



BOROUGH OF TARENTUM

Allegheny County, Pennsylvania



RESOLUTION #20-19

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-K-14 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-K-14 and having a Borough address of 807 Butler Street; and

WHEREAS, under the Program the Municipality is required to review the property acquisition and propose 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 15th day of December, 2020.

ATTEST:

BOROUGH OF TARENTUM

Michael L. Nestico, Borough Manager

Scott Dadowski, President of Council

EXAMINED AND APPROVED by me this 15th day of December, 2020.

Eric Carter, Mayor



BOROUGH OF TARENTUM

Allegheny County, Pennsylvania



RESOLUTION #20-19

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 15th day of December, 2020 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 15th day of December, 2020.


Michael L. Nestico, Borough Manager



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	807 BUTLER ST. TARENTUM
Block and Lot # (Parcel ID)	1223-K-00014-0000-00
Condition	<input checked="" type="checkbox"/> Vacant Lot <input type="checkbox"/> Vacant Structure
Approximate Size (in square feet)	
Assessed value	\$
Has the property been tax delinquent for at least 3 years?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input 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)	DAVID + REBA BECK
Address of Applicant (Street Address, City, State and Zip)	805 Butler St. Tarentum PA. 15084
Name of Contact Person	REBA or DAVID
Telephone Number of Contact Person	Home: <input type="text"/> Other: <input type="text"/> <i>cell only</i>
Email Address (optional)	
Do you currently own property that shares a common boundary with the subject property?	Yes: <input checked="" type="checkbox"/> Homeowner Occupant <input type="checkbox"/> Business <input type="checkbox"/> Residential Rental Property <input type="checkbox"/> Other (Please specify _____) No: <input type="checkbox"/>

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

- 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.

\$

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

- 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

\$ 3,000.⁰⁰

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.

personal funds

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.

6/7/2020
Date

David A. Beck
Signature

DAVID A BECK
Print Name

6/7/2020
Date

Rebecca Beck
Signature

REBECCA M. BECK
Print Name

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.

805 BUTLER ST. TARENTUM, PA 15084
1223-K-00016 - 0000-00

SECTION 3: REUSE/DEVELOPMENT PLAN

Type of Application	<input checked="" type="checkbox"/> Side Yard to Primary Residence <input type="checkbox"/> Demolition of Blighted Structure <input type="checkbox"/> Rehabilitation of Blighted Structure <input type="checkbox"/> Other
Please describe the current condition of the property.	The house was just taken down about 4 yrs. so it's just dirt & empty lot
How will you use the property (ex. side yard, residential rental property, etc.)? Please be specific.¹	I just want a nice side yard after all these years add to my property
If you own abutting property, how does your proposed re-use relate to that property?	landscape & enjoy my own house that really looks nice
Describe any changes or improvements you will make to the condition of the property. Please be specific.¹	plant grass and I may have to fence it in to neighbors dog using it for their bathroom.
<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>	
What are the estimated costs of these improvements?²	\$ not sure what the cost will be top soil, grass seed & fence

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.

11/5/2020



04/05/2009

11/5/2020



To Whom It May Concern:

My wife and I would like to purchase The VACANT LOT AT 1223-K-14 (807 Butler St. Tarentum, PA. 15084. Since this property is next to our property we think it would make a nice addition to ours. We have been maintaining this property (mowing and weeding) since it was vacated some years back. We maintain our property and have made it the nicest house on the block, and would like to do the same to 807 Butler St. We would like to fence in the yard and get top soil and level out the lot and plant new grass. We figure we should be able to make these changes for around \$3,000 to \$3,500 hundred dollars. We would take money out of our savings to do these changes. The papers and pictures you ask for are included in our package.

Thank You

David & Reba Beck



ONE CHATHAM CENTER, SUITE 900
112 WASHINGTON PLACE
PITTSBURGH, PA 15219

TEL (412) 350-1000 • FAX (412) 642-2217

Administered by
Allegheny County
Department of Economic Development

October 7, 2020

David and Reba Beck
805 Butler St
Tarentum, PA 15084

RE: Allegheny County Vacant Property Recovery Program Application
Block and Lot No. 1223-K-14 (807 Butler St)

Dear David and Reba Beck:

This letter is in response to your application to acquire the above referenced property through the Allegheny County Vacant Property Recovery Program. Thank you for your interest in our Program.

