



BOROUGH OF TARENTUM

Allegheny County, Pennsylvania



RESOLUTION #21-05

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-2 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-2 and having a Borough address of 913 Butler Street; 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 2nd day of March, 2021.

ATTEST:

BOROUGH OF TARENTUM

Michael L. Nestico, Borough Manager

Scott Dadowski, President of Council

EXAMINED AND APPROVED by me this 2nd day of March, 2021.

Eric Carter, Mayor



BOROUGH OF TARENTUM

Allegheny County, Pennsylvania



RESOLUTION #21-05

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 2nd day of March, 2021 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 2nd day of March, 2021.

Michael L. Nestico, Borough Manager

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	913 BUTLER ST. TARENTUM, PA
Block and Lot # (Parcel ID)	1223-K-00002-0000-00
Condition	<input type="checkbox"/> Vacant Lot <input checked="" type="checkbox"/> Vacant Structure
Approximate Size (in square feet)	1,520 (living space) 2,100 (lot area)
Assessed value	\$ 42,900
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) ¹	THE GEMINETTI FAMILY TRUST (MARK A. & SANDRA L. GEMINETTI)
Address of Applicant (Street Address, City, State and Zip)	901 ROSS STREET TARENTUM, PA 15084
Name of Contact Person	IAN P. FORTE
Telephone Number of Contact Person	Home: _____
Email Address (optional)	_____
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 type="checkbox"/> Other (Please specify _____) No: <input checked="" 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.

901 ROSS STREET
TARENTUM, PA. 15084
1223-L-00286-0000 00

¹ If the applicant is an entity, a request for additional information will follow.

SECTION 3: REUSE/DEVELOPMENT PLAN

Type of Application	<input type="checkbox"/> Side Yard to Primary Residence <input type="checkbox"/> Demolition of Blighted Structure <input checked="" type="checkbox"/> Rehabilitation of Blighted Structure <input type="checkbox"/> Other
Please describe the current condition of the property.	in need of repair to become livable
How will you use the property (ex. side yard, residential rental property, etc.)? Please be specific. ¹	RESIDENCE
If you own abutting property, how does your proposed re-use relate to that property?	—
Describe any changes or improvements you will make to the condition of the property. Please be specific. ¹ <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>	SECURE DOORS, WINDOWS, AND PUT A NEW PORCH ON FRONT ENTRY AND, UPDATE AND OR REPAIR THE INSIDE OF DWELLING.
What are the estimated costs of these improvements? ²	\$ 10,000

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 valueDemolition of Blighted Structure: 100% of appraised valueRehabilitation of Blighted Structure: 100% of appraised valueAll 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.	\$ 42,900.-
Good Faith Deposit \$166.75 or 10 percent of the estimated appraised value of the property for properties valued over \$2,000.00	\$ 4,290.-
Parcel Fee <ul style="list-style-type: none">Side Yard Abutting Applicant's Primary Residence: WAIVEDDemolition of Blighted Structure: WAIVEDRehabilitation of Blighted Structure: \$1,400.00All Other Applications: \$3,000.00	\$ 1,400.-
Closing Costs Average of \$500.00	\$ 500.00
Estimated Total Purchase Price	\$ 49,090.-

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 line of credit

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.

2/21/2020
Date

Mark A. Geminetti
Signature

MARK A. GEMINETTI
Print Name

2/21/20
Date

Sandra L. Geminetti
Signature

SANDRA L. GEMINETTI
Print Name





BLOCK AND LOT No. 1223-K-2 (913 BUTLER ST.)

913 Butler Street House Renovation Estimation

15x15 Bedroom = \$1,367.75

- Fan/Light = \$100
- Paint = \$100
- Walls – Drywall \$10/sheet x 24 sheets = \$240
- Floors – Pergo \$2.79/sq ft x 225 sq ft = \$627.75
 - Padding = \$300

12x15 Bedroom = \$1,112.20

- Fan/Light = \$100
- Paint = \$100
- Walls – Drywall \$10/sheet x 21 sheets = \$210
- Floors – Pergo \$2.79/sq ft x 180 sq ft = \$502.20
 - Padding = \$200

10x10 Bedroom = \$809

- Fan/Light = \$100
- Paint = \$100
- Walls – Drywall \$10/sheet x 18 sheets = \$180
- Floors – Pergo \$2.79/sq ft x 100 sq ft = \$279
 - Padding = \$150

12x10 Living = \$844.80

- Fan/Light = \$100
- Paint = \$100
- Walls – Drywall \$10/sheet x 16 sheets = \$160
- Floors – Pergo \$2.79/sq ft x 120 sq ft = \$334.80
 - Padding = \$150

12x15 Dining = \$1,112.20

- Fan/Light = \$100
- Paint = \$100
- Walls – Drywall \$10/sheet x 21 sheets = \$210
- Floors – Pergo \$2.79/sq ft x 180 sq ft = \$502.20
 - Padding = \$200

15x15 Kitchen = \$3,967.75

- Fan/Light = \$150
- Paint = \$100
- Sink = \$350
- Refrigerator = \$1,300
- Stove = \$500
- Dishwasher = \$400
- Walls – Drywall \$10/sheet x 24 sheets = \$240
- Floors – Pergo \$2.79/sq ft x 225 sq ft = \$627.75
 - Padding = \$300

