



BOROUGH OF TARENTUM

Allegheny County, Pennsylvania



RESOLUTION #22-16

RESOLUTION OF THE BOROUGH OF TARENTUM, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA APPROVING THE ACQUISITION AND SUBSEQUENT DISPOSITION OF NUMEROUS PARCELS OF VACANT PROPERTY KNOWN AS BLOCK AND LOT NUMBER 1223-H-289 WOULD BE IN ACCORD WITH THE COMPREHENSIVE PLAN OF TARENTUM BOROUGH.

WHEREAS, the Borough of Tarentum, County of Allegheny, Commonwealth of Pennsylvania, in cooperation with the County of Allegheny and the Redevelopment Authority of Allegheny County are participating in the Allegheny County Vacant Property Program (Program); and

WHEREAS, certain properties have been submitted to the County for consideration under the Program known and identified as Block and Lot Number 1223-H-289 and having a Borough address of 406 E 9th Avenue; and

WHEREAS, under the Program the Municipality is required to review the property acquisition and proposed disposition, and submit its approval to the County that said acquisition and proposal resale is in accordance with the Municipality's comprehensive plan.

NOW, THEREFORE, BE IT RESOLVED by the Tarentum Borough Council as follows:

1. That the above listed property has been reviewed by the Borough of Tarentum and the Borough approves that the acquisition and subsequent disposition under the Program would be in accordance with the comprehensive plan of Tarentum Borough.
2. That a certified copy of this Resolution should be forwarded to the County of Allegheny and the Redevelopment Authority.

RESOLVED and ENACTED this 14th day of June, 2022.

ATTEST:

BOROUGH OF TARENTUM

Scott Dadowski, President of Council

EXAMINED AND APPROVED by me this 14th day of June, 2022.

Bob Lang, Mayor



BOROUGH OF TARENTUM

Allegheny County, Pennsylvania



RESOLUTION #22-16

I, the undersigned, duly qualified Secretary of the Borough of Tarentum, Allegheny County, Pennsylvania, hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Borough of Tarentum at a regular meeting held on 14th day of June, 2022 and said Resolution has been recorded in the Minutes of the Borough of Tarentum and remains in effect as of this date.

IN WITNESS WHEREOF, I affix my hand and attach the seal of the Borough of Tarentum, this 14th day of June, 2022.

DRAFT



ALLEGHENY COUNTY
ECONOMIC DEVELOPMENT

ALLEGHENY COUNTY VACANT PROPERTY RECOVERY PROGRAM

APPLICATION

Please submit the complete application and all required supporting documentation to the address below. Applications will not be accepted via fax or e-mail. Failure to submit all required information may result in termination of the application.

Allegheny County Vacant Property Recovery Program - Applications
One Chatham Center, Suite 900
112 Washington Place
Pittsburgh, PA 15219

SECTION 1: PROPERTY INFORMATION

Address	406 E 9th Ave, Tarentum, PA 15084
Block and Lot # (Parcel ID)	1223-H-00289-0000-00
Condition	<input checked="" type="checkbox"/> Vacant Lot <input type="checkbox"/> Vacant Structure
Approximate Size (in square feet)	40' x 82' or 3280 SF
Assessed value	\$ 1000-
Has the property been tax delinquent for at least 3 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
Are you related to the record owner of the property?	<input type="checkbox"/> Yes (Please Specify _____) <input checked="" type="checkbox"/> No

SECTION 2: APPLICANT INFORMATION

Legal Name of Applicant(s) (The name of each individual or the organization applying for the property, as it should appear on all legal documents)	Bridge Point Church
Address of Applicant (Street Address, City, State and Zip)	400 E 9th Ave, Tarentum, PA 15084
Name of Contact Person	Rev. Valerie G. Schubert
Telephone Number of Contact Person	Office _____ Cell _____ Home: _____
Email Address (optional)	valerie@bridgepointchurch.org
Do you currently own property that shares a common boundary with the subject property?	Yes: <input type="checkbox"/> Homeowner Occupant <input type="checkbox"/> Business <input type="checkbox"/> Residential Rental Property <input checked="" type="checkbox"/> Other (Please specify <u>Church</u>) No: <input type="checkbox"/>

Please identify the address and Block and Lot number of all property that you own in Allegheny County, including property owned individually, jointly, or owned by any entity (LLC, corporation, partnership, etc.) in which you have an interest.

