

Bill No. 8890-15

No. 15-15-RE

A RESOLUTION

A Resolution of the County Council of Allegheny County creating the Clinton Commerce Park Phase II Tax Increment Financing District and authorizing related actions.

Whereas, the Tax Increment Financing Act, 53 P.S. §6930.1 *et. seq.* (the "Act"), provides local taxing bodies with authority to cooperate in providing financing for development of blighted areas, as defined in the Act, within their respective jurisdictions to increase the tax base and improve the general economy; and

Whereas, pursuant to the Act the Redevelopment Authority of Allegheny County (the "Authority") the Township of Findlay (the "Township"), the West Allegheny School District (the "School District"), and the County of Allegheny (the "County") and the Allegheny County Airport Authority (the "Developer") have prepared a Tax Increment Financing Plan (the "TIF Plan") to provide financing for the development of certain real property located in the Township (as further defined in Exhibit A, the "TIF District"); and

Whereas, the properties comprising the proposed TIF District have been determined to have conditions of blight as described in the Urban Redevelopment Law and the TIF District has been identified by the County as a redevelopment area; and

Whereas, the Authority, the School District, and the Township have adopted Resolutions or Ordinances agreeing to participate in the TIF Plan; and

Whereas, the Authority, working with the designated representatives of the Township, School District, and County, has recommended the TIF Plan for the development of the TIF District in accordance with the requirements of the Act; and

Whereas, the County is expected to benefit from the creation of the TIF District and the proposed TIF Plan by stimulation of private investment, increases in property values, creation of employment opportunities, and improvement of surrounding properties; and

Whereas, the Council of Allegheny County (the "Council") believes that adoption of the TIF Plan will benefit the health, safety, and welfare of the citizens of the County.

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

SECTION 1. Incorporation of the Preamble.

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

SECTION 2. Terms Defined.

Terms used in the Recitals to these Resolutions are herein used as therein defined.

SECTION 3. Adoption of TIF Plan; Creation of TIF District.

The Council hereby authorizes the following:

- (a) The TIF Plan prepared by the Authority for financing certain costs of construction within the TIF District, attached hereto as Exhibit A is hereby adopted, and the TIF District specifically described in the TIF Plan is hereby created.
- (b) The boundaries of the TIF District shall be as identified in the TIF Plan and shall include only those whole units of property assessed or to be assessable for general property tax purposes.
- (c) The TIF District shall be created as of July 1, 2015 and shall continue in existence for a period of twenty (20) years from the date of its creation unless sooner terminated in accordance with the provisions of the Act.
- (d) The name of the TIF District shall be the "*Clinton Commerce Park Phase II Tax Increment Financing District*".

SECTION 4. Findings.

After due consideration, the Council finds as follows:

- (a) The TIF District is a contiguous geographic area within a redevelopment area;
- (b) The improvement of the area is likely to enhance significantly the value of substantially all of the other real property in the TIF District;
- (c) The aggregate value of equalized taxable property of the TIF District, plus all existing tax increment districts, does not exceed

10% of the total value of equalized taxable property within the County;

- (d) The area comprising the TIF District as a whole has not been subject to adequate growth and development through investment by private enterprise and would not reasonably be anticipated to be adequately developed or further developed without the adoption of the TIF Plan;
- (e) No individuals, families, and small businesses will be displaced by the TIF Plan and there exists no need for relocation;
- (f) The TIF Plan conforms to the County's Master Plan, if any;
- (g) The TIF Plan will afford maximum opportunity, consistent with the sound needs of the community as a whole, for the rehabilitation or the redevelopment of the TIF District by private enterprise; and
- (h) The TIF District is a blighted area containing characteristics of blight as described in the Urban Redevelopment Law and the TIF Project to be undertaken is necessary to eliminate such conditions of blight.

SECTION 5. Notification of Actions.

The Chief Clerk of County Council or the County Manager is directed to deliver a copy of this resolution to the Township and the School District, as provided in the Act.

SECTION 6. Cooperative Actions.

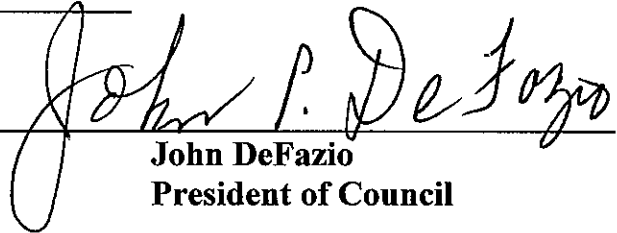
The appropriate public officials of the County are hereby directed to take such additional action in cooperation with the Authority, the Township, the School District and the Developer in furtherance of the implementation of the TIF Plan, including, without limitation, the execution and delivery of a TIF Cooperation Agreement by and among the County, the Authority, the Township, and the School District.


