

No. 16-04-RE

RESOLUTION

A Resolution of the County of Allegheny authorizing pursuit of a Tax Increment Financing plan in Collier Township, Allegheny County.

Whereas, Pennsylvania's Tax Increment Financing Act, 53 P.S. §6930.1 et seq., (the "Act") provides local taxing bodies authority to cooperate in providing financing for development of blighted areas within their respective jurisdictions in order to increase the tax base, provide new employment opportunities and improve the general economy; and

Whereas, under the Act the Redevelopment Authority of Allegheny County ("RAAC") may prepare a Tax Increment Financing ("TIF") Plan to provide financing for the elimination and prevention of the development or spread of blight within designated tax increment districts located in Allegheny County (the "County") and to present such Plan to the Allegheny County Council (the "Council") for consideration; and

Whereas, a preliminary proposal has been presented to the Council by Collier Crossing Associates, L.P. (the "Developer") for the TIF of certain infrastructure and other improvements needed for a 136 acre mixed-use retail, entertainment and office complex development (the "Project") situated within the jurisdiction of Collier Township (the "Township"); and

Whereas, the County is expected to benefit from the use of tax increments to pay certain project costs as defined by the Act, by stimulation of private investment, increases in property values, creation of employment opportunities and improvement of surrounding properties; and

Whereas, the implementation of any TIF Plan is fully dependent on the cooperation and participation of all local taxing bodies, namely the County, the Township, and the Chartiers Valley School District (the "School District"); and

Whereas, the respective governing bodies of the School District and the Township passed resolutions designating representatives to work on the TIF Committee and cooperate in implementing a TIF Plan with respect to the Project.

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

SECTION 1. Incorporation of Preamble.

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

SECTION 2. Preparation of TIF Plan.

The County is interested in pursuing an in-depth understanding of the TIF concept for financing a portion of the costs of the Project, and RAAC is requested to prepare a detailed TIF Plan for a redevelopment area in the Township as required by the Act.

SECTION 3. Designation of County Representative.

The Director of the Allegheny County Department of Economic Development or his designee is hereby designated as the County's representative to work with the Redevelopment Authority, Collier Township, Chartiers Valley School District and any other parties in preparing the amendment to the TIF Plan, as required by the Act.

SECTION 4. Development of TIF Proposal.

The appropriate public officials of the County of Allegheny are hereby directed to take such actions in cooperation with RAAC and any participating taxing bodies in furtherance of the development of an acceptable TIF Proposal that will be brought before the Council of the County of Allegheny and to schedule and conduct any and all public hearings required by the Act to permit public comment prior to final approval and implementation of any TIF Proposal.

SECTION 5. Other Actions.

The proper officers of the County are hereby authorized and directed to take such other actions and to execute such other documents as may be necessary or proper to carry out the intent and purpose of this Resolution.

SECTION 6. Resolution Non-Binding.

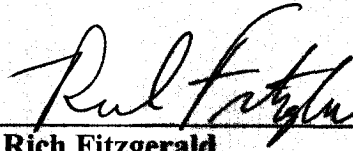
This resolution is non-binding on the County. The County's participation in the TIF Committee shall not in any way be construed as constituting approval, acceptance, or endorsement of the TIF Plan. The County reserves the right to opt out of participation in any phase of the TIF proposal at any time, with or without cause.

SECTION 7. 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.*

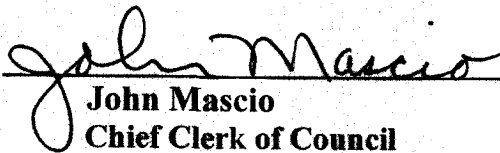
SECTION 8. Repealer. *Any Resolution or Ordinance or part thereof conflicting with the provisions of this Resolution is hereby repealed so far as the same affects this Resolution.*

Enacted in Council, this 1st day of June, 2004

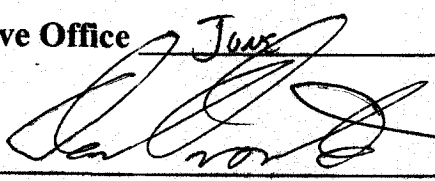
Council Agenda No. 1564-04.

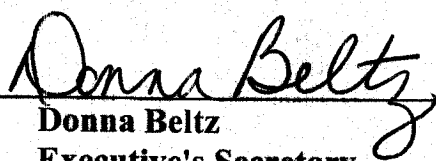


Rich Fitzgerald
President of Council

Attest: 
John Mascio
Chief Clerk of Council

Chief Executive Office June 9, 2004

Approved: 
Dan Onorato
Chief Executive

Attest: 
Donna Beltz
Executive's Secretary

COLLIER CROSSING TIF PROJECT REVIEW:


Project Summary

- Total Project Costs: \$159,475,000
- TIF Requested: \$ 25,000,000
- 136 Acres – Retail, Entertainment, Office complex; utilizing “Green Building” technology
- Site meets 5 out of 7 blighting criteria as set forth by the Urban Redevelopment Law
- Zoning requires new interchange for property to be developed
- Township Planning Commission supports project
- Proposed Public Improvements include, but limited to:
 - Completion of Kirwin Heights Interchange
 - Connector road linking Thoms Run Road to I-79
 - Route 50 improvements
 - Utility installation
- Additional benefits listed include, but not limited to:
 - Congestion relief on Route 50
 - Improved access to Thoms Run Road
 - Reduction of air pollution
 - Chartier Creek protected with new vegetation planted
 - Increased open/green space
 - Removal of deteriorating structures
- **Job Creation:**

Construction	834
Indirect	1,227
Retail full-time	1,110
Indirect	583
Office	750
Incubator	300

MEMORANDUM
OFFICE OF THE COUNTY MANAGER

TO: John Mascio
Chief Clerk

FROM: James M. Flynn, Jr. 
County Manager

DATE: May 13, 2004

RE: Proposed Resolution—Collier Crossing Tax Increment Financing Plan

Attached is a Proposed Resolution authorizing the County's participation in pursuit of a tax increment financing plan in Collier Township.

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

Please place this on the next agenda for County Council approval.

Thank you.