



CITY OF BETHLEHEM
OFFICE OF THE CITY SOLICITOR

INTEROFFICE MEMORANDUM

To: Louise M. Kelchner, City Clerk

From: William P. Leeson, Esq., City Solicitor

Re: Exchange of Real Estate
Part of Tax Parcel No. P6SE1A-9-1 from City of Bethlehem to Bethlehem
Parking Authority
Part of Tax Parcel No. P6SE1A-8-1 from Bethlehem Parking Authority to City of
Bethlehem

Date: December 29, 2016

Pursuant to Bethlehem City Council Resolution 11,836 (adopted May 25, 1993), it is recommended that the City of Bethlehem accept the following gift of real property. In accordance with Resolution 11,836, it is asked that this request be read into the record during the Communication section of Council's meeting, and that the Council President refer the request to the Parks and Public Property Committee for study and recommendation; or, in the alternative, entertain a motion to bypass the Committee review and authorize a present vote on the matter inasmuch as a review should be considered perfunctory.

This Resolution is required as part of the development plan for the new parking garage at New Street and Graham Place. In exchange for the transfer for land from the Bethlehem Parking Authority, the City will transfer an equivalent parcel. An illustration of the transferred parcels is shown on Exhibit A.


The exchange of parcels also is required to support conditions of the RACP commitment to the Bethlehem Parking Authority which the City is required to guarantee on behalf of the Bethlehem Parking Authority.

This exchange also was subject to the Planning Commission review and approval proceedings concerning the project.

Note that title to the lot being transferred to the City currently rests with Best Suites Hospitality, LLC, and is in the process of transfer to the Bethlehem Parking Authority.

Specific details regarding the exchange are as follows:

- a. Identification of Parcels:
- Transfer from the City to the Bethlehem Parking Authority – Part of Tax Parcel No. P6SE1A-9-1 (see attached legal description and plan).
 - Transfer from the Bethlehem Parking Authority to the City – Part of Tax Parcel No. P6SE1A-8-1 (see attached legal description and plan).
 - Note: The final parcel identification numbers of the transferred lots will be assigned by Northampton County once the deeds are recorded.
- b. Location of Utility Lines, etc.: None of consequence to the transfer.
- c. Appraised Value: Negligible value for each parcel.
- d. Name of Abutting Property Owners: City of Bethlehem, Bethlehem Parking Authority and Best Suites Hospitality, LLC.
- e. Zoning Designation:
- Part of Tax Parcel No. P6SE1A-9-1 – This parcel is zoned for Institutional use, “I”.
 - Part of Tax Parcel No. P6SE1A-8-1 – This parcel is zoned for Commercial Business use, “CB”.
- f. Condition of Title:
- Transfer from the City to the Bethlehem Parking Authority – The City is conveying a parcel with clear and unencumbered title.
 - Transfer from the Bethlehem Parking Authority to the City – The Bethlehem Parking Authority will be required to transfer to the City clear, unencumbered, insurable title to the parcel satisfactory to the City Solicitor.
 - Restrictions to Greenway use applicable to the City-owned parcel are being removed and such restrictions shall apply to the parcel to be acquired.



William P. Leeson, Esq., Solicitor

CC: Mayor Donchez
Michael Alkhal
Darlene Heller
James L. Broughal, Esq.



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

COB to BPA

941 Marcon Boulevard
Suite 801
Allentown, PA 18109
T: 610.868.4201
F: 610.264.4672
www.maserconsulting.com

**DESCRIPTION OF PROPERTY
CITY OF BETHLEHEM
COUNTY OF NORTHAMPTON
PENNSYLVANIA**

**DEED OF ACQUISITION
PART OF CONSOLIDATED LOT
PROJECT NO. 15001235A
MAY 11, 2016**

All that certain lot, tract or parcel of land situate, lying and being in the City of Bethlehem in the County of Northampton and the State of Pennsylvania, and being a portion of Parcel ID P6SE1A 9 1 said lots as recorded in the office of recorder of deed for Northampton County, said parcel also as shown on a certain map entitled, "Lot Consolidation, Minor Subdivision and Right of Way Vacation Plan for Bethlehem Parking Authority, Ward 2, City of Bethlehem, Northampton County, Pennsylvania," prepared by Maser Consulting, dated January 11, 2015, revised to April 14, 2016, and being more particularly bounded and described as follows, to wit:

BEGINNING at the point of intersection formed by the existing northerly line of West Graham Place (36' R.O.W.), the existing southwesterly line of lands now or formerly of the Philadelphia and Reading Railroad Right of Way, (Variable Width R.O.W.), and the existing westerly line of South New Street and from said point running, thence;

The following two (2) courses along the former right-of-way line of Graham Street:

1. N 77° 50' 38" W, 5.21 feet, to a point, thence –
2. N 75° 37' 38" W, 86.99 feet, to a point, thence –

Following three (3) courses through Parcel ID P6SE1A 9 1

3. N 86° 11' 18" E, 30.98 feet, to a point, thence –
4. N 03° 48' 42" W, 15.47 feet, to a point, thence –
5. N 84° 35' 45" E, 55.44 feet, to a point, thence –

Following one (1) along the right-of-way of South New Street

6. S 05° 23' 07" E, 45.61 feet to the Point and Place of **BEGINNING**.

CONTAINING: 2,155 square feet or 0.049 acres of land more or less.