400 E 9th Ave, Tarentum, PA 15054
1223 - H - 291

SECTION 3: REUSE/DEVELOPMENT PLAN

Type of Application	<input type="checkbox"/> Side Yard to Primary Residence <input type="checkbox"/> Demolition of Blighted Structure <input type="checkbox"/> Rehabilitation of Blighted Structure <input checked="" type="checkbox"/> Other <i>Side yard to Church</i>
Please describe the current condition of the property.	<i>Tarentum Board demolished an unsafe structure, leveled and seeded. The side walk is uneven. The rear of the property abuts a drop off sloped hill.</i>
How will you use the property (ex. side yard, residential rental property, etc.)? Please be specific.¹	<i>Side yard for outdoor children's programs. To remain a grassy area. Intermittent parking.</i>
If you own abutting property, how does your proposed re-use relate to that property?	<i>Extends our side yard and ability to reach the community with programs that benefit the common good.</i>
Describe any changes or improvements you will make to the condition of the property. Please be specific.¹	<i>Install fencing at rear</i>
<i>If the property has or will have a structure on it, you must also submit all information outlined in the attached Parcels with Existing/Future Structures Policy.</i>	<i>Remove and replace sidewalk</i>
What are the estimated costs of these improvements?²	<i>\$ 8400 -</i>

¹ Applicants are responsible for ensuring that their plan adheres to all local zoning, property maintenance, and building code requirements and should contact the municipality in advance to determine the applicable requirements. Applicants may be required to provide information about these requirements as part of the application process.

² Depending upon the applicant's proposed plan, applicants may be required to submit supplemental information, such as bids or quotes, schematic plans, and information about relevant experience.

SECTION 4: ESTIMATED PURCHASE PRICE^{1,2}

(The purpose of this section is to ensure that applicants fully understand the pricing structure of the Program. Amounts listed in the section will be estimates only, and will not determine the actual costs of property acquisition. Please refer to the attached "Products and Pricing Structure".)

Applicant's Share of Appraised Value <ul style="list-style-type: none">• Side Yard Abutting Applicant's Primary Residence: 50% of appraised value• Demolition of Blighted Structure: 100% of appraised value• Rehabilitation of Blighted Structure: 100% of appraised value• All Other Applications: 100% of appraised value Estimate the applicant's share of the appraised value based upon information such as recent comparable sales, the current assessed value of the property, etc.	\$ 500 -
Good Faith Deposit \$162.00 or 10 percent of the estimated appraised value of the property for properties valued over \$2,000.00	\$
Parcel Fee <ul style="list-style-type: none">• Side Yard Abutting Applicant's Primary Residence: WAIVED• Demolition of Blighted Structure: WAIVED• Rehabilitation of Blighted Structure: \$1,400.00• All Other Applications: \$3,000.00	\$
Closing Costs Average of \$500.00	\$ 500.00
Estimated Total Purchase Price	\$ 9400.00

¹ The Pricing Structure is subject to the availability of funding.

² Applicants may elect to purchase title insurance at an additional cost.

SECTION 5: FINANCING

How will you fund the purchase of the property and implementation of your reuse plan (e.g. personal funds, line of credit, etc.)? Please attach documentation of sufficient funds.

Cash on hand

I hereby attest that the above written information is true and correct to the best of my knowledge. I have received, reviewed, and understand the Allegheny County Vacant Property Recovery Program's "Applicant Eligibility Requirements," "Property Eligibility Requirements," "Timeline for Payment and Acquisition," "Products and Pricing Structure," and "Parcels with Existing/Future Structures Policy," and agree to abide by these policies. I understand that failure to submit all required information may result in the termination of my application. I understand that the Redevelopment Authority of Allegheny County (RAAC) may share my application materials and information pertaining to my application as part of the review and approval process.

