

No. 21-16-RE

A RESOLUTION

A Resolution of the Council of Allegheny County, Pennsylvania, to amend the Almono Tax Increment Financing Plan.

Whereas, Pennsylvania's Tax Increment Financing Act, 53 P.S. §§ 6930 *et seq.* (the "Act"), provides local taxing bodies the legal authority to cooperate in providing financing for development of blighted areas within their respective jurisdictions in order to increase the tax base and improve the general economy; and

Whereas, under the Act, the Urban Redevelopment Authority of Pittsburgh (the "Authority") is legally empowered to prepare a Tax Increment Financing ("TIF") proposal to provide financing for the elimination and prevention of the development or spread of blight within specified tax increment districts located in the City of Pittsburgh (the "City"); and

Whereas, the City, the County of Allegheny (the "County"), and the School District of Pittsburgh (the "School District" and together with the County and the City, the "Taxing Bodies") previously adopted the Almono Tax Increment Financing District Tax Increment Financing Plan (the "Almono TIF Plan"), and the City created the Almono Tax Increment Financing District (the "Almono TIF District") to help fund the development of the Almono site (the "Project"); and

Whereas, in order to maximize the financing generated by the Almono TIF District in support of the Project; and because no financing has yet occurred, the Taxing Bodies desire to amend the Almono TIF Plan to reset the start date for the Almono TIF District; and

Whereas, the Authority, working with the designated representatives of the Taxing Bodies, has adopted and recommended an amendment to the Almono TIF Plan (as amended, the "Project Plan") attached hereto as Exhibit "A" in accordance with the requirements of the Act, which Project Plan, as prepared by the Authority, resets the start date of the Almono TIF District to January 1, 2017;

Whereas, the Act provides for the cooperation of the local taxing bodies in the financing of projects within TIF districts and for the pledge of tax increments in connection with the issuance of notes to pay for certain of the costs of implementing such plans; and

Whereas, the County is expected to benefit from the use of tax increments to pay certain project costs within the Almono TIF District by stimulation of private investment, increases in property values, creation of employment opportunities, and improvement of surrounding properties.

The Council of the County of Allegheny hereby resolves as follows:

SECTION 1. Incorporation of the Preamble.

The provisions set forth in the preamble to this Resolution are incorporated by reference in their entirety herein.

SECTION 2. Terms Defined.

Terms used in the Recitals to these Resolutions are herein used as therein defined.

SECTION 3. Resetting the TIF District Start Date.

Upon the recommendation of the Authority, and subject to the approval of the City and the School District, the amendment of the TIF Plan to reset the start date to of the Almono TIF District to January 1, 2017 is hereby approved.

SECTION 4. Cooperative Actions.

The appropriate public officials of the County are hereby directed to take such actions in cooperation with the Authority, the City, and the School District as are necessary or appropriate to accomplish the foregoing, including, but not limited to, amending the Cooperation Agreement, to among other things, reset the Almono TIF District start date to January 1, 2017, and any other appropriate documents to reflect such amendments; provided, however, that in the absence of such action, any reference in such documents to the TIF Plan and/or TIF District shall be deemed to refer to such TIF Plan and/or TIF District as amended hereby.

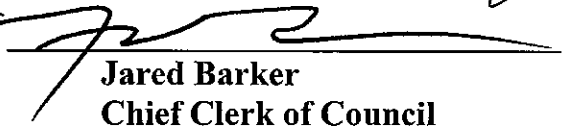
SECTION 5. Severability. If any provision of this Resolution shall be determined to be unlawful, invalid, void or unenforceable, then that provision shall be considered severable from the remaining provisions of this Resolution which shall be in full force and effect.

SECTION 6. Repealer. Any Resolution or Ordinance or part thereof conflicting with the provisions of this Resolution is hereby repealed so far as the same affects this Resolution.


