



CITY OF BETHLEHEM
OFFICE OF THE CITY SOLICITOR

INTEROFFICE MEMORANDUM

To: Robert G. Vidoni, City Clerk

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

Re: Gift of Real Estate
Parcels P7 14 1B-4A and P7 14 1B-4B from Lehigh Valley Industrial Park, Inc.

Date: December 10, 2020

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.

Parcel P7 14 1B-4A

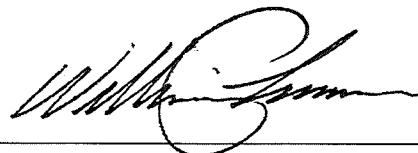
- a. The property is a 0.6 acre parcel, currently part of LVIP VII, formerly owned by the Bethlehem Steel Corporation and its successors. See the attached Northampton County assessment record and map for further information.
- b. The property is subject to environmental covenants prohibiting use for, among other things, residential development and public parks. Standard easements exist for PPL Electric Utility, Verizon and UGI infrastructure, 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 \$368.
- d. The abutting property owner(s) are more fully depicted on the attached map.
- e. The lot is zoned for industrial redevelopment use, "IR".
- f. The condition of title, in the opinion of counsel for LVIP Inc., 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 since such a search would be cost prohibitive.

- g. The property contains a storm water quality facility (vegetated swale) that supports the City-owned storm sewer system in this vicinity and there is no reason it should not acquire full rights of ownership of the property.

Parcel P7 14 1B-4B

- a. The property is a .3385 acre parcel, 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, Verizon and UGI infrastructure, 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 \$1,104.
- d. The abutting property owners are more fully depicted on the attached map.
- e. The lot is zoned for industrial redevelopment, "IR".
- f. The condition of title, in the opinion of counsel for LVIP Inc., 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 since such a search would be cost prohibitive.
- g. The property contains an underground storm water quality facility (underground basin) that supports the City-owned storm sewer system in this vicinity and there is no reason it should not acquire full rights of ownership of the property.



William P. Leeson, Esq., Solicitor

CC: Mayor Donchez
M. Alkhal
K. Wrobel

PARID: P7 14 1B-4A 0204
LEHIGH VALLEY INDUSTRIAL PARK INC,

Parcel

Property Location	980 GILCHRIST DR
Unit Desc	
Unit #	
City	
State	
Zip Code	
Neighborhood Valuation Code	C196
Trailer Description	
Municipality	BETHLEHEM CITY
Classification	Industrial
Land Use Code	99 - Industrial Vacant Land
School District	BETHLEHEM SCHOOL DIST
Topography	
Utilities	
Street/Road	
Total Cards	
Living Units	
CAMA Acres	.6
Homestead /Farmstead	-
Approved?	-

Parcel Mailing Address

In Care of	
Name(s)	LEHIGH VALLEY INDUSTRIAL PARK INC
Mailing Address	1720 SPILLMAN DR STE 150
City, State, Zip Code	BETHLEHEM, PA, 18015-2164

Alternate Address

Alternate Address	
City	
State	
Zip	

ACT Flags

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

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

Assessor

SHAYNE MURRAY
610-829-6170

Current Owner Details

Name(s)	LEHIGH VALLEY INDUSTRIAL PARK INC
In Care of	
Mailing Address	1720 SPILLMAN DR STE 150
City, State, Zip Code	BETHLEHEM, PA, 18015-2164
Book	2005-1
Page	420073
Deed 2	
Deed 3	
Deed 4	
Deed 5	

Owner History

Current Owner	Previous Owner	Sale Date	Price	Book
LEHIGH VALLEY INDUSTRIAL PARK INC	LEHIGH VALLEY INDUSTRIAL PARK INC	24-OCT-05	1	2005-1

Land

Line #	Type	Code
1	A - ACREAGE	8 - RESIDUAL

Land Details

Line Number	1
Land Type	A - ACREAGE
Land Code	8 - RESIDUAL
Frontage	
Depth	
Units	
CAMA Square Feet	26,136
CAMA Acres	.6000

Values

Exempt Land	\$0
Exempt Building	\$0
Total Exempt Value	\$0
Current Land	\$200
Current Building	\$0
Current Total	\$200
Assessed Land	\$100
Assessed Building	\$0
Total Assessed Value	\$100

