

Allegheny County Council

*County of Allegheny
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Committee Meeting Minutes

Thursday, March 30, 2006

4:00 PM

Conference Room 1

Committee on Economic Development

Brenda Frazier, Chair; Jim Burn, Joan Cleary, John DeFazio, Matt Drozd, Dave Fawcett, Mike Finnerty, and Jan Rea - Members

I. Call to Order

Summary: *The meeting was called to order at 4:00 PM*

Invited Guests:

Jim Flynn, County Manager or Designee

Dennis Davin, Director, Economic Development or Designee

Maurice Strul, Business Development Specialist

Summary: *Invited Guests Present: Derek Uber for Mr. Flynn, Mr. Davin, and Mr. Strul*

Acknowledged attendees: Mike Pehur, Economic Development; Doug Gensler, Gensler Architects; Dave Matter, Oxford Development; Buddy Johns and Joel Krieder, CSG Properties

Council Staff Present: John Mascio, Jared Barker, and Stephanie Buka

II. Roll Call

Roll Call: Present: Chair Brenda Frazier, Jim Burn, Dave Fawcett, Michael Finnerty, and Jan Rea
Absent: Joan Cleary, Matt Drozd, and John DeFazio

III. Approval of Minutes

2496-06 Motion to approve the Minutes of the March 14, 2006 Economic Development Committee Meeting.

Action: **A motion was made by Burn, seconded by Finnerty, that this matter be Passed. The motion carried unanimously.**

IV. Agenda Items

Ordinance

2486-06 An Ordinance of the County of Allegheny, Commonwealth of Pennsylvania, establishing a policy of providing for an allocation for children's care or services when the County provides hospital funding through a direct appropriation, a subsidy or deferment of taxes, a bond project, or appropriate grant funded project.

Sponsors: Vince Gastgeb

Summary: *Held at the request of the sponsor*

Action: **Held in Committee**

Resolutions

2422-06

A Resolution of the Council of the County of Allegheny adopting and authorizing participation in a tax increment financing plan presented by the Urban Redevelopment Authority of Pittsburgh, and authorizing related agreements for financing a portion of the costs of public infrastructure and other necessary public improvements for a new mixed-use development to be located within a portion of Redevelopment Area No. 44 - Market Stanwix / Downtown Triangle known as the Fifth and Market TIF District.

Sponsors: Chief Executive

Summary:

The Chair announced that an informational meeting took place prior to this meeting in which the participants clarified some of the questions that the committee had regarding this TIF.

Doug Gensler from Genler Architects provided the committee with a visual presentation of the project. Mr. Fawcett said that he would like a written agreement with the developer regarding various commitments. Mr. Strul said that should be between the developer and URA. He said that he would obtain the written agreement through URA and pass it on to the committee.

The commitments that Mr. Fawcett requested were as follows:

- 1. A minimum of 70 parking spaces reserved for public parking*
- 2. At least 50% of open green space for parcels 1D-153 and 1D-156*
- 3. At least 30 condominiums*
- 4. At least 5,000 square feet of street front retail space*
- 5. A minimum amount of Quarry stone on the building.*

Dave Matter from Oxford Development said that he would provide a written agreement regarding these commitments by Monday, April 3, 2006.

Mr. Burn asked Mr. Matter to have someone from the developers side be present at the April 4, 2006 Regular Meeting to answer any questions that may arise. Mr. Matter said that someone would be there.

Action:

A motion was made by Finnerty, seconded by Rea, that this matter be Affirmatively Recommended. The motion carried unanimously.

2482-06

Resolution of the County of Allegheny providing for a program of temporary exemption from county real property taxes for improvements, including repairs, construction, or reconstruction, made on industrial, commercial or business property in a deteriorated area in the Township of North Fayette, County of Allegheny County, Commonwealth of Pennsylvania, pursuant to the Local Economic Revitalization Tax Assistance Act, Pa. Stat. Ann. Tit. 72 §4722 et seq.

Sponsors: Chief Executive

Summary:

Mr. Davin and Mr. Pehur provided the committee with a summary of the bill. They indicated that the bill would authorize abatement of 100% of the real estate taxes for new construction, reconstruction or improvements to property within the designated area of the Imperial Business Park for three (3) years. For this three (3) year period,

only the land of the designated area will be taxable. No exemption from taxation will be granted for retail development in the designated area.

Buddy Johns and Joel Kreider provided the committee with a visual presentation of the project. The presentation included a background of CSG Properties, the distribution market, Phase overview, Site Plan, specific buildings under construction, building features, and pictures of the insides of existing buildings. They also provided a time line of the project.

Mr. Finnerty asked if the school district and the borough already approved this. Mr. Johns said that both the West Allegheny School District and North Fayette Township have approved participation in the abatement program.

Action: **A motion was made by Finnerty, seconded by Burn, that this matter be Affirmatively Recommended. The motion carried unanimously.**

V. Adjournment

Summary: *The meeting adjourned at 4:50 PM*