In order to further consider your application, we request that the following items be submitted or clarified **within 60 days of the date of this letter**, or your application will be closed:

- 1) The following is an estimate of the approximate costs to you to acquire this property through the Program. Please note that this is an estimate and is subject to increase or decrease based upon the actual appraisal of the property.

Block and Lot No. 1223-K-14 (807 BUTLER ST)	
Estimated Appraised Value*	\$ 300.00
Parcel Fee	waived
Good Faith Deposit**	\$ 181.75
Estimated Closing Costs	\$500.00
Total	\$ 981.75

*Please note that this is an approximate value range and could increase or decrease pending the actual appraisal of this parcel.

**The Good Faith Deposit is \$181.75 or 10% of the appraised value for properties valued over \$2,000.

If you still wish to acquire this property, please indicate your willingness to pay the estimated price outlined above by signing the statement included at the bottom of this letter. No payments are due at this time. **Please do not submit the Good Faith Deposit or any other payment at this time.**

- 2) Please refer to the enclosed Parcels with Existing Structures Policy and submit all required information. This includes a full rehabilitation plan for the work necessary to bring the property up to code and obtain an occupancy permit. Please be sure to include all anticipated interior and exterior improvements. The plan must detail the specific work that will be completed, who will be completing it (yourself or a contractor), and the estimated cost. Information about your experience completing similar projects is also required.
- 3) Please submit proof of financing sufficient to cover the costs to acquire the property and implement your re-use plan. Acceptable proof of financing includes an account statement, letter from the bank, letter of credit/line of credit, etc.
- 4) Please complete the enclosed Conflict of Interest Form. If none of the categories apply to you, please check each of the three boxes under "I am not nor am I related to."
- 5) Please submit two color photographs showing the current condition of the exterior of the property.

Please return all requested materials to my attention at the following address:

Brooke Gwin
Allegheny County Economic Development
One Chatham Center, Suite 900
112 Washington Place
Pittsburgh, PA 15219

Should you have any questions or if you are no longer interested in acquiring the property, please contact me at 412-350-1058 or by email (brooke.gwin@alleghenycounty.us).

Sincerely,

Brooke Gwin, Program Coordinator
Housing Division

Enc.: Conflict of Interest Form

David and Reba Beck
Block/Lot 1223-K-14
Page 3

Please Complete and Return the Following:

I/We, David and Reba Beck, have read the items above and understand and agree to the pricing structure of the Program.

David A. Beck

Signature

Reba M Beck

Signature

11-16-20

Date



ALLEGHENY COUNTY
ECONOMIC DEVELOPMENT

ALLEGHENY COUNTY VACANT PROPERTY RECOVERY PROGRAM

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	
		✓	An Allegheny County Employee
		✓	An Elected or Appointed Official
		✓	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.

DAVID A. BECK
Applicant Name (Printed)

David A. Beck
Applicant Signature

11-16-20
Date

Reba M. Beck
Co-Applicant Name (Printed)

Reba M. Beck
Co-Applicant Signature

11-16-20
Date

807 Butler St. Tarentum PA
Address (Property applied for) 15034 Block/Lot

Tarentum, PA
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.

Michael L. Nestico
Municipal Official Name (Printed)

Michael L. Nestico
Municipal Official Signature

12/7/2020
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: David and Reba Beck

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-K-00016-0000-00	BECK DAVID A & REBA M (W)	805 BUTLER ST	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

ANTHONY D BRUNI, BCO
Name and Title

7 DEC 2020
Date of Review

Anthony D Bruni BCO
Signature



ALLEGHENY COUNTY
ECONOMIC DEVELOPMENT

ALLEGHENY COUNTY VACANT PROPERTY RECOVERY PROGRAM

ASSESSMENT OF PROPERTY BY MUNICIPAL CODE OFFICIAL

Block and Lot No.: 1223-K-14

Mailing Address: 807 BUTLER ST

Municipality: Tarentum

Date of Inspection:

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.		<input checked="" type="checkbox"/>
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.		<input checked="" type="checkbox"/>
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.		

Anthony D. Brunini, B.C.O.
Signature of Director of Code Enforcement

ANTHONY D. BRUNINI
Printed Name

7 DEC 2020
Date