

**ALIQUIPPA CITY COUNCIL  
WORK SESSION MEETING  
Wednesday, June 24, 2020 – 7:00 P.M.**

**“Solicitor to explain agenda items and request public comment on agenda items only”**

**OPENING EXERCISES**

- A. Call To Order**
- B. Roll Call**
- C. Pledge of Allegiance**
- D. Public Comments – Agenda Items Only**

**POLICE DEPARTMENT – CHIEF JOHN LANE**

- 1. Department Head/Director Report.**

**FIRE DEPARTMENT – CHIEF DAVE FORINGER**

- 1. Department Head/Director Report.**

**STREET DEPARTMENT- ALEX SCOTT**

- 1. Department Head/Director Report.**

**RECREATION – JENNIFER MILLINER**

- 1. Department Head/Director Report.**

**CODE ENFORCEMENT OFFICER – JAMES BOLOGNA**

- 1. Report**

**ADMINISTRATION**

### **NEW BUSINESS:**

1. Motion to approve the handicapped parking permit submitted by Verna Johnson at 1817 Main Street.
2. (Previously approved via phone vote) Motion to approve the purchase by Brian Cox of tax parcels 08-013-0258.000 & 08-013-0259.000 located at 449 Franklin Avenue from the Beaver County Repository of Unsold Properties authorizing the appropriate official to execute the consent agreement of Resolution No. 7 of 2018 and exonerating taxes due and owing for the City purposes, of properties held in repository of the Beaver County Commonwealth of Pennsylvania, for all years preceding the year 2016, delinquent property taxes. All current taxes for the year 2016, 2017 and each subsequent year thereafter shall be due and owing to the City of Aliquippa.
3. Motion to approve the purchase by Olaolo Fasoranti & Zabriauer Smith of tax parcel 08-029-0521.000 located at 709 Dale Street from the Beaver County Repository of Unsold Properties authorizing the appropriate official to execute the consent agreement of Resolution No. 7 of 2018 and exonerating taxes due and owing for the City purposes, of properties held in repository of the Beaver County Commonwealth of Pennsylvania, for all years preceding the year 2016, delinquent property taxes. All current taxes for the year 2016, 2017 and each subsequent year thereafter shall be due and owing to the City of Aliquippa.
4. Motion to approve the purchase by Darius Tyson of tax parcel 08-014-0815.000 located at 115 Jarvis Street from the Beaver County Repository of Unsold Properties authorizing the appropriate official to execute the consent agreement of Resolution No. 7 of 2018 and exonerating taxes due and owing for the City purposes, of properties held in repository of the Beaver County Commonwealth of Pennsylvania, for all years preceding the year 2016, delinquent property taxes. All current taxes for the year 2016, 2017 and each subsequent year thereafter shall be due and owing to the City of Aliquippa.
5. There will be a Planning Meeting held publicly and via zoom on Thursday, June 25<sup>th</sup> at 7:00 pm at the City Building to discuss Dollar General. This was advertised in BC Times.

*Any extenuating legal concerns or matters will not be addressed regarding personnel issues.*

### **ADJOURNMENT:**

CITY OF ALIQUIPPA  
581 FRANKLIN AVENUE  
ALIQUIPPA, PA 15001

APPLICATION FOR HANDICAPPED PARKING (RESIDENTIAL ONLY)

Please Print

Applicant's Name: Verna Johnson

Address: 1817 Main Street

Phone: 724 513 0031 Date: 5-29-2020

This Application is: ☐ A Renewal ☒ A New Application

Location of Space Requested: 1817 Main Street

If Different Location than Address, Please Explain Why:

N/A

Are any of the following available at the requested location?

☐ No Off Street Parking  
☐ No Driveway  
☐ No Garage

If Yes, provide explanation why it cannot be utilized:

Nature/Severity of Disability: Wheelchair & Cane

Name and Address of Vehicle Owner (as listed on Vehicle Registration):

1817 Main Street  
Aliquippa 15001-2925

HP (Handicap) or SDV (Severely Disabled Veteran) License Plate No.: 2K V 52618

Vehicle Make: 2010 Versa Vehicle Model: NISSAN

Vehicle Year: 2010 VIN: 3N1BC1C0XAL463783

Is this vehicle modified to accommodate your disability? ☐ Yes ☒ No

If Yes, please explain:

