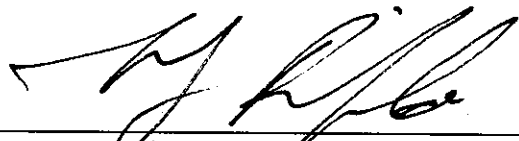


## APPOINTMENT

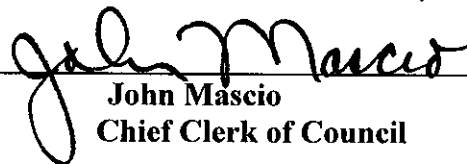
Approving the reappointment of Timothy M. Hazel to serve as a member of the Allegheny County Property Assessment Appeals and Review Board for a term to expire on December 31, 2010.

In Council December 4, 2007.

Read and approved by Motion of Council.



Rich Fitzgerald  
President of Council

Attest:   
John Mascio  
Chief Clerk of Council

3510-07

OFFICE OF THE CHIEF EXECUTIVE



County of Allegheny

ALLEGHENY COUNTY COUNCIL

DAN ONORATO  
CHIEF EXECUTIVE

101 COURTHOUSE ♦ 436 GRANT STREET  
PITTSBURGH, PA 15219  
PHONE (412) 350-6500 ♦ FAX (412) 350-6512

'07 NOV 1 AM 9:02

November 1, 2007

Honorable President and Members  
Allegheny County Council  
119 Courthouse  
Pittsburgh, PA 15219

Dear Council Members:

Please find the attached resume of Timothy M. Hazel, whom I am recommending for reappointment to the Property Assessment Appeals and Review Board.

The purpose of the Property Assessment Appeals and Review Board is to oversee assessment appeals and certify assessment appeal decisions concerning the valuations of real property used by taxing authorities within the County for the purpose of levying taxes, and whether real property is exempt from real property taxation based upon the applicable law. I am recommending that Mr. Hazel serve another three year term, which will expire on December 31, 2010.

Mr. Hazel is currently an attorney in the Real Estate Practice Group of Buchanan Ingersoll & Rooney. Prior to this, Mr. Hazel practiced real estate law at Thorp Reed and Armstrong and also Doepken Keevican and Weiss. He earned his undergraduate degree at John Carroll University and his J. D. from the Duquesne University School of Law.

I appreciate your consideration, and ask you to act on this appointment as quickly as possible. Mr. Hazel will make himself available for review before the appropriate committee if members of Council wish to speak with him.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Onorato".

Dan Onorato

## **Timothy M. Hazel**

*One Oxford Centre  
301 Grant Street, 20th Floor  
Pittsburgh, PA 15219-1410*

- T: 412 562 1434
- F: 412 562 1041

[timothy.hazel@bipc.com](mailto:timothy.hazel@bipc.com)

## **Education**

- J.D., 1991  
Duquesne University
- B.S., 1983  
John Carroll University, business administration

## **Services/Industries**

- Financial Services
- Franchise and Distribution
- Real Estate

## **Admissions**

- Pennsylvania

Timothy M. Hazel's practice primarily involves assisting clients with commercial real estate matters, real estate finance, general corporate work and franchise compliance and transactions. Tim has been involved with matters concerning commercial and industrial sales, leasing and development, and has represented borrowers in real estate backed finance transactions.

Additionally, Tim's corporate experience extends to handling mergers and acquisitions involving privately owned companies, asset-based transactions including asset purchase and leasing, franchise acquisitions, corporate governance and general commercial transactions.

Some of Tim's notable transactions have included:

