

NORTHAMPTON COUNTY COUNCIL - EASTON, PA

Ordinance No. 681

SESSION 2019

Bill No. 772

Introduced by William B. McGee and Kevin Lott on December 5, 2019

Enacted January 10, 2020

Effective February 9, 2020

Title: AN ORDINANCE OF THE COUNTY COUNCIL OF NORTHAMPTON COUNTY AUTHORIZING THE PURCHASE OF 150 SOUTH UNION STREET, EASTON, PENNSYLVANIA, FROM SUNBLEST HOLDINGS, LLC

WHEREAS, Northampton County Home Rule Charter Section 602 (a)(6) provides that the Northampton County Council shall enact an ordinance for any act which conveys, leases, purchases or authorizes the conveyance, lease or purchase of any real property of the County; and

WHEREAS, on November 25, 2019, Northampton County Council was requested to authorize the County Executive to enter into an Agreement of Sale, with Sunblest Holdings, LLC to purchase the real property located in the City of Easton, County of Northampton, Commonwealth of Pennsylvania, as more fully described in a Deed recorded in the Office of the Recorder of Deeds of Northampton County, Pennsylvania (Deed Book Volume 2019-1 Page 207265) also known as Northampton County Parcel Number L9SE2D-2-24-0310 in consideration of Eighty-Five Thousand dollars (\$85,000); and

WHEREAS, Northampton County would incur expenses in excess of \$200,000 to repair the adjoining half of the property know as 152 S. Union Street, Easton, Pennsylvania, which Northampton County owns; and

WHEREAS, Section 13.14 (b) of the Northampton County Administrative Code requires two sealed appraisals for Northampton County to purchase, sell or lease real estate; and

WHEREAS, Section 13.14 (b) 2 permits that provision to be waived when the "purchase, sale or lease of real estate does not justify the cost of the appraisals or is otherwise deemed unnecessary;" and

WHEREAS, Sunblest Holdings, LLC has agreed to provide proof of a valid lease for 150 South Union Street, Easton, Pennsylvania, and consideration paid by Sunblest Holdings, LLC for 150 South Union Street, Easton, Pennsylvania, to be reimbursed for relocation expenses for their current tenant at 150 S. Union Street, Easton, Pennsylvania.

NOW, THEREFORE, IT IS HEREBY RESOLVED that Northampton County Council does waive the appraisals and agrees to purchase 150 S. Union Street, Easton, Pennsylvania, for Eighty-Five Thousand dollars (\$85,000) from Sunblest Holdings, LLC.

IT IS HEREBY FURTHER RESOLVED that as Sunblest Holdings, LLC had not produced proof of rental payments for the alleged tenancy to the County of Northampton, no relocation or displacement expenses are due or will be paid by the County of Northampton to Sunblest Holdings, LLC whatsoever.

This ordinance was advertised on the 8th day of December 2019, and was adopted by the Northampton County Council on the 9th day of January 2020.

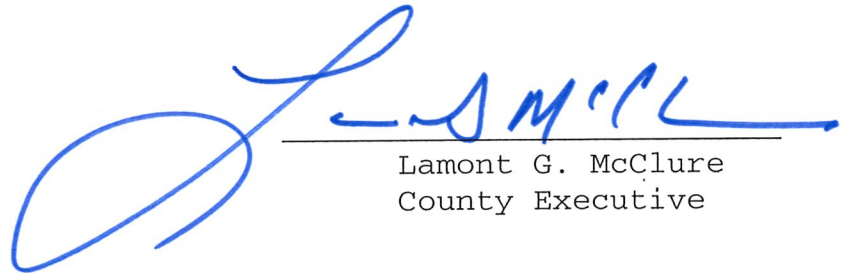
ATTEST:



Linda M. Zembo
Clerk to Council

Ronald R. Heckman

Ronald R. Heckman
County Council President



Lamont G. McClure
County Executive