Verna Johnson

Applicant's Signature

Signature & Relationship of Person Completing  
Application if not Applicant

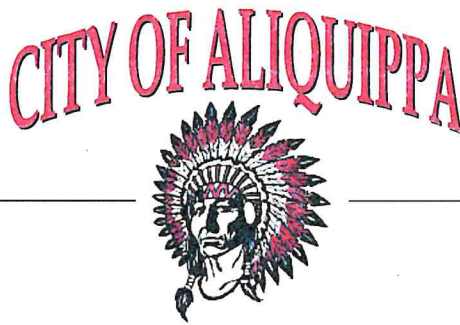
FOR CITY USE ONLY

City Official: \_\_\_\_\_

Date: \_\_\_\_\_

DISAPPROVED FOR THE FOLLOWING REASON(S):

- ☐ Falsification of Information
- ☐ Off-Street Driveway parking/garage appears to be available at residence
- ☐ Providing HP Reserved Parking may create an undue inconvenience to others
- ☐ Adequate HP Reserved Parking currently exists near residence
- ☐ No HP (handicap) or SDV (severely disabled veteran license plate)
- ☐ Current parking restrictions prohibit parking at this location
- ☐ Other



581 FRANKLIN AVENUE ❖ ALIQUIPPA, PENNSYLVANIA 15001 ❖ (724) 375-5188



June 22, 2020

DWAN B. WALKER, *Mayor*

SAMUEL L. GILL, *City Administrator*

Mr. Brian Cox  
718 Grove Street  
Aliquippa, PA 15001

RE: Repository Property located at 449 Franklin Avenue, Tax Parcel 08-013-0258.000

Dear Mr. Cox:

Please be advised that the City of Aliquippa has completed the process of establishing procedures for the processing of Repository Properties. The City Council has approved your purchase of tax parcel 08-013-0258.000 located at 449 Franklin Ave. on June 22, 2020, from the Beaver County Repository of Unsold Properties authorizing the appropriate official to execute the consent agreement of Resolution No. 7 of 2018 and exonerating taxes due and owing for the City purposes, of properties held in repository of the Beaver County Commonwealth of Pennsylvania, for all years preceding the year 2016, delinquent property taxes. All current taxes for the year 2016, 2017 and each subsequent year thereafter shall be due and owing to the City of Aliquippa.

Upon completion of the repository process, you will be required to obtain a Certificate of Occupancy through an Occupancy Inspection in accordance with Ordinance 8 of 2006. Said inspection will require a commercial fee of \$304.50

You will need to have the Aliquippa School District approve the purchase prior to completing the transaction with the County. If you have any questions, please contact me at 724-375-5188.

Best Regards,

Samuel L. Gill  
City Administrator



Consent of taxing districts for the private offer to purchase from Repository of Unsold Properties

Bidder: Name: FIRST FRANKLIN LLC  
Address: 106 WYKES ST.  
ALIQUIPPA, PA 15001  
Phone: 412-741-9611  
Tax Parcel: 08-013-0258.000  
Bid Amount: \$ 1,630.00

Consent:

Samuel L. Gill

Municipality

06-23-2020

Date

School District

Date

\*  
Kevin J. McElluam

Beaver County

2/13/2020 Date

CC

Section 627 of the Pennsylvania Real Estate Tax Sale Law (72 P.S. §5860.627) requires the written consent of taxing districts where the property is located, before the Bureau can accept an offer from the Repository of Unsold Properties. No taxing district can unreasonably withhold consent to the sale of the property. This form must be signed and returned to the Tax Claim Bureau before any sale of the property can be consummated.

## Repository Settlement Statement

Tax Parcel Number: 08-013-0258.000

Location: ALQUIPPA

Reputed Owner: SMITH, MICHAEL

Purchaser: FIRST FRANKLIN LLC

Bid Amount: \$11,30.00 MINIMUM-COSTS OF BUREAU

Transfer Taxes (Total): \$711.45 ASSESSED VALUE x 4.59 x .02 (2019)