Homestead

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

Sales

Date Recorded	Sale Price	New Owner
10/24/2005	\$1	LEHIGH VALLEY INDUSTRIAL PARK INC

Sales Detail

Sale Date	10/24/2005
Sale Price	\$1
New Owner	LEHIGH VALLEY INDUSTRIAL PARK INC
Previous Owner	LEHIGH VALLEY INDUSTRIAL PARK INC
Recorded Date	24-OCT-05
Deed Book	2005-1
Deed Page	420073

DISCLAIMER

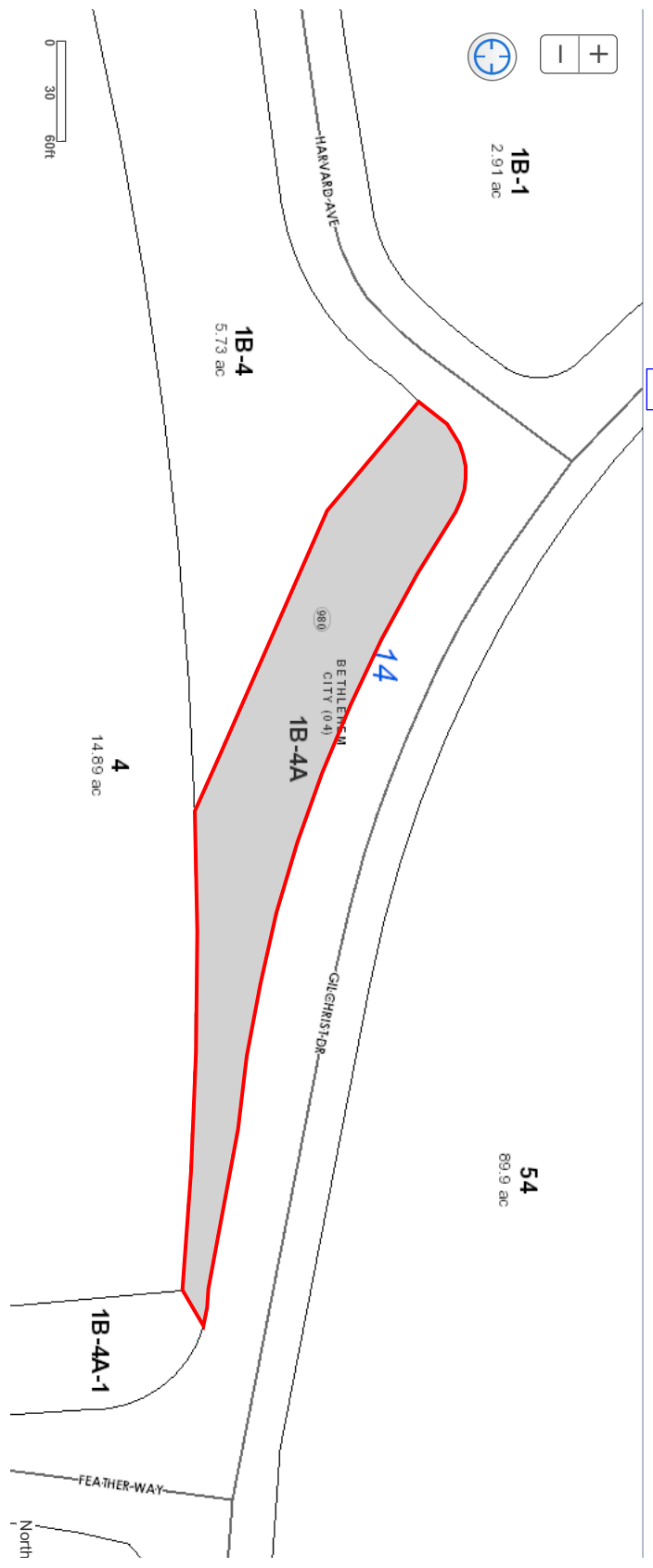
DISCLAIMER - THIS INFORMATION IS CURRENT AS OF THE DATE OF BILLING AND IS NOT REFLECTIVE OF ANY PAYMENTS, ADDITIONAL INFORMATION MAY BE OBTAINED IN ACCORDANCE WITH ACT NO 394 OF 1945, FAILURE TO RECEIVE A REAL ESTATE TAX BILL DOES NOT EXCUSE OR DELAY PAYMENT OF TAXES OR AVOIDS ANY PENALTY STATUE 72, SECTION 5511.7). MAKE CHECKS PAYABLE TO COUNTY OF NORTHAMPTON.