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 2nd day of June, 2015

Council Agenda No. 8850-15


John DeFazio
President of Council

Attest: 
Jared Barker
Chief Clerk of Council

Chief Executive Office June 8, 2015

Approved: 
Rich Fitzgerald
County Executive

Attest: 
Sonya Dietz
Executive's Secretary

EXHIBIT A

CLINTON COMMERCE PARK PHASE II TAX INCREMENT FINANCING PLAN

SUMMARY OF LEGISLATION
CLINTON COMMERCE PARK – PHASE II TAX INCREMENT FINANCING DISTRICT
SUBMITTED FOR COUNCIL APRIL 7, 2015

The proposed Clinton Commerce Park Phase II TIF District (“Clinton Phase II TIF District”) is approximately 330 acres located in the Township of Findlay and is wholly within the West Allegheny School District and Allegheny County. The approval of a proposed amendment to the Clinton Industrial Park Phase I and II TIF District would release approximately 68 acres from that TIF District, allowing for this acreage to be included in the proposed Clinton Phase II TIF District. Development in the Clinton Phase II TIF District will be the second phase of Clinton Commerce Park, which opened in 2007 and now contains over 700,000 square feet of developed space. It is expected that the second phase of development will occur on six sites, with an estimated 990,000 square feet of building developed. The buildings are expected to be a blend of warehouse/distribution and manufacturing space.

The proposed public improvements that will be financed with TIF proceeds include the construction of a portion of a new public roadway, as well as improvements to the existing roadway. Public utilities will be extended to and through the project, including but not limited to public sewer lines, water lines, and storm water management facilities. The estimated cost of all public improvements at the site is \$28.5 million, and the proposed TIF District would generate approximately \$5.7 million in gross proceeds to finance a portion of these costs. The TIF District is expected to be 20 years in length, with a participation rate of 70% for all three participating taxing bodies.

Currently, the assessed value of the proposed TIF District is \$0, as it is owned by the County. At full build-out, the total private development cost is expected to be \$59 million, yielding an estimated assessed property value of almost \$41 million.

Clinton Commerce Park Phase II Tax Increment Financing Plan

Findlay Township, Pennsylvania

Prepared By:
Redevelopment Authority of
Allegheny County
March 2015



**ALLEGHENY COUNTY
ECONOMIC DEVELOPMENT**

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Executive Summary

TIF District

The Clinton Commerce Park Phase II TIF District (“TIF District”) is approximately 330 acres located in the vicinity of the Pittsburgh International Airport. The TIF District is located in the Township of Findlay (“Township”) and is wholly within the West Allegheny School District (“School District”) and Allegheny County (“County”). The TIF District is roughly bounded by Camp Meeting Road on the southwest, the boundary of the Clinton Commerce Park Phase I TIF District on the east and the airport boundary to the north. The TIF District is entirely within the Amended Findlay/Airport Study Area, certified in need of redevelopment by the Redevelopment Authority of Allegheny County in February 2007 as a result of the Amended Findlay/Airport Basic Conditions Report as illustrated in Exhibit A.

Proposed Development

The proposed Clinton Commerce Park Phase II Project (“Project”) is located in the Township near the intersection of Sweeny Drive and I-376. The Project is the second phase of development in Clinton Commerce Park. The Park opened in 2007 and now contains over 700,000 SF of developed, completed or under-construction space. When completed, this area is expected to support the development of 1,310,000 SF of new industrial space. It is expected that this development will occur on six sites. During the term of the TIF District it is estimated a minimum of 990,000 square feet will be developed. The buildings are expected to be a blend of warehouse/distribution and manufacturing space. The land that this project will occupy is currently tax exempt and not generating any real estate tax revenue to the School District, Township, or County.

Proposed Improvements Financed with TIF Proceeds

The proposed public improvements that will be financed with TIF proceeds include the construction of a portion of a new public roadway as well as improvements to the existing roadway. In addition, utilities will be extended to and through the project, including but not limited to public sewer lines, water lines and storm water management facilities. Mitigation of onsite wetlands and streams will be completed, as well as grading for a future roadway extension. The proposed infrastructure and public improvements are shown in Exhibit B. The project costs to be funded with TIF proceeds include portions of administrative, engineering, construction and financing costs, including interest expense.

**Table 1: Estimated Gross Buildable Area
Clinton Commerce Park Phase II**

Warehouse / Distribution / Manufacturing	
	Total SF
Building 1	160,000
Building 2	160,000
Building 3	400,000
Building 4	150,000
Building 5	60,000
Building 6	60,000
Total SF	990,000

Estimated Costs of Public Improvements

The estimated cost of all public improvements is \$28,560,537.

