 10, 2020

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Pursuant to Bethlehem City Council Resolution 2017-069 (adopted March 7, 2017), it is recommended that the City of Bethlehem accept the following gift and dedication of real property. In accordance with Resolution 2017-069, 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 Public Works Committee for study and recommendation.

As additional information, the property being proposed for transfer was formerly used as the Bethlehem Bus Terminal.

Parcel P6SE1A-13-1

- a. The property is a 0.4247 acre parcel known as 8 Mechanic Street, formerly owned by the City of Bethlehem and sold to the Bethlehem Parking Authority in 2013. See the attached Northampton County assessment record and map for further information.
- b. Standard utility infrastructure easements exist, 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 \$102,304.00.
- d. The abutting property owner(s) are more fully depicted on the attached map.
- e. The lot is currently zoned for Commercial/Central Business District use, "CB".
- f. The Solicitor's Office conducted a bring-down search of the property from 2013 to present and found no encumbrances that would affect title to this property. In addition, the Solicitor's Office performed a search of the Northampton County

Prothonotary's docket from 2013 to present and found nothing that would adversely affect this transaction. A more thorough lot specific search has not been obtained since such a search would be cost prohibitive and since the City was the predecessor in title.

- g. The property abuts the Bethlehem Greenway and there is no reason it should not acquire full rights of ownership of the property.



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William P. Leeson, Esq., Solicitor

CC: Mayor Donchez  
M. Alkhal  
S. Fernstrom, Bethlehem Parking Authority  
J. Broughal, Esq.

PARID: P6SE1A 13 1 0204E  
BETHLEHEM PARKING AUTHORITY,

Parcel

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Property Location	8 MECHANIC ST
Unit Desc	
Unit #	
City	
State	
Zip Code	
Neighborhood Valuation Code	C531
Trailer Description	
Municipality	BETHLEHEM CITY
Classification	Exempt
Land Use Code	100 - Exempt/Institution Vacant Land
School District	BETHLEHEM SCHOOL DIST
Topography	LEVEL
Utilities	ALL PUBLIC
Street/Road	PAVED
Total Cards	0
Living Units	0
CAMA Acres	.4247
Homestead /Farmstead	-
Approved?	-

Parcel Mailing Address

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In Care of	
Name(s)	BETHLEHEM PARKING AUTHORITY
Mailing Address	85 W NORTH ST
City, State, Zip Code	BETHLEHEM, PA, 18018-3920

Alternate Address

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Alternate Address	
City	
State	
Zip	

ACT Flags

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Act 319/515	
LERTA	
Act 43	
Act 66	
Act 4/149	
KOZ	
TIF Expiration Date	
BID	
Millage Freeze Date	
Millage Freeze Rate	
Veterans Exemption	

Tax Collector

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LINNEA LAZARCHAK, FINANCIAL DIRECTOR
10 E CHURCH ST
BETHLEHEM PA 18018
610-865-7125

Assessor

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SHAYNE MURRAY
610-829-6170

Current Owner Details

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Name(s)	BETHLEHEM PARKING AUTHORITY
In Care of	
Mailing Address	85 W NORTH ST
City, State, Zip Code	BETHLEHEM, PA, 18018-3920
Book	2013-1
Page	161190
Deed 2	
Deed 3	
Deed 4	
Deed 5	

Owner History

Current Owner	Previous Owner	Sale Date	Price
BETHLEHEM PARKING AUTHORITY BETHLEHEM CITY	BETHLEHEM CITY	21-JUN-13 01-JAN-79	1

Land

Line #	Type	Code
1	S - SQUARE FOOT	2 - Secondary Site

Land Details

Line Number	1
Land Type	S - SQUARE FOOT
Land Code	2 - Secondary Site
Frontage	
Depth	
Units	
CAMA Square Feet	18,502
CAMA Acres	.4247

Values

Exempt Land	\$0
Exempt Building	\$0
Total Exempt Value	\$0
Current Land	\$55,500
Current Building	\$0
Current Total	\$55,500
Assessed Land	\$27,800
Assessed Building	\$0
Total Assessed Value	\$27,800

Homestead

Homestead Denied	-
Homestead/Farmstead Approved	
Date Rec'd	
Homestead Effective Year	
Farmstead Effective Year	

Sales

Date Recorded	Sale Price	New Owner
06/21/2013	\$1	BETHLEHEM PARK
01/01/1979		BETHLEHEM CITY

Sales Detail

Sale Date	06/21/2013
Sale Price	\$1
New Owner	BETHLEHEM PARKING AUTHORITY
Previous Owner	BETHLEHEM CITY
Recorded Date	21-JUN-13
Deed Book	2013-1
Deed Page	161190