I understand that my application will be considered for participation in the Allegheny County Vacant Property Recovery Program, but there is no guarantee of acceptance into the Program. The approval of an application and the acquisition and transfer of a property is at all times at the sole discretion of RAAC and the Program. Neither RAAC nor the Program guarantees the acquisition and/or transfer of any property.

June 1 2021

Date

Rev. James J. Schubert

Signature

Rev. Valerie G. Schubert

Print Name

Date

Signature

Print Name

Photos of 406 E 9th Ave, Tarentum, PA 15084, Page 1 of 3
Parcel ID# 1223-H-00289-0000-00
Vacant Property Recovery Program Application
For Side Yard to BridgePoint Church, 400 E. 9th Ave, Tarentum, PA 15084







Front and back



"Making a difference in our corner of the world."

BridgePoint Church at the Corner of Corbet & 9th E. Ave, Tarentum, PA 15084

May 16, 2022

Dylan More', Project Manager
Development Division
Allegheny County Economic Development
One Chatham Center, Suite 900
112 Washington Place
Pittsburgh, PA 15219

Reference: Allegheny County Vacant Property Recovery Program
Block and Lot No. 1223-H-289 (E 9th Ave)

Dear Mr. Dylan More',

BridgePoint Church is pleased to submit to you the completed application for the purchase of the above referenced property. We appreciate any financial forbearance with the same. We plan to use the property for passive recreation and children's programs. Both endeavors are open to and will benefit our community. Thank you for your consideration in this purchase. If you have any questions, please do not hesitate to call my cell. Together we can make a difference in our corner of the world.

Sincere Thanks,

Rev. Valerie G. Schubert, MDIV
Lead Pastor, BridgePoint Church
Cell (724) 712-9222

BridgePoint Church
400 E 9th Ave
Tarentum, PA 15084

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BridgePointChurch.info@gmail.com
(724) 671-7580
www.facebook.com/bridgepointtarentum/



337 Carbon Center Road • Butler, PA 16002 • 724-285-8393

May 16, 2022

Dylan More', Project Manager
Development Division
Allegheny County Economic Development
One Chatham Center, Suite 900
112 Washington Place
Pittsburgh, PA 15219

Reference: Allegheny County Vacant Property Recovery Program
Block and Lot No. 1223-H-289 (E 9th Ave)

Dear Mr. Dylan More',

I've examined the subject property and provide the following scope of work.
Remove old, hand excavate, add aggregate, and pour new sidewalk (\$3,000). Prep
and install a new fence at the rear (\$1000). Total estimated cost \$4,000.

Please allow me to add, BridgePoint is prepared to coordinate volunteers to
reduce costs.

If you have any questions, please do not hesitate to call (724) 285-8393.

Best Regards,

Keith Schubert



ALLEGHENY COUNTY
ECONOMIC DEVELOPMENT

ALLEGHENY COUNTY VACANT PROPERTY RECOVERY PROGRAM

ASSESSMENT OF PROPERTY BY MUNICIPAL CODE OFFICIAL

Block and Lot No.: 1223-H-289

Mailing Address: E 9TH AVE

Date of Inspection:

Municipality: Tarentum

Property Status as of Date of Inspection:

_____ Structure exists on property

_____ Structure has been demolished

_____ Property is a vacant lot

Occupancy Status as of Date of Inspection: _____ Structure is vacant
(If structure exists.)

_____ Structure is occupied

Do any of the following conditions exist on the property as of the date of inspection? Please check all that apply.

	Property contains a structure (Check all that apply)	Property does NOT contain a structure (Check all that apply)
Because of its physical condition or use it is regarded as a public nuisance at common law or has been declared a public nuisance in accordance with the local housing, building, plumbing, fire and related codes.		
Because of its physical condition, use or occupancy it is considered an attractive nuisance to children including but not limited to abandoned wells, shafts, basements, excavations and unsafe fences or structures.		
Dwelling which because it is dilapidated, unsanitary, unsafe, vermin-infested or lacking in the facilities and equipment required by the housing code of the municipality, has been designated by the department responsible for enforcement of the code as unfit for human habitation. <i>(Please attach a copy of the notice provided by the municipality to the record owner.)</i>		Not applicable
It is a fire hazard, or is otherwise dangerous to the safety of persons or property.		Not applicable
The utilities, plumbing, heating, sewerage or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that it is unfit for its intended use.		Not applicable

It is a vacant or unimproved lot or parcel of ground in a predominantly built-up-neighborhood, which by reason of neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin.	Not applicable	
It is vacant and has not been rehabilitated within one year of the receipt of notice to rehabilitate from the appropriate code enforcement agency. <i>(Please attach a copy of the notice sent by the municipality to the record owner.)</i>		
None of the above conditions apply.		