Estimated Tax Information

Date of Billing	31-JAN-20
Discount Tax	\$1.16 ____ If Paid On or Before ____ 31-MAR-20
Base Tax	\$1.18 ____ If Paid On or Before ____ 01-JUN-20
Penalty Tax	\$1.30 ____ If Paid After ____ 01-JUN-20

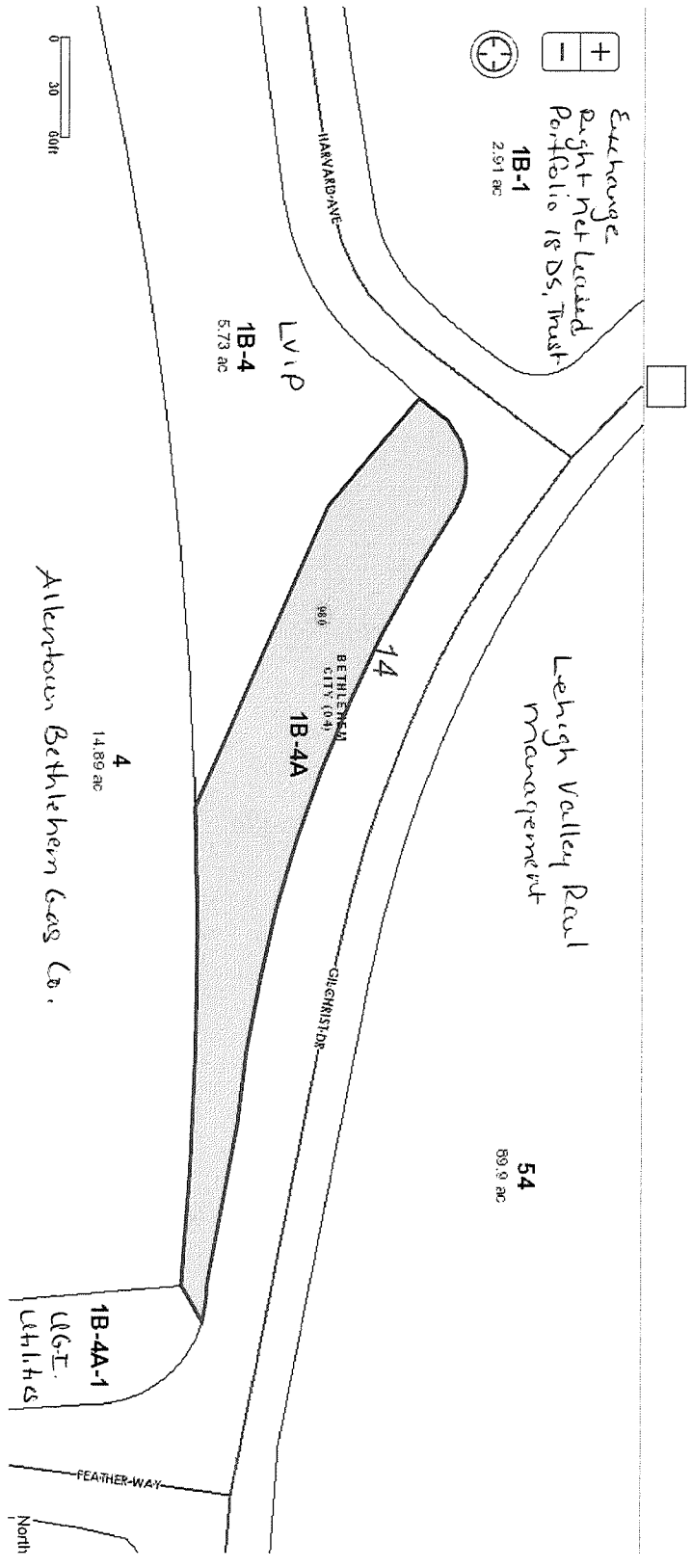
PARID: P7 14 1B-4A 0204
LEHIGH VALLEY INDUSTRIAL PARK INC.

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



PARID: P7 14 1B-4A 0204
LEHIGH VALLEY INDUSTRIAL PARK INC.