**Table 2: Estimated Costs of Public Improvements
Clinton Commerce Park Phase II**

Clinton Commerce Park Phase II Public Development Costs	
Land	\$ 10,885,000
Engineering & Design	\$ 875,000
Construction	\$ 14,777,000
Financing Costs	\$ 2,023,537
Total	\$ 28,560,537

Estimated Costs of Private Improvements

The project is being undertaken to attract private financing and equity sources to prepare the development sites and build the privately owned buildings. The projected private investment is \$59,481,000.

**Table 3: Estimated Costs of Private Improvements
Clinton Commerce Park Phase II**

Clinton Commerce Park Phase II Private Development Costs	
Land (lease)	\$ 5,031,000
Building Construction	\$ 49,500,000
Soft Costs	\$ 4,950,000
Total	\$ 59,481,000

Current Assessed Value of District

The current assessed value of the district is \$0, as the property is currently owned by the ACAA and is tax-exempt.

Anticipated Assessed Value of District Post Development

The anticipated assessed value of the TIF District post development is approximately \$40,898,250.

Proposed Term of TIF District

The proposed term of the District is twenty (20) years.

Proposed Taxing Body Rate of Participation

The proposed taxing bodies' rate of participation is as follows: Findlay Township: 70%; West Allegheny School District: 70%; Allegheny County: 70%.

TIF Loan Proceeds to be made Available to the Project

There will be approximately \$2,000,000 in TIF proceeds available from Clinton Commerce Park Phase I TIF District, and approximately \$5,700,000 in TIF proceeds available from Clinton Commerce Park Phase II TIF District.

Estimated TIF District Creation Date

The estimated creation date of the TIF District is July 2015.

Estimated TIF Financing Date

The estimated TIF financing date is October 2015.

Clinton Commerce Park Phase II

Tax Increment Financing Process

Legislative Action	Acting Body	Date Approved
Resolution of Intent	Findlay Township West Allegheny S.D. County - 1st read County - 2nd read	05/09/2012 06/20/2012 06/19/2012 09/18/2012
Inducement Resolution	RAAC	07/27/2011
Endorsement of Basic Conditions Report (BCR)	Local Planning	01/23/2007
Approval of BCR	Findlay Township	02/22/2007
Resolution Certifying Area in Need of Redevelopment	RAAC	02/28/2007
Adoption of TIF Plan	RAAC	
Resolution to Participate	West Allegheny S.D. Findlay Township	
Motion to Approve Holding A Public Hearing		
Notice of Public Hearing	County	
Public Hearing	County	
Resolution Creating and Naming TIF District, Approving the TIF Plan and Agreeing to Participate	County - 1st read Committee Committee County - 2nd read	
TIF Financing Resolution	RAAC	

Clinton Commerce Park Phase II

Tax Increment Financing Plan

Introduction

The Project is the second phase of development in Clinton Commerce Park, and will open an additional 300 acres for development. When completed, this project is expected to support the development of approximately 1,310,000 SF of new industrial space. The proposed infrastructure expansions will facilitate the development of potential sites on this underutilized property and include utility extensions, creation of site access roads, and the general preparation of the sites for development. The expansion of infrastructure up to and into these sites represents a commitment to support industrial and commercial development, further encouraging businesses to locate to the area. The development of this infrastructure will help address the area's lack of ready-to-go industrial and commercial sites to attract industrial and commercial users.

The proposed development plan will also address topographic issues as part of the site preparation activities. Economic development officials and local real estate brokers frequently cite the challenging topography of the region as an obstacle to attracting new and expanding businesses. By addressing this issue and preparing this site for development, the Project expects to create 300 acres of newly developable land.

The location of the Project is uniquely situated to provide maximum access to the airport, the City of Pittsburgh, and the region. The site affords direct access to the Pittsburgh International Airport, while I-376 provides a direct link to the City of Pittsburgh to the east (via the Parkway West) and Ohio to the west. This accessibility improves the overall desirability of the site.

Background on Development Corporation

The owner and developer ("Developer") of Clinton Commerce Park Phase II will be the Allegheny County Airport Authority ("ACAA"). The ACAA was formed in 1999 pursuant to the Municipality Authorities Act as a Municipal Authority and controls the property via the Airport Operation Management and Transfer Agreement and Lease dated September 16, 1999. The ACAA oversees all aspects of airport operations including new development, environmental issues, and airline and tenant management as well as airfield operations. As part of these overall responsibilities, ACAA is responsible for all master planning, site planning, and development planning on all of its properties and compliance with all FAA regulations related to the ownership and management of the FAA-regulated airport.

The ACAA's engineering department has experience in a broad spectrum of heavy construction including roadways, utilities, runways, storm water facilities and navigational aids. The Senior Director of Development is directly responsible for the development and implementation of the Project for the ACAA. He has been involved in the development of over ten million square feet in three major industrial parks. The ACAA will lease sites created as part of this project to private developers and/or users who will then construct buildings on a build-to-suit or prospective basis.