Signature of Director of Code Enforcement

Printed Name

Date



ALLEGHENY COUNTY
ECONOMIC DEVELOPMENT

ALLEGHENY COUNTY VACANT PROPERTY RECOVERY PROGRAM

CODE VIOLATION REVIEW

The following Applicant has applied to the Allegheny County Vacant Property Recovery Program for a property located in Tarentum. To be eligible for the Program, an Applicant cannot have outstanding code violations on any property in which the Applicant has an ownership interest. We request your assistance in verifying this.

Applicant: BridgePoint Church of Assemblies of God

Properties Owned by Applicant: Based upon information provided by the Applicant in Section 2 of the application and a search of Allegheny County Department of Real Estate Records, properties in which the Applicant has an ownership interest located in Tarentum include, but may not be limited to, those listed below. Please add additional properties to the list as necessary.

Parcel ID	Owner Name	Address	Municipality
1223-H-00291-0000-00	BRIDGEPOINT CHURCH OF ASSEMBLIES OF GOD	400 E 9TH AVE	Tarentum

Does the Applicant have any outstanding code violations on any property in which the Applicant has an ownership interest in the Borough of Tarentum?

_____ Yes (Please provide documentation.)

_____ No

Name and Title

Date of Review

Signature



CONFLICT OF INTEREST FORM

All applicants requesting participation in an Allegheny County Economic Development (ACED) or Redevelopment Authority of Allegheny County (RAAC) program are requested to disclose whether they or any of their relatives are one or more of the following:

1. An employee of Allegheny County;
2. An elected or appointed official at the local, county, state or federal level; and/or
3. A person who has a personal financial interest or benefit and/or has decision-making ability that could influence the outcome of any application.

If one or all of these categories applies, a formal Conflict of Interest waiver must be obtained from the appropriate party. If the source of funding for your participation in an ACED/RAAC program is the U. S. Department of Housing and Urban Development (HUD), then a formal Conflict of Interest waiver must be submitted to HUD for approval.

APPLICANT INSTRUCTIONS: Please read all of the sections below and complete all sections as applicable to each applicant. More than one section may apply. Please sign the bottom of the form.

Check the appropriate box for each category			Category
I am*	I am related to*	I am not nor am I related to	
		<input checked="" type="checkbox"/>	An Allegheny County Employee
		<input checked="" type="checkbox"/>	An Elected or Appointed Official
		<input checked="" type="checkbox"/>	A person who has a personal financial interest or benefit and/or has decision-making ability that could influence the outcome of any application.

* If you checked anything in the "I am" and/or the "I am related to" Category above, please provide the following information regarding this relation (attach additional pages as necessary):

Name	Title	Organization/Department	Relationship to Applicant

I/we acknowledge and agree that any misrepresentation contained in this Conflict of Interest Disclosure may result in the cancellation of my application for acquisition assistance or, if the misrepresentation is discovered after the acquisition assistance has been granted, I/we may be required to repay the entire amount of acquisition assistance upon demand.

Bridge Point Church
Applicant Name (Printed)

[Signature]
Applicant Signature

6/1/2021
Date

Co-Applicant Name (Printed)

Co-Applicant Signature

Date

406 E 9th Ave, Tarentum PA 15084
Address (Property applied for)

1223-H-00289-0000-00
Block/Lot

Tarentum Boro
Municipality

In addition, the applicant(s) have completed all required Municipal Conflict of Interest processes and it has been determined that no Conflict of Interest exists. Copies of such documentation will be made available to ACED/RAAC upon request.

Municipal Official Name (Printed)

Municipal Official Signature

Date