



BOROUGH OF TARENTUM

Allegheny County, Pennsylvania



RESOLUTION #21-23

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-G-23 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-G-23 and having a Borough address of 317 East 8th 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 20th day of December, 2021.

ATTEST:

BOROUGH OF TARENTUM

Michael L. Nestico, Borough Manager

Scott Dadowski, President of Council

EXAMINED AND APPROVED by me this 20th day of December, 2021.

Bob Lang, Mayor



BOROUGH OF TARENTUM

Allegheny County, Pennsylvania



RESOLUTION #21-23

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 20th day of December, 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 520th day of December, 2021.

Michael L. Nestico, Borough Manager

DRAFT

ALLEGHENY COUNTY
VACANT PROPERTY RECOVERY PROGRAM

APPLICATION

Please submit the complete application and all required supporting documentation to the address below. Applications may be accepted via email (VPRP@AlleghenyCounty.us). 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	315 East 8 th Ave Tarentum PA 15084
Block and Lot # (Parcel ID)	1223-G-00023-0000-00
Condition	<input checked="" type="checkbox"/> Vacant Lot <input type="checkbox"/> Vacant Structure
Approximate Size (in square feet)	2,800 sq. ft.
Assessed value	\$ 3,000
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
Have you engaged in sales negotiations with the record owner in the last 12 months?	<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	Cheryl Wyble & Angelea Matthews
Address of Applicant (Street Address, City, State and Zip)	317 East 8 th Ave Tarentum PA 15084
Name of Contact Person	Cheryl Wyble or Angelea Matthews
Telephone Number of Contact Person	
Email Address (optional)	

<p>Do you currently own property that shares a common boundary with the subject property?</p>	<p>Yes: <input checked="" type="checkbox"/> Homeowner Occupant <input type="checkbox"/> Business <input type="checkbox"/> Residential Rental Property <input type="checkbox"/> Other (Please specify _____)</p> <p>No: <input type="checkbox"/></p>
<p>Please identify the address and Block and Lot number of all property that you own in Allegheny County. <i>Including property owned individually, jointly, or owned by any entity (LLC, corporation, partnership, etc.) in which you have an interest.</i></p>	<p>317 East 8th Ave. Tarentum PA 15084</p>

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

SECTION 3: REUSE/DEVELOPMENT PLAN

<p>Type of Application</p>	<p><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</p>
<p>Please describe the current condition of the property.</p>	<p>grassy.</p>
<p>How will you use the property (ex. side yard, residential rental property, etc.)? Please be specific.¹</p>	<p>Side yard-I have been using & maintaining said property for 10 years now.</p>
<p>If you own abutting property, how does your proposed re-use relate to that property?</p>	<p>Extending yard & obtaining ownership</p>
<p>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></p>	<p>fence in area & use it for outdoor use. Cut grass regularly like I've been doing.</p>
<p>What are the estimated costs of these improvements?²</p>	<p>\$ 3,000 - \$4,000 plus maintenance</p>

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.	\$2000
Good Faith Deposit \$181.75 or 10 percent of the estimated appraised value of the property for properties valued over \$2,000.00	\$2000
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	\$waived
Closing Costs Average of \$500.00	\$500.00
Estimated Total Purchase Price	\$2,700

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
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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.

4-9-21
Date

Cheryl Wylie
Signature

Cheryl Wylie
Print Name

4-9-21
Date

Angele Matthews
Signature

Angele Matthews
Print Name







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 1, 2021

Cheryl Wyble and Angelea Matthews
317 East 8th Avenue
Tarentum, PA 15084

RE: Allegheny County Vacant Property Recovery Program Application
Block and Lot No. 1223-G-23 (E 8th Ave)

Dear Cheryl Wyble and Angelea Matthews:

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) To be eligible for the Program, applicants must be current on all taxes, water, sewage, and refuse bills for all property for which they are the record owner within Allegheny County. The following properties are delinquent and list you as the owner of record:

Block and Lot No.	Case Number	Delinquency
1223-G-21	DTD-13-080850	School District Tax Lien (2013)

Please see the enclosed Allegheny County Department of Real Estate and Department of Court Records documentation for verification of property ownership and delinquencies. In order to proceed with your application, all liens must be satisfied according to the Department of Court Records.

- 2) 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-G-23 (E 8TH AVE)	
Estimated Appraised Value*	\$250.00 - \$ 450.00
Parcel Fee	Waived

Good Faith Deposit**	\$ 181.75
Estimated Closing Costs	\$500.00
Total	\$931.75 - \$ 1,131.75

*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.**

- 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 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:

Jordan Jasper
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 412-350-1045 or by email (Jordan.jasper@alleghenycounty.us).

Sincerely,



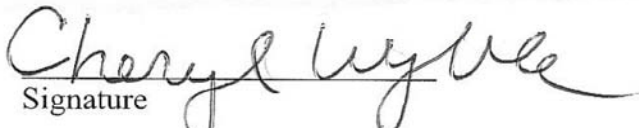
Jordan Jasper, Project Manager
Development Division

Enc.: Department of Court Records Printout

Please Complete and Return the Following:

I/We, Cheryl Wyble and Angelea Matthews, have read the items above and understand and agree to the pricing structure of the Program.