10x8 Bathroom = \$2,279.20

- Exhaust/Light = \$150
- Paint = \$100
- Tub/Shower Insert = \$700
- Toilet = \$200
- Sink = \$50
- Vanity = \$600
- Walls – Drywall \$12/sheet x 13 sheets = \$156
- Floors – Pergo \$2.79/sq ft x 80 sq ft = \$223.20
 - Padding = \$100

Basement = \$1,100

- 4 Windows – Glass Block \$200/Window = \$800
- Door – Outside Fire Door = \$300

Back Deck = \$1,500

- Treated Wood, Railings, Support Beams, Door

Front Porch = \$1,200

- Brick Pillars, Cement Flooring, Wood Railings

Furnace = \$4,500

- Unit Only

Central Air = \$3,000

- Unit Only

Electrical = \$2,000

- Box, Wiring

Insulation = \$1,300

- Entire House R30 (walls and attic)
- 1,230 sq ft x \$32/roll (32 sq ft per roll)

Misc Tools and Supplies = \$1,000

- Nails, Screws, Compound, Calking, Blades, Saw, Etc.

Labor = \$5,000

Total House Renovation = \$32,092.90

Requested Add-on Items:

Windows = \$5250

- Vinyl window replacement with installation (\$350/window) x 15 windows = \$5250

Brick Pointing = \$900

- Various brick repairs around porch, exposed basement exterior wall, and chimney (\$9.50/sq foot) x 95 sq feet = \$900

Landscaping = \$200

- Brush cutting and removal with grass cutting of the backyard

Roof Replacement W/Soffit Replacement = \$6300

- Shingle replacement (\$350/100 sq foot) x 15 (100 sq foot sections) = \$5250
- Gutter replacement (\$5/linear foot) x 40 linear feet = \$200
- Vinyl soffit replacement (\$850)

Final House Renovation Total = \$44,742.90



One Chatham Center, Suite 900
112 Washington Place
Pittsburgh, PA 15219

Administered by
Allegheny County
Economic Development

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

November 23, 2020

Geminetti Family Trust
901 Ross Street
Tarentum, PA 15084

RE: Allegheny County Vacant Property Recovery Program Application
Block and Lot No. 1223-K-2 (913 Butler St)

Dear Geminetti Family Trust:

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 30 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-2 (913 BUTLER ST)	
Estimated Appraised Value*	\$2,000.00 - \$4,000.00
Parcel Fee	\$1,400.00
Good Faith Deposit**	\$200.00 - \$400.00
Estimated Closing Costs	\$500.00
Total	\$4,100.00 - \$6,300.00

*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) Following a review of your construction plan by our inspector, the following items should be added:
 - a. Windows
 - b. Brick pointing
 - c. Landscaping (rear yard extremely overgrown)
 - d. Soffit
 - e. Roof-Replacement/Repair/Yankee gutter
- 3) 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:

Louis Weyand
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 412-350-3723 or by email (louis.weyand@alleghenycounty.us).

Sincerely,



Louis Weyand, Program Coordinator
Housing Division

Enc.: Rehab Plan – 1st Draft

Please Complete and Return the Following:

I/We, Geminetti Family Trust, have read the items above and understand and agree to the pricing structure of the Program.

Signature

Signature

Date

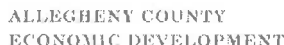
Please Complete and Return the Following:

I/We, Geminetti Family Trust, have read the items above and understand and agree to the pricing structure of the Program.


Signature


Signature

12-11-20
Date



ALLEGHENY COUNTY VACANT PROPERTY RECOVERY PROGRAM

Block and Lot No.: 1223-K-2

Mailing Address: 913 BUTLER ST **Municipality:** Tarentum

Date of Inspection:

Structure Status as of Date of Inspection: Structure exists on property

Structure has been demolished

Occupancy Status as of Date of Inspection: Structure is vacant

(If structure exists.)

Structure is occupied

If the property contains a structure, do any of the following conditions exist on the property as of the date of inspection? Please 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.
- ☐ 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. *(Please attach a copy of the notice sent by the municipality to the record owner.)*
- ☐ It is a fire hazard, or is otherwise dangerous to the safety of persons or property.
- ☐ 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.
- ☐ It is vacant and has not been rehabilitated within one year of the receipt of notice to rehabilitate from the appropriate code enforcement agency. *(Please attach a copy of the notice sent by the municipality to the record owner.)*
- ☐ 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: Geminetti Family Trust

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-L-286	GEMINETTI FAMILY REVOCABLE LIVING TRUST	901 ROSS 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

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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	An Allegheny County Employee
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	An Elected or Appointed Official
<input type="checkbox"/>	<input type="checkbox"/>	<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.

MARK A. GEMINETTE

Applicant Name (Printed)

Mark A. Geminette

Applicant Signature

2-21-20

Date

SANDRA L. GEMINETTE

Co-Applicant Name (Printed)

Sandra L. Geminette

Co-Applicant Signature

2-21-20

Date

913 BUTLER ST., TARENTUM, PA.

Address (Property applied for)

1223-K-00002-0000-00

Block/Lot

TARENTUM

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.

ANTHONY D. BRUNO BCO

Municipal Official Name (Printed)

Anthony D. Bruno BCO

Municipal Official Signature

2-28-2020

Date