

THE BOROUGH OF ELIZABETHTOWN,
LANCASTER COUNTY, PENNSYLVANIA

RESOLUTION #2016 - 7

A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF ELIZABETHTOWN, LANCASTER COUNTY, PENNSYLVANIA, A DULY CONSTITUTED MUNICIPAL BODY ORGANIZED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, AUTHORIZING THE BOROUGH OF ELIZABETHTOWN, 600 SOUTH HANOVER STREET, ELIZABETHTOWN, PA 17022 TO SALE CERTAIN REAL PROPERTY KNOWN TO BE LOCATED AT AND IDENTIFIED AS 616 SOUTH MARKET STREET.

WHEREAS, The Borough Council of the Borough of Elizabethtown [herein referred to as "Borough Council"], acquired title to a certain property known to be located at and identified as 616 South Market Street through the Lancaster County Redevelopment Authority;

WHEREAS, The property is described as one tract of land and bears Lancaster County Tax Parcel No. 250-72914-00000 and;

WHEREAS, It is the purpose of this Resolution to authorize sale of the identified property in the matter in accordance with this document and further detailed on "Exhibit A".

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Elizabethtown, Lancaster County, Pennsylvania, that the property shall be sold at public sale through a sealed bid process as hereinafter set forth in the following conditions:

1. The minimum bid to be submitted to the Borough for the acquisition of the vacant lot located at 616 South Market Street shall be \$155,000.00.
2. The use of the property shall be compliant with all provisions within the Elizabethtown Borough Zoning Ordinance, Chapter 27 of the Borough's Code of Ordinances. Furthermore, any construction undertaken by purchaser must be compliant with all applicable provisions of the International Construction Codes. All permits required shall be acquired and fees paid for by the purchaser.
3. Alternative uses of the property shall only occur upon the approval by the Elizabethtown Zoning Hearing Board [herein referred to as "the Board"] or Borough Council, depending on the applicable application.
4. Appropriate officials of the Borough of Elizabethtown are herewith authorized to execute a deed of conveyance and that said deed then be recorded in the Recorder of Deeds Office in and for Lancaster County, Pennsylvania, memorializing sale of property.
5. All elements of blight must be removed within one (1) year of the date of settlement.

6. If applicable, subsequent owner(s) of the Property will be subject to the requirements of the Residential Lead-Based Paint Hazard Reduction Act of 1992 and the implementing regulations at 24 CFR Part 35 (Lead-Based Paint Poisoning Prevention in Certain Residential Structures); and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the implementing regulations at 24 CFR Part 42 (Displacement, Relocation Assistance and Real Property Acquisition for HUD and HUD-Assisted Programs.)

BE IT FURTHER RESOLVED, In accordance with the Borough Code of the Commonwealth of Pennsylvania, P.L. 262, No. 43 §1201.1, it shall, at such time as Borough Council deems appropriate, sell the property at public sale through a sealed bid process to the highest bidder, after due notice in one newspaper of general circulation in the Borough. Such advertisement shall be published once not less than ten (10) days prior to the date set for the public sale and such date shall be announced in such advertisement. All bids shall be accepted on the condition that payment of the purchase price in full shall be made within forty-five (45) days of acceptance of the highest bid. Borough Council expressly reserves the right to reject alternate bids and or bids deemed to be less than the fair market value of the real property.

BE IT FURTHER RESOLVED, Borough officers and staff are directed to make arrangements upon being directed by Borough Council to do so to arrange for a public sale through a sealed bid process of the property in accordance with the forgoing.

BE IT FURTHER RESOLVED, That the Borough of Elizabethtown, through its duly constituted elected and or appointed officers shall be authorized to take any required action to complete any of the forgoing provisions of this resolution.

Approved this 19th Day of May, 2016.