Recording Fee: 92.75

Deed Preparation Fee: 25.00

Petition Fee: 164.75

Praecipe/Discontinuance: 12.25

Total: \$2,036.20

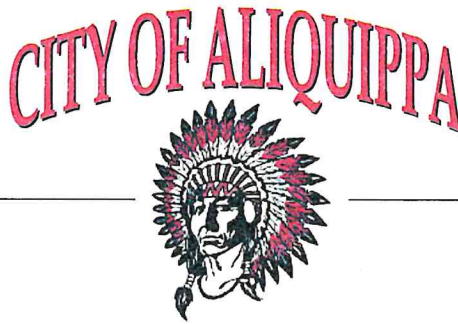
Plus: TAXES FROM TAX YEARS 2012-CURRENT  
DUE ON OR BEFORE 7/1/21

Amount Received: \_\_\_\_\_ Cash \_\_\_\_\_

Total Due by Purchaser: \_\_\_\_\_

**PAYMENT BY CASH ONLY!!!**

Received Copy \_\_\_\_\_  
Purchaser \_\_\_\_\_ Date \_\_\_\_\_



581 FRANKLIN AVENUE ❖ ALIQUIPPA, PENNSYLVANIA 15001 ❖ (724) 375-5188



June 22, 2020

DWAN B. WALKER, *Mayor*

SAMUEL L. GILL, *City Administrator*

Mr. Brian Cox  
718 Grove Street  
Aliquippa, PA 15001

RE: Repository Property located at 449 Franklin Avenue, Tax Parcel 08-013-0259.000

Dear Mr. Cox:

Please be advised that the City of Aliquippa has completed the process of establishing procedures for the processing of Repository Properties. The City Council has approved your purchase of tax parcel 08-013-0259.000 located at 449 Franklin Ave. on June 22, 2020, from the Beaver County Repository of Unsold Properties authorizing the appropriate official to execute the consent agreement of Resolution No. 7 of 2018 and exonerating taxes due and owing for the City purposes, of properties held in repository of the Beaver County Commonwealth of Pennsylvania, for all years preceding the year 2016, delinquent property taxes. All current taxes for the year 2016, 2017 and each subsequent year thereafter shall be due and owing to the City of Aliquippa.

Upon completion of the repository process, you will be required to obtain a Certificate of Occupancy through an Occupancy Inspection in accordance with Ordinance 8 of 2006. Said inspection will require a commercial fee of \$304.50

You will need to have the Aliquippa School District approve the purchase prior to completing the transaction with the County. If you have any questions, please contact me at 724-375-5188.

Best Regards,

Samuel L. Gill  
City Administrator

City of Aliquippa  
REPOSITORY PURCHASE APPLICATION

Applicant Information

Date	5/19/2020	
Name	Brian Cox	
Address	718 Grove St	
Phone #	678-368-8451	Cell#

Repository Property Data

Parcel #	09-03-0254
Street Address	447 Franklin Ave
Zoning Class	C-1
Intended Purpose	Commercial storefront and renovated apartments
Anticipated timeframe for Completion of improvements:	6 months
Who will perform the renovation? Circle all that apply	SELF <u>CONTRACTOR</u> UNDECIDED

Have you previously purchased property from the Beaver County Repository of Unsold Properties? ☐ Yes ☒ No

If yes, please explain:

	Address	Date of Purchase
1.)		
2.)		
3.)		

I agree to comply with City of Aliquippa Ordinances that pertain to property ownership.

Brian Cox  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-Applicant



## Repository Settlement Statement

Tax Parcel Number: 08-013-0259.000

Location: ALIQUIPPA

Reputed Owner: SMITH, MICHAEL

Purchaser: FIRST FRANKLIN LLC

Bid Amount: \$ 1539.00 MINIMUM-COSTS OF BUREAU

Transfer Taxes (Total): \$ 711.45 ASSESSED VALUE x 4.59 x .02 (2019)

Recording Fee: 92.75

Deed Preparation Fee: 25.00

Petition Fee: 164.75

Praeceptum/Discontinuance: 12.25

Total: \$ 2,545.20

Plus: **TAXES FROM TAX YEARS** 2018 - CURRENT

**DUE ON OR BEFORE**             /        /       

Amount Received: \_\_\_\_\_ Cash

Total Due by Purchaser: \_\_\_\_\_

**PAYMENT BY CASH ONLY!!!**

Received Copy \_\_\_\_\_  
Purchaser \_\_\_\_\_

Date \_\_\_\_\_

Consent of taxing districts for the private offer to purchase from Repository of Unsold Properties