DISCLAIMER

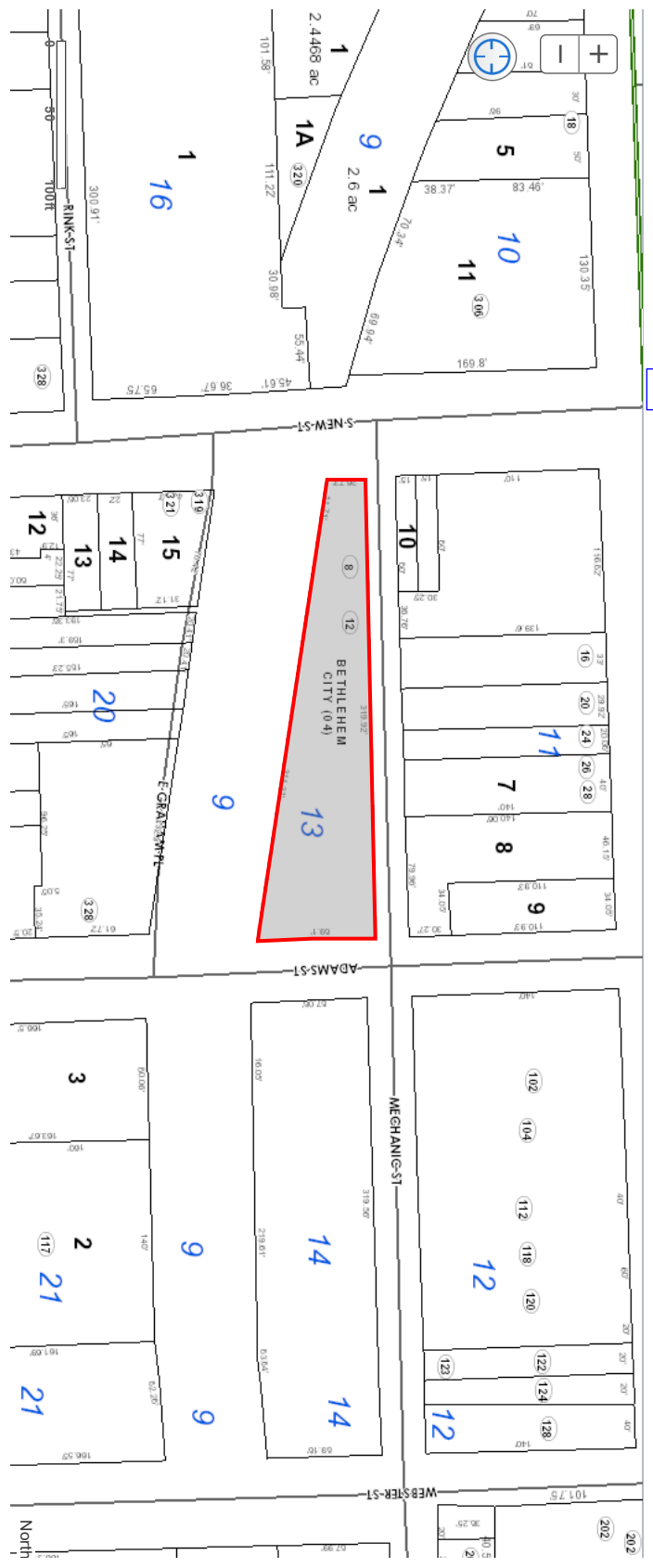
DISCLAIMER - THIS INFORMATION IS CURRENT AS OF THE DATE OF BILLING AND IS NOT REFLECTIVE OF ANY PAYMENTS, ADDITIONAL INFORMATION MAY BE OBTAINED I ESTATE TAX BILL DOES NOT EXCUSE OR DELAY PAYMENT OF TAXES OR AVOIDS ANY PENALTY, INTEREST OR CHARGE FOR SUCH DELAY (PURDON'S STATUE 72, SECTION

Estimated Tax Information

Date of Billing
Discount Tax
Base Tax
Penalty Tax

PARID: P85E1A 13 1 0204E  
 BETHLEHEM PARKING AUTHORITY,

- Parcel
- Owner
- Multi-Owner
- Residential
- Commercial
- Out Buildings
- Land
- Values
- Homestead
- Sales
- Tax Information
- Photos
- Sketch
- Map



PARID: P65E1A 13 1 0204E  
 BETHELEHEM PARKING AUTHORITY

- Parcel
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