

Bill No. 1677-04

No. 30-04-RE

## A RESOLUTION

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

**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 the Allegheny County Airport Authority (the "Developer") for the TIF of certain infrastructure and other improvements needed for a 100 acre warehouse and flex office complex development (the "Project") situated within the jurisdiction of Findlay 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 West Allegheny 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. Detailed 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 2. County's 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 RAAC, Findlay Township, West Allegheny School District and any other parties in preparing the amendment to the TIF Plan, as required by the Act.

***Section 3. Actions for Further Development of TIF***

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 4. Additional 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 5. Non-Binding Resolution***

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 6. Severability**

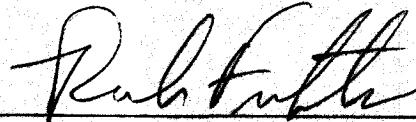
*If any provision of this Resolution shall be determined to be unlawful, invalid, void or unenforceable, then that provision shall be considered severable from the remaining provisions of this Resolution which shall be in full force and effect.*

**Section 7. 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 21st day of September, 2004

Council Agenda No. 1677-04.



**Rich Fitzgerald  
President of Council**

Attest: John Mascio  
**John Mascio  
Chief Clerk of Council**

Chief Executive Office OCTOBER, 2004

Approved: Dan Onorato  
**Dan Onorato  
Chief Executive**

Attest: Donna Beltz  
**Donna Beltz  
Executive Secretary**

## Summary of Resolution – Clinton Industrial Park TIF Project Review

Attached for County Council approval is a resolution authorizing consideration of a Tax Increment Financing plan in Findlay Township, Allegheny County.

The following is a summary of the project known as Clinton Industrial Park that was submitted by the Allegheny County Department of Economic Development:

- 100 Acres in Airport Corridor off of Clinton Road @ SR 60
- Land Development Project to prepare construction-ready sites through site grading, highway and road improvements, interchange improvements, and adding electrical, sewage, and storm water infrastructure
- Allegheny County Airport Authority is the developer
- Total Project Costs: \$15,110,000
- TIF Requested: \$10,000,000
- This project will create five large industrial sites to allow for the development of 1.5 million square feet of warehouse and flex office space
- \$44 million of private investment expected at full build-out
- Job Creation: 750-1,500 permanent jobs

If you have any questions, please contact Maurice Strul at 412-350-1051 or Phil LaMay at 412-350-3300.

**MEMORANDUM**

**OFFICE OF THE COUNTY MANAGER**

TO: John Mascio  
Chief Clerk

FROM: James M. Flynn, Jr. *JA*  
County Manager

DATE: August 26, 2004

RE: Proposed Resolution

---

Attached is a Proposed Resolution authorizing pursuit of a Tax Increment Financing plan in Findlay 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.

OFFICE OF THE  
COUNTY COUNCIL

2004 AUG 26 PM 12: 14