Signature


Signature


Date

--Results--

Block Lot Number:
1223 g 21

Search



Block/Lot	Filing Date	Case ID	Case Type	Municipality	Ward	Last Docket Filing	Tax Amount	Tax Year	Property Description
1223G21	3/29/2005	DTD-05-010460	Borough Tax Lien	Tarentum Boro		Satisfaction	301.5	2004	317 E. 8th Ave.
1223G21	9/20/2005	DTD-05-067437	School District Tax Lien	Tarentum Boro		Satisfaction	1595.68	2004	317 E. 8th Ave.
1223G21	9/4/2012	DTD-12-075527	School District Tax Lien	Tarentum Boro		Satisfaction	1512.05	2011	317 E 8TH AVE
1223G21	10/19/2012	DTD-12-082245	Borough Tax Lien	Tarentum Boro		Satisfaction	361.68	2011	317 E 8TH AVE
1223G21	10/3/2013	DTD-13-080850	School District Tax Lien	Tarentum Boro		Tax Lien	1522.69	2012	317 E 8TH AVE

Showing 1 to 5 of 5 rows

Highlands School District vs Wyble

Property Information Property Owner Mailing Address Tax Information

Docket Entries Count : 1

Search

Filing Date	Docket Type	Docket Text	Filing Party	Redacted Document
10/3/2013	Tax Lien		Highlands School District	No Image

Showing 1 to 1 of 1 rows

Top

— Event Schedule Count : 0

Services Count : 0Complete Service History	
No matching records found	

Cash Receipt

NO. _____

Received of Cheryl Wyble/100\$ 1674.96For 2012 School taxesDate 6-13-13School 1223 G21Signed D. Howells

•WHITE COPY - PAYEE

•YELLOW - FORWARD TO BUSINESS OFFICE

•PINK COPY - BUILDING PRINCIPAL

H727

1223-G-21
DISCOUNT ENDS JUNE 30 2012

TAX STATEMENT

TARENTUM BORO

MILLAGE

STATEMENT DATE

.0054800

MAY 1, 2012

LINE NO.	ASSESSED VALUATION REAL ESTATE	TAX		FACE TAX TO: AUG 31	2% DISCOUNT TO: JUNE 30	AMOUNT DUE AT D
		REAL ESTATE	PER CAPITA			
0-1875	66000	361.68		361.68	7.23	354.45

PROPERTY LOCATION 317 E 8TH AVE
LOT/HSE/GARNOTE: PLEASE RETURN ALL COPIES
WITH REMITTANCE.
PROMPT PAYMENT IS REQUESTED

\$ 36.17

ADD 10% PENALTY
AFTER AUG 31TOTAL DUE WITH PENALTY
\$ 397.85

PAID

ASSESSED TO WYBLE CHERYL
317 E 8TH AVE
TARENTUM PA 15084

JUN 03 2013

KAREN A. MARIETTI
TAX COLLECTOR

PAYABLE TO:

KAREN MARIETTI, TAX COLLECTOR
318 SECOND AVENUE
TARENTUM, PA 15084 PHONE: (724) 224-1179

OFFICE HOURS

MONDAY, TUESDAY & THURSDAY 9-12, 1-3

THERE WILL BE A \$30.00 CHARGE FOR ANY CHECK RETURN
RECEIPT MAILED IF SELF-ADDRESSED AND STAMPED ENVELOPE
IS FURNISHED WITH PAYMENT.

READ BILL CAREFULLY Discount of 2% allowed if paid within two months, taxes may be paid at face within four months, or penalty of 10% will be added beginning four months from date of this notice. If taxes are not paid within current year of statement date, a lien will be filed on the property as specified by law, and 10% interest will accrue in addition to above penalty and costs.

2012

ALLEGHENY COUNTY REAL ESTATE TAX BILL

2012 RECEIPT FOR REAL ESTATE TAXES
JOHN WEINSTEIN, ALLEGHENY COUNTY TREASURER

PROPERTY OWNER(S): WYBLE CHERYL

LOT BLOCK NO.
1223-G-21

00



11285501875300000290190000028439855018753

GROSS TAX DUE DATE
July 2, 2012GROSS TAX
\$290.19

PENALTY

INTEREST

AMOUNT PAID DELINQUENT

PENALTY PLUS INTEREST

Cash

Check

DISCOUNT DUE DATE
May 31, 2012DISCOUNT AMOUNT DUE
\$284.39CODE AND LINE NO.
855 01875 3TAXABLE MARKET VALUE
\$51,000

YEAR 2012 TAX LEVY OR .5690 TAXABLE MARKET VALUE \$51,000	5.690 MILLS PER \$100.00 VALUATION	NET TAX \$284.39
LOT BLOCK NO. 1223-G-21 TB: 00		GROSS TAX \$290.19
CODE AND LINE NO. 855 01875 3		PENALTY
PROPERTY LOCATION - MUNICIPALITY 317 E 8TH AVE TARENTUM		INTEREST
		AMOUNT PAID DELINQUENT

WYBLE CHERYL
317 E 8TH AVE
TARENTUM PA 15084

DO NOT DETACH



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: Cheryl Wyble and Angelea Matthews

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-G-21	CHERYL WYBLE	317 E 8TH 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.)

X No

ANTHONY D. BRUNI, BCO
Name and Title

12-9-2021
Date of Review

Anthony 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-G-23

Mailing Address: E 8TH 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.		N/A
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.		N/A
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

Anthony D. Bruni
 Printed Name

12/9/2021
 Date

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

<u>Cheryl Wyble</u>	<u>Cheryl Wyble</u>	<u>4-9-21</u>
Applicant Name (Printed)	Applicant Signature	Date
<u>Angelea Matthews</u>	<u>Angelea Matthews</u>	<u>4-9-21</u>
Co-Applicant Name (Printed)	Co-Applicant Signature	Date
<u>315 E 8th Ave.</u>	<u>Parcel # 1223-G-00023-0000-00</u>	<u>Tarentum</u>
Address (Property applied for)	Block/Lot	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.

<u>[Signature]</u>	<u>Michael L. Nestico</u>	<u>12/20/2021</u>
Municipal Official Name (Printed)	Municipal Official Signature	Date