SUBJECT TO: all easements, restrictions, covenants, agreements of record.

R:\Projects\2015\15001235A\Survey\Description\160511 DEED OF ACQUISITION-PARKING_AUTHORITY.docx



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

BPA to COB

941 Marcon Boulevard
Suite 801
Allentown, PA 18109
T: 610.868.4201
F: 610.264.4672
www.maserconsulting.com

DESCRIPTION OF PROPERTY
CITY OF BETHLEHEM
COUNTY OF NORTHAMPTON
PENNSYLVANIA

DEED OF ACQUISITION
PART OF PARCEL ID P6SE1A 8 1
PROJECT NO. 15001235A
MAY 4, 2016

All that certain lot, tract or parcel of land situate, lying and being in the City of Bethlehem in the County of Northampton and the State of Pennsylvania, and being a portion of Parcel ID P6SE1A 8 1 said lots as recorded in the office of recorder of deed for Northampton County, said parcel also as shown on a certain map entitled, "Lot Consolidation, Minor Subdivision and Right of Way Vacation Plan for Bethlehem Parking Authority, Ward 2, City of Bethlehem, Northampton County, Pennsylvania," prepared by Maser Consulting, dated January 11, 2015, revised to April 14, 2016, and being more particularly bounded and described as follows, to wit:

BEGINNING at the point of intersection formed by the existing northerly line of West Graham Place (36' R.O.W.), with the existing southwesterly line of lands now or formerly of the Philadelphia and Reading Railroad Right of Way, (Variable Width R.O.W.), and from said point running, thence;

1. South eighty-six degrees eleven minutes eighteen seconds West (S 86° 11' 18" W), one hundred eleven and twenty-two hundredths feet (111.22'), along the aforesaid existing northerly line of West Graham Place, to a point in the same, thence;
2. North four degrees twenty-seven minutes fifty-five seconds West (N 04° 27' 55" W), forty-five and twenty-nine hundredths feet (45.29'), passing through a portion of Parcel ID # P6SE1 8 1, to a point in the aforesaid existing southwesterly line of lands now or formerly of the Philadelphia and Reading Railroad Right of Way, (Variable Width R.O.W.), Parcel ID # P6SE1A 9 1, said adjoining lot as shown the aforesaid map and plan, to a point in the same, thence;
3. South sixty-eight degrees fourteen minutes thirty-eight seconds East (S 68° 14' 38" E), nine and eighty-four hundredths feet (9.84'), along the aforesaid existing southwesterly line of land now or formerly of the Philadelphia and Reading Railroad Right of Way, (Variable Width R.O.W.), Parcel ID # P6SE1A 9 1, to an angle point in the same, thence;
4. South seventy-one degrees forty-four minutes thirty-eight seconds East (S 71° 44' 38" E), one hundred one and seventy-five hundredths feet (101.75'), still along the aforesaid existing southwesterly line of land now or formerly of the Philadelphia and Reading Railroad Right of Way, (Variable Width R.O.W.), Parcel ID # P6SE1A 9 1, to an angle point in the same, thence;



DESCRIPTION OF PROPERTY
CITY OF BETHLEHEM
COUNTY OF NORTHAMPTON
PENNSYLVANIA

DEED OF ACQUISITION
PART OF PARCEL ID P6SE1A 8 1
PROJECT NO. 15001235A
MAY 4, 2016
PAGE 2 OF 2

5. South seventy-five degrees thirty-seven minutes thirty-eight seconds East (S 75° 37' 38" E), nine and two hundredths feet (9.02'), still along the aforesaid existing southwesterly line of land now or formerly of the Philadelphia and Reading Railroad Right of Way, (Variable Width R.O.W.), Parcel ID # P6SE1A 9 1, to a point in the aforesaid existing northerly line of West Graham Place, to a point in the same, the Point and Place of BEGINNING.

CONTAINING: 2451.24 S.F. of land more or less or 0.056 AC of land more or less.

The foregoing description was prepared by the undersigned Land Surveyor for the firm of Maser Consulting P.A. and is based upon a certain plan entitled, "Lot Consolidation, Minor Subdivision and Right of Way Vacation Plan for Bethlehem Parking Authority, Ward 2, City of Bethlehem, Northampton County, Pennsylvania," prepared by Maser Consulting, dated January 11, 2015, revised to April 14, 2016.