- Representing the developer of a 175,000-square-foot glass bottle manufacturing facility. The representation included negotiating a \$100,000,000 engineering, procurement and construction contract, a long-term ground lease and project financing agreements.
- Negotiating a 100,000-square-foot, build-to-suit office lease for the single-tenant occupant of a suburban office building. Represented the client in connection with all aspects of project financing.
- Acting as Pennsylvania real estate counsel to an international "big box" retailer. Responsibilities included land acquisition (lease and purchase), obtaining land use/permitting, drafting construction and development agreements. Projects generally involved the planning, constructing and operating retail facilities with "footprints" in excess of 150,000 square feet.
- Negotiating the terms of a 100,000-square-foot office lease for the anchor tenant of a newly developed multiple-office-building suburban office park on behalf of the national developer/owner of the office park.
- Negotiating the terms of an 80,000-square-foot office sublease in a Class A office tower located in the central business district of the city of Pittsburgh.
- Negotiating the terms of a 67,000-square-foot office lease in a Class A office tower located in the central business district of the city of Pittsburgh.
- Negotiating a construction management agreement on behalf of the developer of a \$1 billion mixed-use project.
- Negotiating and drafting the terms of a \$20 million purchase agreement involving the sale of a portfolio of five hotel properties.
- Representing a developer in the acquisition of a ski resort. The acquired assets included a hotel, condominium projects, a gas station, a sewage treatment plant, a water utility, 1,500 acres of land, operating equipment and a licensed quarry. Tim represented the client in connection with all aspects of project financing.
- Negotiating and drafting the terms of a multimillion-dollar purchase agreement involving the purchase of an Act 2 industrial site from a redevelopment authority. The site was acquired to develop a speculative office building.
- Negotiating and drafting the terms of a \$15 million construction management agreement involving the construction of a speculative office building.
- Assisting in the negotiation and drafting of the terms of all ground leases entered into by a national retail chain. Upon execution of the leases, Tim assisted in the development, construction and financing of the leasehold improvements.
- Negotiating and drafting the terms of a \$34 million lump sum construction contract on behalf of the owner of the project. Represented the client in connection with all aspects of project financing.
- Negotiating and drafting the terms of a \$13 million construction manager's contract on behalf of the owner of the project.
- Negotiating and drafting the terms of an \$11 million sale of a bakery (real property and equipment) on behalf of the owner of the facility.
- Assisting in the negotiation and drafting of the terms of a multimillion-dollar acquisition of real estate and the subsequent development of the property into a 30-acre plus office park.

- Negotiating the terms of acquisition of a site upon which a 100,000-square-foot warehouse/distribution center was to be constructed, subsequently assisting in the obtaining of construction financing to fund the construction of the warehouse.
- Representing a professional sports organization to locate, acquire, and develop a soccer stadium complex — a 15,000-seat stadium and up to 30 contiguous soccer fields.
- Assisting the generator of radiological waste material in its efforts to acquire and develop a site for the storage of the material. The representation involved conducting meetings with the NRC, community groups, municipal planning and zoning boards; acquiring a disposal site and buffer parcels; drafting deeds, covenants, conditions, restrictions and easements to, among other things, establish "institutional controls" to satisfy statutory and NRC-imposed requirements; and acquiring all proprietary interests that had been severed from the site.
- Negotiating the terms of a long-term lease and operating agreement on behalf of a solid waste removal/disposal company, pursuant to which the company proposed to privatize a municipal solid waste facility. The aggregate value of the lease payments was estimated to exceed \$30 million.
- Negotiating and drafted the terms of a \$4 million purchase of a turn-of-the-century food manufacturing facility acquired to develop a 300-unit loft apartment complex within the existing structures. Tim also negotiated and drafted the terms of the architect and contractor agreements for the \$30 million project and assisted in the drafting of easement agreements needed to obtain historic tax credits.
- Negotiating and drafting a \$1 million-plus purchase agreement in connection with a site next to PNC Park on which a 180-plus room hotel was constructed. He also negotiated construction and project financing agreements.
- Negotiating and drafting architect and construction manager agreements for the design and construction of a \$20 million hotel across from PNC Park.
- Negotiating and drafting purchase agreements connected with an attempt by a developer/client to acquire all of the parcels of property within a one-block area to develop a mixed-use (office/retail/student housing) project over a parking garage structure. The project cost exceeded \$80 million.
- Negotiating and drafting purchase agreements connected with a project that is to consist of an 1,800-car parking garage; 90,000 square feet of retail and office space; two hotels; a movie theater complex; apartments; and condominiums. Tim prepared all documents necessary to establish a condominium in connection with the parking garage so as to enable a redevelopment authority's purchase of an interest in it and subdivide the air space above the parking garage structure to enable financing by multiple lenders. The estimated project cost exceeded \$180 million.
- Negotiating and drafting a development agreement, lease, sublease and operating agreement in connection with a county's \$47 million rehabilitation/transformation of a 100-year-old jail facility into a county court facility.