THE BOROUGH OF ELIZABETHTOWN

ATTEST:



Secretary

By: 

Council (Vice) President

BID DOCUMENTS
FOR
616 SOUTH MARKET STREET
MAY 5, 2016
BOROUGH OF ELIZABETHTOWN
600 SOUTH HANOVER STREET
ELIZABETHTOWN, PA 17022
717-367-1700

**ELIZABETHTOWN BOROUGH
SALE OF PROPERTY
INVITATION TO BID**

The Borough of Elizabethtown will accept sealed bids for the sale of a vacant lot located at 616 South Market Street, Elizabethtown, Pennsylvania. The lot is approximately seven thousand, one hundred, and ten (7,110) square feet and is located near the downtown Elizabethtown. The minimum bid amount is \$155,000.00. Sealed bids must be accompanied by a certified check in the amount of \$15,500 made payable to Elizabethtown Borough. Sealed bids must be received in the office of Elizabethtown Borough Office, 600 South Hanover Street, Elizabethtown, PA 17022, by 11:00 AM on Tuesday, July 5, 2016. The bids are to be addressed to the attention of Rodney Horton and clearly marked on the outside of the sealed envelope "BID FOR REAL ESTATE - 616 SOUTH MARKET STREET." Related inquiries may be made with Rodney Horton at 717-367-1700 or rhorton@etownonline.com. Sealed bids will be opened at 11:00 AM on Tuesday, July, 5, 2016 at the Elizabethtown Borough Office. The Borough reserves the right to reject any or all bids it deems necessary in the best interest of the citizenry. You are free to visit the lot at your leisure.

Rodney Horton
Planning & Zoning Director

EXHIBIT A
General Information About the Property

Property

The property is located at 616 South Market Street. The Borough acquired the property on May 4, 2016. The dimension of the lot is approximately thirty feet (38') wide by two hundred feet (187') in length. The property is located on the south side of East Washington Street. The lot is seven thousand, one hundred and ten (7,110) square feet. The property has capabilities to be serviced by all local utility services.

Description Summary

Utilities: Public water, public sewer, electric, and telephone

Zoning: R-3 Residential Zoning District

Tax ID Reference: 250-72914-0-0000

Sales History: Ownership of property transferred to Elizabethtown Borough on May 5, 2016

Tax Map Reference: 8D9

Block: 16

Lot: 2

Current Annual Taxes: Approximately \$5,359.49 (Borough, County & School District)

Approved Use: Multi Family Use [four dwelling units]

Terms & Conditions

Purchaser must comply with provisions within the redevelopment agreement. Settlement and payment in full must be made within forty-five (45) days of the acceptance of the bid. Failure to complete settlement within the prescribed time shall result in automatic forfeiture of the certified check and the parcel being sold to the second highest bidder. The Borough reserves the right to reject all bids if such bids are deemed to be less than the minimum bid amount. The multi-unit structure is being sold "as is" via public sale through a sealed bid process and bidders are responsible for verifying all aspects of the sale. Prospective bidders are responsible for viewing the site and conducting any necessary research. The information contained in this bid package should be verified for accuracy. With regards to the zoning information within this bid packet, there may be other applicable provisions of the zoning ordinance which are not part of this bid package. The data included was intended to give a prospective bidder preliminary data on permitted uses and deed restrictions. Minimum bids of \$155,000 will be accepted by the due date. The Borough reserves the right to reject all alternate bids lower than the minimum bid requirement of \$155,000. Alternate bids must be sealed and marked "Alternate Bid." Each bidder must submit a check for \$15,500. Also, a letter of pre-qualification for the mortgage that will be pursued as part of the bid package if financing is applicable. Sealed bids are due by 11:00 AM on Tuesday, July 5, 2016. All bids are to be forwarded to Rodney Horton, 600 South Hanover Street, Elizabethtown, PA 17022. Sealed bids will be opened at 11:00 AM on July 5, 2016 at the Elizabethtown Borough Office.

May 4, 2016

Potential Bidder:

Please find attached the bid package for the sale of the vacant lot located at 616 South Market Street and presently owned by the Borough of Elizabethtown. Included in the bid documents are the following:

1. R-3 Residential Zoning District Regulations.
2. An exhibit to the resolution adopted by Borough Council that includes general instructions and information regarding bid.
3. A copy of the recorded deed, as of this date, for the property.
4. An unsurveyed plot drawing as shown in the Lancaster GIS system.
5. Signed and executed redevelopment contract.

Thank you for your interest submitting a bid for the purchase and subsequent acquisition of 616 South Market Street. The potential bidder will verify all of the information included herein prior to submitting a sealed bid. Questions regarding the bid process and appointment to view the property should be forwarded to me, Rodney Horton, 600 South Hanover Street, Elizabethtown, PA 17022, via email at rhorton@etownonline.com or 717-367-1700 extension 256.

Thank you,

Rodney L. Horton
Planning & Zoning Director

