

Allegheny County Council

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Meeting Minutes

Thursday, February 16, 2017

4:00 PM

Conference Room 1

Committee on Economic Development & Housing

Dewitt Walton, Chair

Members; Tom Baker, Patrick Catena, Sam DeMarco, Nick Futules, Ed Kress, Bob Macey, John Palmiere

I. Call to Order

The meeting was called to order at 4:00.

Invited Guests:

William D. McKain, CPA, Allegheny County Manager or designee(s)
Robert Hurley, Director, Allegheny County Department of Economic Development

Mr. McKain was present from the Office of the County Manager.

Mr. Hurley and Mr. Strul were present from the Department of Economic Development.

Mr. Levine was present from Park7 Corp., LLC

Mr. Massaro was present from Massaro.

Mr. Barker and Mr. Szymanski were present from the Office of County Council.

II. Roll Call

Members Present: 2 - Walton and Sam DeMarco

Members Absent: 3 - Nick Futules, Bob Macey and John Palmiere

Members Phone: 2 - Tom Baker and Ed Kress

Members 1 - Sue Means

Non-Members:

III. Approval of Minutes

[10021-17](#)

Motion to approve the minutes of the January 25, 2017 meeting of the Committee on Economic Development and Housing.

A motion was made by Baker, seconded by DeMarco, that this matter be Passed. The motion carried by a unanimous vote.

IV. Agenda Items

Resolutions

[10016-17](#)

A Resolution of the Council of Allegheny County, Pennsylvania, made pursuant to the Local Economic Revitalization Tax Assistance Act ("LERTA"), Pa. Stat. Ann. tit. 72, §4722 *et. seq.* (1995), as amended, providing for: a program of temporary exemption from increases in Allegheny County Real Property Taxes, for specified time periods, resulting from improvements made by an owner of property located within the Fourth Ward of the City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania, generally known as the North Oakland neighborhood, previously determined to be a deteriorated area; establishing a schedule for exempting increases in Allegheny County property taxes resulting from such improvements; and prescribing the requirements and procedures by which an owner of property located within the deteriorated area can secure the temporary exemption resulting from such improvements.

Sponsors: Chief Executive

At the request of the Chair, the clerk read the title of the bill and Mr. Hurley described the location of the proposed development and discussed the planned mixed uses to which the space is expected to be put. Mr. Hurley noted that the current County property taxes generated by the property at issue amount to approximately \$6300 per year, with approximately \$177,000 in County tax revenues post-abatement, with property values going from roughly \$1.3 million pre-development to approximately \$38 million post-development.

In response to a question from Mr. DeMarco, Mr. Hurley noted that this development had not been in front of Council previously, and Mr. Strul indicated that there had been another unrelated development that Council had discussed last year.

In response to questions from Mr. Kress, Mr. Hurley noted that the primary contractor is Massaro, and that e-verification requirements are expected to be followed.

In response to questions from the Chair, Mr. Massaro discussed M/W/DBE goals for the project, and described M/W/DBE firms that had been identified as participating in the construction phase to date. Mr. Massaro also noted that the trucking firm that is working with the excavator is minority-owned.

The Chair noted that Massaro has an established track record of working well with M/W/DBE firms. Mr. Massaro offered to provide a full report of the M/W/DBE firms involved to the Chair.

In response to a question from Ms. Means, Mr. Hurley indicated that he believes that there would be a net increase in the number of parking spaces available in the area as a result of the development.

In response to a question from Ms. Means, Mr. Levine indicated that there would be a mix of studio apartments priced at roughly \$1200 per month with larger units also available, and that the primary target market is students.

In response to a question from Ms. Means, Mr. Levine noted that Park7 has done extensive market studies in order to correctly identify the anticipated need and market for the proposed housing. Mr. Levine also indicated that the lenders who provide financing insist upon this type of vetting. Mr. Hurley indicated that the three buildings that were demolished were older, large houses that had been partitioned into as many as 10 rental units that posed significant fire risks.

In response to a question from the Chair, Mr. Levine indicated that current estimates are for 25 permanent full time and 25 permanent part time employees once the development is completed, but noted that these estimates may fluctuate slightly depending upon the uses to which the retail space is ultimately put.

In response to a question from the Chair, Mr. Levine noted that property management staff would be Park7 employees.

In response to a question from Ms. Means, Mr. Levine confirmed the street addresses of the lots at issue. Mr. Hurley noted that the development is near Schenley High School, along North Ditheridge and Craig Streets.

A motion was made by DeMarco , seconded by Baker, that this matter be

Affirmatively Recommended. The motion carried by a unanimous vote.

V. Adjournment

The meeting was adjourned at 4:17.