

NORTHAMPTON COUNTY COUNCIL - EASTON, PA

Ordinance No. 735

SESSION 2022

Bill No. 830

Introduced by Kerry L. Myers and Tara M. Zrinski on October 20, 2022

Enacted November 7, 2022 Effective December 7, 2022

Title: AN ORDINANCE OF THE COUNTY COUNCIL OF NORTHAMPTON COUNTY AUTHORIZING THE PURCHASE OF 3506 KESSLERSVILLEROAD AND 3408 KESSLERSVILLE ROAD, FORKS TOWNSHIP, PENNSYLVANIA, FROM THOMAS DIETZLER AND ANTOINETTE DIETZLER

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 July 22, 2022, Northampton County Council was requested to authorize the County Executive to enter into an Agreement of Sale, with Thomas Dietzler and Antoinette Dietzler to purchase two separate tracts of land to wit: all that certain tract or lot of land situated at 3506 Kessler'sville Road, Forks Township, described as Tax Parcel No J9-13-11 in Deed recorded in the Office of the Recorder of Deeds of Northampton County, Pennsylvania at Deed Book Volume 2022-1, Page 210985 and 3408 Kessler'sville Road, Northampton County, Pennsylvania with Tax Parcel No. J9-13-12B, Deed Book Volume 2019-1, Page 111858 together which contain approximately 11 acres, more or less for monetary consideration in the sum total of \$1,300,000.00 as follows: \$1,000,000.00 will be paid by the County of Northampton and \$300,000.00 will be paid by Habitat for Humanity of the Lehigh Valley; 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, Northampton County obtained one (1) fair market value appraisal that indicated the two parcels of land had a combined fair market value of \$3,900,000.00 which exceeds the County's purchase price; and

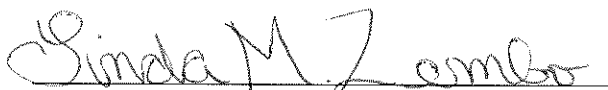
WHEREAS, Sellers are selling the Property below fair market value so Sellers can provide an "in kind" contribution to Habitat for Humanity of the Lehigh Valley, a 501(c) charitable organization, to aid Habitat for Humanity in the construction of low income housing on the two purchased properties; and

WHEREAS, County Council hereby waives the need for a second appraisal for the two parcels of land as County Council has determined it is unnecessary given the reduced purchase price offered by Sellers.

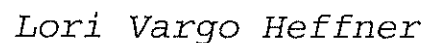
NOW, THEREFORE, IT IS HEREBY ORDAINED AND ENACTED that Northampton County Council does waive the second appraisal and hereby agrees to purchase 3506 Kessler'sville Road and 3408 Kessler'sville Road from Thomas Dietzler and Antoinette Dietzler.

This ordinance was advertised on the 26th day of October, 2022, and was adopted by the Northampton County Council on the 3rd day of November, 2022.

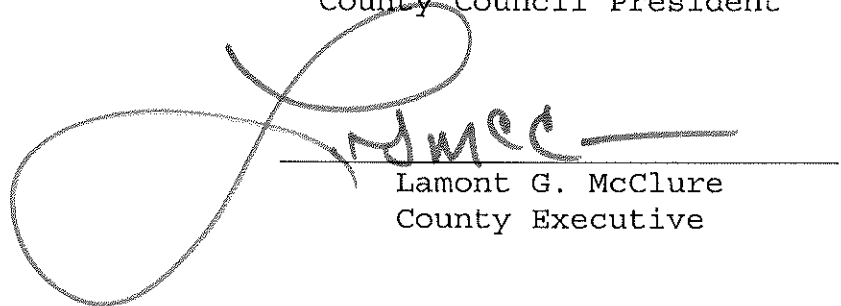
ATTEST:



Linda M. Zembo
Clerk to Council



Lori Vargo Heffner
County Council President



Lamont G. McClure
County Executive