- Parcel
- Owner
- Multi-Owner
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- Photos
- Sketch



(Map)

PARID: P7 14 1B-4B 0204
LEHIGH VALLEY INDUSTRIAL PARK INC,

Parcel

Property Location 2300 COMMERCE CENTER BLVD
Unit Desc
Unit #
City
State
Zip Code

Neighborhood Valuation Code C196
Trailer Description

Municipality BETHLEHEM CITY
Classification Industrial
Land Use Code 99 - Industrial Vacant Land
School District BETHLEHEM SCHOOL DIST
Topography

Utilities
Street/Road

Total Cards
Living Units
CAMA Acres 0
Homestead /Farmstead -
Approved? -

Parcel Mailing Address

In Care of
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Mailing Address 1720 SPILLMAN DR STE 150
City, State, Zip Code BETHLEHEM, PA, 18015-2164

Alternate Address

Alternate Address
City
State
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ACT Flags

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

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Owner History

Current Owner	Previous Owner	Sale Date	Price	Book
LEHIGH VALLEY INDUSTRIAL PARK INC	LEHIGH VALLEY INDUSTRIAL PARK INC	24-OCT-05	1	2005-1

Land

Line #	Type	Code
1	G - GROSS	1 - Irregular lot

Land Details

Line Number	1
Land Type	G - GROSS
Land Code	1 - Irregular lot
Frontage	
Depth	
Units	
CAMA Square Feet	
CAMA Acres	

Values

Exempt Land	\$0
Exempt Building	\$0
Total Exempt Value	\$0
Current Land	\$500
Current Building	\$0
Current Total	\$500
Assessed Land	\$300
Assessed Building	\$0
Total Assessed Value	\$300

Homestead

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

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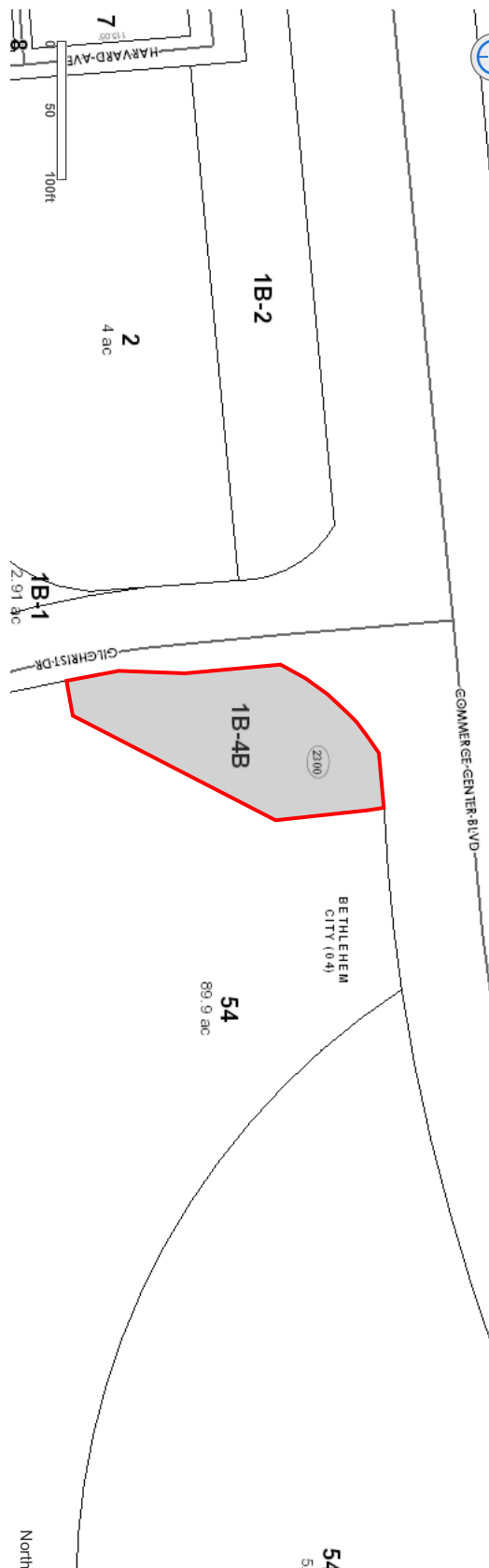
Estimated Tax Information

Date of Billing	31-JAN-20
Discount Tax	\$3.47 If Paid On or Before 31-MAR-20
Base Tax	\$3.54 If Paid On or Before 01-JUN-20
Penalty Tax	\$3.89 If Paid After 01-JUN-20

PARID: P7 14 1B-4B 0204
 LEHIGH VALLEY INDUSTRIAL PARK INC.



