

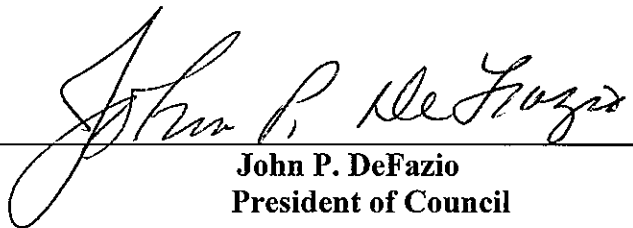
APPOINTMENT

Approving the reappointment of Timothy M. Hazel to serve as a member of the Property Assessment Appeals and Review Board, for a term to expire on December 31, 2016.

SPONSORED BY CHIEF EXECUTIVE FITZGERALD

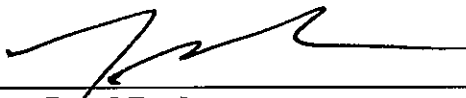
In Council MARCH 4th, 2014.

Read and approved by Motion of Council.



John P. DeFazio
President of Council

Attest:



Jared Barker
Chief Clerk
Allegheny County Council

COUNTY OF



ALLEGHENY

RICH FITZGERALD
COUNTY EXECUTIVE

ALLEGHENY COUNTY COUNCIL

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February 13, 2014

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

Dear President and Members of Council:

Please see 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, 2016.

Mr. Hazel is currently General Counsel for Millcraft Investments, Inc. He earned his undergraduate degree at John Carroll University and his J.D from Duquesne University School of Law.

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

Sincerely,

Rich Fitzgerald
Allegheny County Executive

CC: Timothy Hazel

OFFICE OF THE COUNTY EXECUTIVE

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Timothy Hazel

507 Farndale Road, Pittsburgh, PA 15238
Phone: 412-406-7348 E-Mail: THazel@millcraftinv.com

Experience

Millcraft Investments, Inc. – General Counsel

[November 2012 to Present]

- Millcraft Investments is a real estate development company, which has participated in and directed a variety of real estate ventures including industrial properties sustainable mixed use developments, commercial office buildings and retail centers, historical renovations, golf course communities, hotels and restaurants and residential developments
- Responsible for all aspects of legal issues that impact Millcraft Investments including land acquisition and divestiture, leasing, hotel franchising, hotel management, construction/project contracting and project management, project development, zoning and land use, litigation management, and project financing.
- As a licensed Title Agent, corporate officer responsible for the operations of Millcraft Financial Services, LLC, which is a title agent of First American Title Insurance Company.

Pietragallo Gordon Alfano Bosick & Raspanti, LLP -- Partner

[March 2008 - October 2012]

- Co-chair Business/Real Estate Group -- Commercial real estate and general corporate practice. Represented lenders, borrowers, developers, contractors, design professionals, big box retailers, landlords, and tenants. Transactions included: land acquisition and divestiture; project financing; zoning and land use; construction and design contracting; leasing (industrial, commercial, retail and office); oil and gas contracting and acquisition at all levels (upstream, mainstream and downstream); and franchising. Acted as outside general counsel to many clients.

Buchanan Ingersoll & Rooney PC -- Shareholder

[January 2004 - March 2008]

- Commercial real estate and general corporate practice. Represented lenders, borrowers, developers, contractors, design professionals, big box retailers, landlords, and tenants. Transactions included: land acquisition and divestiture; project financing; zoning and land use; construct, project and design contracting; leasing (Industrial, commercial, retail and office); oil and gas contracting and acquisition at all levels (upstream, mainstream and downstream); and franchising. Acted as outside general counsel to many clients.

Education

Mr. Hazel received his law degree from the Duquesne University School of Law and a B.S. in business administration from John Carroll University.

Representative Deals

■ **Outside Counsel to National Big Box Retailer**

Acted 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.

■ **Glass Bottle Plant Development**

Represented 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.

■ **Ski Resort Acquisition**

Represented 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. Represented the client in connection with all aspects of project financing.

■ **Mixed Use Project Development**

Negotiated construction management agreement and project agreements on behalf of the developer of a \$1 billion mixed-use project.

■ **Anchor Tenant Lease**

Negotiated 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.

■ **Redevelopment of Historic Jail Facility**

Negotiated 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. Responsible for project financing documentation.

■ **Decommissioning of NRC Site**

Assisted 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.

■ **Gardens at Market Square**

Acted as lead developer's counsel on all aspects (structuring of entities within project ownership, structuring of title to project by way of overlay of condominium scheme, land acquisition, zoning/land use entitlements, title, project financing, project construction documentation, and hotel franchise) of this \$104 million mixed-use development that will generate approximately \$4,000,000 in local taxes annually and result in an estimated 700 jobs.

Complex project financing provided by M&T Bank (\$60,000,000), ERECT Funds, Strategic Investment Funds, Urban Redevelopment Authority of the City of Pittsburgh and various New Markets Tax Credits lenders, Tax Increment Financing (TIF), a grant through Allegheny County's Gaming and Economic Development Fund (GEDF) as well as a RACP grant from the Commonwealth of PA. Resulting in four layers of mortgages and a Minimum Payment of Taxes obligations to support TIF.

The Gardens will consist of 128,000 sq. ft. of class A+ office space, a 198-room upscale Hilton Garden Inn, a 330 car parking garage, 14,000 sq. ft. of retail and restaurant space. The Gardens at Market Square has been designed for LEED silver certification, which continues Millcraft Investments' commitment to sustainability. Retail space within the project will include Burgatory and Roost Fifty New American Kitchen, and other tenants.

Millcraft Investments has completed more than \$200 million in projects in downtown Pittsburgh, including Market Square Place, Piatt Place and River Vue.

Construction crews will begin mobilizing immediately with substantial completion in Fall 2015.



COUNTY OF ALLEGHENY

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March 5, 2014

Mr. Timothy M. Hazel
507 Farndale Road
Pittsburgh, PA 15238

Dear Mr. Hazel:

This is to inform you that at the Regular Meeting of Allegheny County Council held on March 4, 2014 Council approved your reappointment to serve as a member of the Property Assessment Appeals and Review Board, for a term to expire on December 31, 2016.

Congratulations on your reappointment 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 "Jan Rea".

Jan Rea, Appointment Review Committee Chair
Allegheny County Council

cc: Amy Schrempf, Chair, PAAR Board

JR/sb