## **Corporate Counsel**

- Acting as outside general counsel for a professional soccer franchise. Responsibilities included negotiation of labor and transactional contracts; review and negotiation of licensing agreements; oversight of litigation matters; oversight of stadium-site analysis and acquisition efforts; management of corporate governance and compliance issues; review of labor-related issues; and providing legal input in connection with strategic and non-strategic business planning.
- Acting as outside general counsel for an amusement park company. Responsibilities included the negotiation of labor and transactional contracts, review and negotiation of licensing agreements; oversight of litigation matters; oversight and management of business acquisition and divestiture ventures; management of corporate governance and compliance issues; review of labor related issues; and providing legal input in connection with strategic and non-strategic business planning.
- Acting as outside counsel for a development company. Responsibilities included the formation of single-purpose business entities to develop, own and operate hotel, retail, industrial and commercial sites; review and negotiation of transactional contracts; review and negotiation of franchise agreements; oversight and management of business acquisition and divestiture ventures; oversight and management of litigation matters; review and oversight of zoning and land use planning issues; management of corporate governance and compliance issues; and review and oversight of environmental diligence, compliance and remediation efforts.
- Acting as real estate counsel to the solicitor of the region's largest water and sewer authority. Responsibilities included negotiating and drafting of all non-traditional developer, contractor, intermunicipal, easement, lease and real estate acquisition agreements.
- Acting as special counsel to a franchisor of a convenience/gasoline store concept. Responsibilities included redrafting all franchise-program documentation, including but not limited to the franchisor's Uniform Franchise Offering Circular, form of lease and sublease agreements between the franchisor and its franchisees, form of petroleum supply agreement, form of confidentiality agreement and form of landlord estoppel agreements.
- Acting as in-house counsel for an electrical contracting firm.

## **Mergers and Acquisitions**

- Assisting in the negotiation and drafting the terms of the sale of all of the stock of an English subsidiary of a U.S. metal forging company.
- Assisting in the negotiation and drafting of the terms of the sale of the assets of a multi-state industrial supply distributor.
- Assisting in the negotiation and drafting of the terms of the sale of the assets of a national auto parts rebuilder.
- Assisting in the negotiation and drafting of the terms of the acquisition of the assets of a national merchandising distributor.
- Assisting in the negotiation and drafting of the terms of the acquisition of the assets of a national clothing retailer.

- Assisting in the drafting of the terms of the acquisition of the assets of a truck dealership.
- Negotiating and drafted the terms of the sale of a partnership interest in an oil and gas operation.
- Negotiating the terms of the acquisition of capital stock of a medical device start-up company.
- Negotiating and drafted the terms and conditions connected with the sale of substantially all of the assets of an amusement park facility located in Connecticut.
- Drafting a \$20 million purchase agreement involving the sale of five hotel properties.
- Handling the purchase agreements for a \$180 million project that consisted of retail and office space, two hotels, a movie theater and condominiums.
- Representing a professional sports organization in acquiring and developing a soccer stadium complex with a 15,000-seat stadium and up to 30 soccer fields.

Prior to joining Buchanan, Tim was a partner at a Pittsburgh law firm, where he led its real estate practice group and focused his practice on construction, franchise, corporate finance, real estate and municipal law. His general duties included providing counseling and legal advice and representing clients in real estate and commercial transactions.

Throughout his career, Tim has held various legal positions with several other law firms, and also acted as general corporate and litigation counsel for a Pennsylvania-based business.

In 2006, Tim was appointed as a member to the Allegheny County Property Assessment Appeals Review Board by the County Chief Executive Dan Onorato.



# COUNTY OF ALLEGHENY

**OFFICE OF THE COUNTY COUNCIL**  
119 COURTHOUSE • 436 GRANT STREET  
PITTSBURGH, PA 15219  
PHONE (412) 350-6490 • FAX (412) 350-6499  
COUNCIL@COUNTY.ALLEGHENY.PA.US  
WWW.COUNTY.ALLEGHENY.PA.US/COUNCIL

November 8, 2007

Timothy M. Hazel  
One Oxford Centre  
301 Grant Street, 20<sup>th</sup> Floor  
Pittsburgh, PA 15219-1410

Dear Mr. Hazel:

This is to inform you that an Appointment Review Committee Meeting has been scheduled for **4:00 PM, Wednesday, November 21, 2007** in Conference Room One, 119 County Courthouse.

Your presence has been requested to discuss your nomination for reappointment Allegheny County Property Assessment Appeals and Review Board.

If you have any questions regarding this please contact me at 412-350-6495.

Sincerely,

A handwritten signature in cursive script that reads "John Mascio".

John Mascio  
Chief Clerk  
Allegheny County Council

JM/fb





# COUNTY OF ALLEGHENY

## OFFICE OF THE COUNTY COUNCIL

119 COURTHOUSE • 436 GRANT STREET

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December 7, 2007

Timothy M. Hazel  
One Oxford Centre  
301 Grant Street, 20<sup>th</sup> Floor  
Pittsburgh, PA 15219-1410

Dear Mr. Hazel,

This is to inform you that at the Regular Meeting of Council held on December 4, 2007, Council approved your reappointment to serve as a member to the Allegheny County Property Assessment Appeals and Review Board for a term to expire on December 31, 2010.

Congratulations on your appointment and best of luck in this undertaking. We look forward to receiving your recommendations and stand willing to assist you in any way you believe appropriate.

Sincerely,

A handwritten signature in cursive script that reads "John Mascio".

John Mascio  
Chief Clerk  
Allegheny County Council

JM/fb