Bidder: Name: FIRST FRANKLIN LLC  
Address: 100 WYKES ST.  
ALBUQUERQUE, NM 87101  
Phone: 505-741-9411  
Tax Parcel: 08-013-0259.000  
Bid Amount: \$ 1,539.00

Consent:

Samuel L. Gil

Municipality

06-23-2020

Date

School District

Date

\*  
Kevin J. McElwain

Beaver County

2/13/2020

Date

CC

Section 627 of the Pennsylvania Real Estate Tax Sale Law (72 P.S. §5860.627) requires the written consent of taxing districts where the property is located, before the Bureau can accept an offer from the Repository of Unsold Properties. No taxing district can unreasonably withhold consent to the sale of the property. This form must be signed and returned to the Tax Claim Bureau before any sale of the property can be consummated.

City of Aliquippa  
REPOSITORY PURCHASE APPLICATION

Applicant Information

Date	06/09/2020	
Name	Zabrina Smith Olado Fasoranti	
Address	106 Wykes Street Aliquippa, Pennsylvania (1501)	
Phone #	618-741-9611	Cell#

Repository Property Data

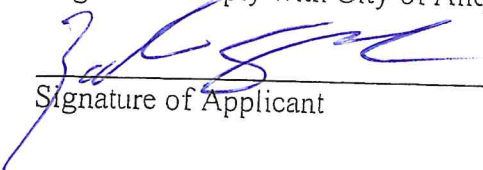
Parcel #	08-029-0521.000
Street Address	709 Dale Street
Zoning Class	Residential
Intended Purpose	Renovation and Rental
Anticipated timeframe for Completion of improvements:	1 month
Who will perform the renovation? Circle all that apply	SELF <u>CONTRACTOR</u> UNDECIDED

Have you previously purchased property from the Beaver County Repository of Unsold Properties? \_\_\_ Yes ☒ No

If yes, please explain:

Address	Date of Purchase
1.)	
2.)	
3.)	

I agree to comply with City of Aliquippa Ordinances that pertain to property ownership.

  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-Applicant

## **SALE OF PROPERTY FROM THE REPOSITORY OF UNSOLD PROPERTY**

1. The minimum bid acceptable to the Tax Claim Bureau will be the record costs as they appear on the dockets of each individual parcel in the Repository of unsold properties.
2. Pursuant to section 627 of the Pennsylvania Real Estate Tax Sale Law, affected taxing authorities must give written consent to the sale of any property held in the Repository of Unsold Property.
  - a) Prospective purchasers must complete and obtain signed acknowledgement from all affected taxing authorities consenting to the proposed sale.
  - b) Prospective purchasers must initially approach the Chief County Assessor on behalf of Beaver County.
3. Prospective purchasers will be responsible for all costs relative to the consummation of any sale from the Repository of Unsold Property.
  - a) Prospective purchasers must complete and submit with all consent forms, a Repository Settlement Statement.
  - b) Prospective purchasers will agree that all tax claims which accrued subsequent to the year of the judicial sale will become the responsibility of the prospective purchaser and the Bureau will offer a one year period to pay.
4. Upon submission of the completed consent form, the Repository Settlement Statement and the remittance of the bid and all costs (in cash only), the Tax Claim Bureau will issue a certificate of purchase to the purchaser.

**IN ORDER TO COMPLETE THIS TRANSACTION,  
YOU MUST SCHEDULE AN APPOINTMENT  
BY CALLING 724-770-4480**

5. Within 30 days the purchaser will be requested to review the deed, prepared by the Tax Claim Bureau, and the deed will be recorded at the Beaver County Recorder of Deeds Office.



## Repository Settlement Statement

Tax Parcel Number:

08-029-0521.000

Location:

709 Dule St.

Reputed Owner:

Larry W. J. Jett

Purchaser:

Olafolu Fasoranti

Bid Amount:

3137

MINIMUM-COSTS OF BUREAU

Transfer Taxes (Total):

977.67

ASSESSED VALUE x 4.59 x .02 (2019)

Recording Fee:

92.75

Deed Preparation Fee:

25.00

Petition Fee:

164.75

Praecipe/Discontinuance:

12.25

Total:

4,409.42

Plus: TAXES FROM TAX YEARS

DUE ON OR BEFORE

2018-Current

7/1/21

Amount Received:

Cash

Total Due by Purchaser:

**PAYMENT BY CASH ONLY!!!**

Received Copy

Purchaser

Date


Consent of taxing districts for the private offer to purchase from Repository of Unsold Properties