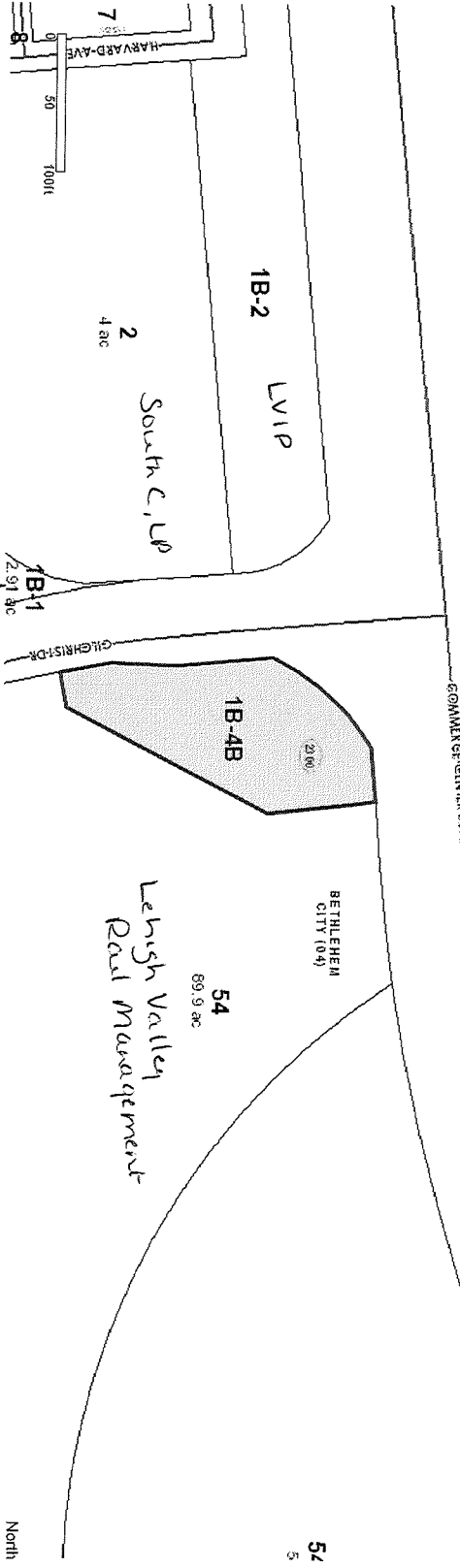
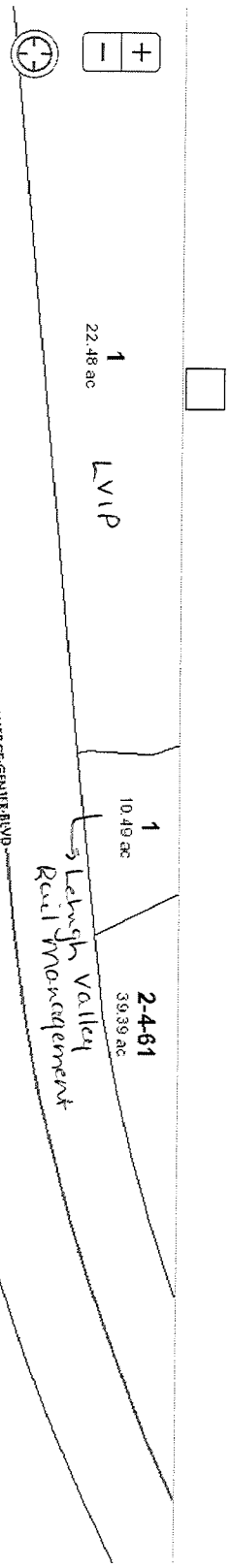
1	22.48 ac
1	10.49 ac
2-461	39.39 ac



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

Home ▾ Property Records ▾ County Website

PARID: P7 14 1B-4B 0204
 LEHIGH VALLEY INDUSTRIAL PARK INC.



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