

RESOLUTION NO. 19 OF 2026

**A RESOLUTION OF THE CITY OF JEANNETTE ADOPTING CRITERIA AND PROCEDURES
FOR THE SALE OF PROPERTIES OWNED BY THE CITY OF JEANNETTE.**

WHEREAS, it would be beneficial to the City of Jeannette, Westmoreland County, Pennsylvania (the "City") to adopt criteria and procedures relating to the sale of properties owned by the City in order to ensure the proper development of such properties; and

WHEREAS, it would be beneficial to interested purchasers to know the criteria and procedures used by the City relating to such sales;

WHEREAS, the City desires to adopt criteria and procedures relating to such sales; and

WHEREAS, the City Council of the City (the "City Council") desires that the City Manager be authorized to implement such criteria and procedures.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Jeannette that:

1. The following criteria information must be submitted and, if request, certified, under the provisions relating to unsworn falsification to authorities pursuant to 18 Pa. C. S. A. Section 4904, by any party interested in purchasing any property owned by the City:
 - a. Documentation of creation and registration of the purchasing party or entity (e.g., Articles of Incorporation, Certificate of Organization, Fictitious Name Registration, Partnership Agreement, etc.);
 - b. The full names and residential addresses of all owners and principals;
 - c. Two most recent years of filed tax returns to the IRS and State;
 - d. Full written description of reason of purchase and planned project if applicable;
 - e. Proof of sufficient funds for the purchase, if applicable, to include the full planned project;
 - f. Confirmation of no code violations within the City;
 - g. Good standing certificate of paid County, School and City Real Estate Taxes of all properties owned within the City;
 - h. Good standing garbage accounts on all properties owned within the City;
 - i. Criminal record search of principals of the purchasing entity; and
 - j. If there is a planned project, two references from previously completed similar projects.

The determination of whether any submission (or the information contained therein) is sufficient and satisfies the requirements of the City shall be at the sole and absolute discretion of the City. Submission of a request, proposal, or bid to the City shall constitute authorization by the submitter for the City to conduct an additional background check regarding the submitter and, if applicable, its principals.

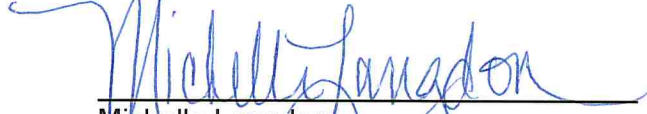
2. The City shall follow the procedures of the Third Class City Code relating to the sale, transfer, or conveyance of real property, including, without limitation, by formal public bidding (including conditional bidding) or transfer subject to an applicable exemption or exclusion.

3. The City Council does hereby authorize and direct all City officials and employees to take such actions as may be necessary to receive, review, and confirm the above-referenced submissions and to take all actions necessary thereto.

4. The City Council hereby resolves that all resolutions, or parts of resolutions, which are inconsistent herewith be and are repealed.

RESOLVED, ENACTED, AND ADOPTED at a meeting of the City Council of the City of Jeannette held on the 7th day of July, 2026.

THE CITY OF JEANNETTE


Michelle Langdon
Mayor and President of Council

ATTEST:


Ethan E. Keedy
City Manager/City Clerk