Bidder: Name: Olafu Fasoranti  
Address: 411 S Main Street Apt 512  
Los Angeles, California 90013  
Phone: \_\_\_\_\_  
Tax Parcel: 08-029-0521  
Bid Amount: \$3,137

Consent:

\_\_\_\_\_  
Municipality \_\_\_\_\_ Date

\_\_\_\_\_  
School District \_\_\_\_\_ Date

  
*Kevin J McEluain*

\_\_\_\_\_  
Beaver County

\_\_\_\_\_  
Date

Section 627 of the Pennsylvania Real Estate Tax Sale Law (72 P.S. §5860.627) requires the written consent of taxing districts where the property is located, before the Bureau can accept an offer from the Repository of Unsold Properties. No taxing district can unreasonably withhold consent to the sale of the property. This form must be signed and returned to the Tax Claim Bureau before any sale of the property can be consummated.

Google Maps 709 Dale St

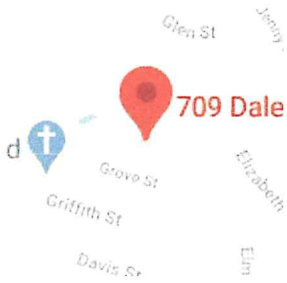


Image capture: Sep 2013 © 2020 Google

Aliquippa, Pennsylvania

Google

Street View





City of Aliquippa  
REPOSITORY PURCHASE APPLICATION

Applicant Information

Date	06/09/2020
Name	Darius M Tyson
Address	324 Larimer St Aliquippa, PA
Phone #	424-971-6683

Repository Property Data

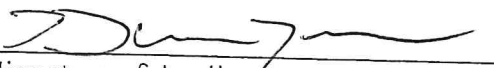
Parcel #	08-014 - 0815.000
Street Address	115 Jarvis St
Zoning Class	
Intended Purpose	To live in or to rent out
Anticipated timeframe for Completion of improvements:	Varies
Who will perform the renovation? Circle all that apply	<input checked="" type="checkbox"/> SELF <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> UNDECIDED

Have you previously purchased property from the Beaver County Repository of Unsold Properties? \_\_\_ Yes ☒ No

If yes, please explain:

Address	Date of Purchase
1.)	
2.)	
3.)	

I agree to comply with City of Aliquippa Ordinances that pertain to property ownership.

  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-Applicant



## Repository Settlement Statement

Tax Parcel Number: 08-014-0815.000  
Location: 115 Jarvis St  
Reputed Owner: Kavic, Alexander J MD, Inc  
Purchaser: Darius Mandal Tyson  
324 Larimer St  
Aliquippa PA 15001

Bid Amount: 1459.00 **MINIMUM-COSTS OF BUREAU**  
Transfer Taxes (Total): 697.68 **ASSESSED VALUE x 4.59 x .02 (2019)**

Recording Fee: 92.75  
Deed Preparation Fee: 25.00  
Petition Fee: 164.75  
Praecipe/Discontinuance: 12.25  
Total: 2451.43

Plus: **TAXES FROM TAX YEARS** 2009  
**DUE ON OR BEFORE** 7/1/2021

Amount Received: \_\_\_\_\_ Cash \_\_\_\_\_

Total Due by Purchaser: \_\_\_\_\_

**PAYMENT BY CASH ONLY!!!**

Received Copy \_\_\_\_\_  
Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Consent of taxing districts for the private offer to purchase from Repository of Unsold Properties

Bidder: Name: Darius Mandall Tyson  
Address: 324 Larimer St  
Aliquippa PA 15001  
Phone: 724-971-6683  
Tax Parcel: 08-014-0815-000  
Bid Amount: 1459.00


Consent:

\_\_\_\_\_  
Municipality

\_\_\_\_\_  
Date

\_\_\_\_\_  
School District

\_\_\_\_\_  
Date

  
Kevin J McElhann

Beaver County

June 8, 2020 Date

Section 627 of the Pennsylvania Real Estate Tax Sale Law (72 P.S. §5860.627) requires the written consent of taxing districts where the property is located, before the Bureau can accept an offer from the Repository of Unsold Properties. No taxing district can unreasonably withhold consent to the sale of the property. This form must be signed and returned to the Tax Claim Bureau before any sale of the property can be consummated.

115 Jarvis.