Enacted in Council, this 27th day of September, 2016

Council Agenda No. 9805-16


John DeFazio
President of Council

Attest: 
Jared Barker
Chief Clerk of Council

Chief Executive Office September 28, 2016

Approved: 
Rich Fitzgerald
County Executive

Attest: 
Sonya Dietz
Executive's Secretary

EXHIBIT A to Amendment No. 1 of Allegheny County Resolution

**Urban Redevelopment Authority of Pittsburgh
Tax Increment Financing Plan Amendment No. 1
Proposed Hazelwood - Almono TIF District**

Changes to Original TIF Plan

Page 3, Paragraph 15 is hereby amended and restated as follows:

15. TIF District Creation Date **January 1, 2017**

I. Introduction

No change from the Original TIF Plan.

II. Projected Budget for Improvements Financed with TIF Proceeds/Increment

No change from the Original TIF Plan.

III. Economic Impact Analysis

No change from the Original TIF Plan.

IV. Economic Feasibility Analysis

No change from the Original TIF Plan.

V. Proposed Zoning Changes

No change from the Original TIF Plan.

VI. Estimated Non-Project Costs

No change from the Original TIF Plan.

VII. Proposed Relocation Statement

No change from the Original TIF Plan.

VIII. 1% Neighborhood Development Fee

No change from the Original TIF Plan.

IX. 1% School Development Fee

No change from the Original TIF Plan.

X. Compliance

No change from the Original TIF Plan.

XI. Exhibits

Exhibit B, showing the tax increment base using 2013 assessed values, is amended and replaced with a new “Exhibit B,” which is attached hereto.

1. Additional Provisions

Except as explicitly modified herein, all provisions of the Original TIF Plan remain unmodified and in full force and effect.

**EXHIBIT B of Tax Increment Financing Plan
Base Assessment (Year 2016) - Amendment No. 1
The Hazelwood - Almono TIF Plan**

TAX INCREMENT BASE

Millage Rates	
City Tax	0.00806
County Tax	0.00473
School District Tax	0.00984

2016 Assessment		
Lot - Block	2016 Assessed Values	Owner
29-L-76	\$255,402	Almono LP
29-L-80	\$285,400	Almono LP
29-L-84	\$417,970	Almono LP
31-H-30	\$36,897	Almono LP
30-M-70	\$147,238	Almono LP
55-J-110	\$1,334,452	Almono LP
55-J-114	\$257,148.50	Almono LP
55-J-118	\$184,824.50	Almono LP
56-E-2	\$1,341,011	Almono LP
56-E-62	\$261,747.50	Almono LP
56-E-66	\$36,690.50	Almono LP
56-F-390	\$18,742.50	Almono LP
56-F-394	\$424,028.50	Almono LP
56-F-398	\$146,244.00	Almono LP
30-H-125	\$0	Almono LP
55-E-62	\$0	Almono LP
29-L-86	\$0	Almono LP
30-M-74	\$0	Almono LP
57-F-100-A-1	\$348,100	Almono LP

SUMMARY OF LEGISLATION
RESOLUTION FOR AMENDMENT NO. 1 - THE ALMONO TIF PLAN
SUBMITTED FOR COUNCIL MEETING AUGUST 23, 2016

This resolution will approve Amendment No. 1 to the Hazelwood - Almono TIF District Tax Increment Financing Plan. The Amendment is being requested by the Urban Redevelopment Authority in order to maximize the financing generated by the Almono TIF District in support of the project, and because no financing has yet occurred.

The Amendment states a new start date of January 1, 2017 for the Hazelwood-Almono TIF District. See Exhibit A of the resolution. As a result of the new start date, the Amendment also includes updated 2016 assessed values for each parcel within the Hazelwood-Almono TIF District, in order to recalculate the tax increment base (Exhibit B of the Amended Plan).

MEMORANDUM
OFFICE OF THE COUNTY MANAGER

**RECEIVED
ALLEGHENY COUNTY COUNCIL
2016 AUG 25 AM 11:22**

TO: Jared E. Barker
Allegheny County Council
WDM

FROM: William D. McKain CPA
County Manager

DATE: August 25, 2016

RE: Proposed Resolution

Attached is a Resolution of the Council of Allegheny County, Pennsylvania, to amend the Almono Tax Increment Financing Plan.

The Allegheny County Law Department has reviewed this legislation prior to submitting it to Council.

I am requesting that this item be placed on the agenda at the next Regular Meeting of Council.