Description of Development

The Project is expected to open an additional 300 acres for development. When completed, this area is expected to support the development of approximately 1,310,000 SF of new industrial space. It is expected that this development will occur on six sites, resulting in six buildings. During the term of the TIF district it is assumed a minimum of 990,000 square feet will be developed. The buildings are expected to be a blend of warehouse/distribution and manufacturing space. The land that this project will occupy is currently tax exempt and not generating any revenue to the local taxing jurisdictions.

An important benefit of developing the site is that this project represents a higher and better use of the existing site. As it exists today, this undeveloped land does not generate any economic or fiscal (e.g. tax) benefits to the Commonwealth, the County, the Township, the School District or other local jurisdictions. The expected improvement of these sites for development of approximately 1,310,000 square feet of buildings will generate substantial economic and fiscal benefits in terms of new jobs and increased tax revenues to these entities. Additionally, the new, high quality industrial space at this site would provide benefits to the Pittsburgh region in terms of enhancing the area's vitality and competitiveness for business location.

Real estate professionals and economic development officials in the Pittsburgh area often cite the region's lack of quality (e.g. Class A), large (e.g. 50 to 100 acres), ready-to-build sites for industrial space as a limiting factor to attract new and expanding businesses. The sites prepared as a result of the Project would accommodate large scale build-to-suit and/or speculative buildings currently limited in the regional market. Additionally, the availability of large sites would allow for the development of campus-style development – enabling greater efficiencies, and potential for on-site expansions, of businesses that locate in the proposed development.

Project Costs and Funding Sources

Following is an itemized list of the project costs and sources of funding for the project.

**Table 4: Costs and Sources of Funding
Clinton Commerce Park Phase II**

Clinton Phase II					
Sources of Funds					
	Total	RACP	Clinton Phase II TIF	Funds from Clinton Phase I TIF	ACAA Match
Design, Engineering and Land					
Land Value	\$ 10,885,000				\$ 10,885,000
Survey	\$ 30,000		\$ 30,000		
Title Work	\$ 10,000		\$ 10,000		
Engineering	\$ 800,000		\$ 800,000		
Timber Sale and Removal	\$ 5,000		\$ 5,000		
Misc. Engineering	\$ 30,000		\$ 30,000		
Sub Total	\$ 11,760,000	\$ -	\$ 875,000	\$ -	\$ 10,885,000
Construction					
Wetlands and Stream Mitigation	\$ 150,000		\$ 150,000		
Grading and Utilities	\$ 11,100,000	\$ 10,000,000	\$ 100,000	\$ 1,000,000	
Sewage Treatment Plant	\$ 500,000		\$ 500,000		
Electric Install	\$ 250,000		\$ 250,000		
CM Services	\$ 1,150,000		\$ 1,150,000		
Contingency	\$ 1,627,000		\$ 627,000	\$ 1,000,000	
Sub Total	\$ 14,777,000	\$ 10,000,000	\$ 2,777,000	\$ 2,000,000	\$ -
Financing Costs					
Issuance Fee (1%)	\$ 56,757		\$ 56,757		
Administration Fee	\$ 22,000		\$ 22,000		
Legal RAAC and ACAA	\$ 100,000		\$ 100,000		
Construction Period Interest and fees	\$ 1,272,356		\$ 1,272,356		
Misc. Fees	\$ 4,851		\$ 4,851		
Debt Service Reserve	\$ 567,573		\$ 567,573		
Sub Total	\$ 2,023,537	\$ -	\$ 2,023,537	\$ -	\$ -
Total	\$ 28,560,537	\$ 10,000,000	\$ 5,675,537	\$ 2,000,000	\$ 10,885,000

Improvements to be Financed with TIF Proceeds

Administration & Engineering – services for the proposed infrastructure to be constructed.

Roadway Construction – the construction of the roadways related to the site including grading for the future extension of the road and any off-site roadway improvements.

Utility Installation/Relocation – including installation of all utilities.

Sewer Extension – to and through the site, including the construction of a new lift station and a force main connection to the existing sewer west of the site.

Wetland and or Stream Mitigation – including compensatory mitigation for on-site wetlands and streams.

Other Hard Costs – this includes portions of the construction management fee (CM fee) and a portion of the construction contingency associated with the public improvements.

RAAC Fees – this is the total amount in fees due to the Redevelopment Authority of Allegheny County (“RAAC”).

Construction Period Interest – the estimated amount of interest needed to be funded to pay for interim loan interest payments until pledged tax increments begin to flow into the project to pay for the interest expense.

Debt Service Reserve - established to provide security for the bonds or notes that are issued.

Other Financing Costs – including cost of Market Analysis & Development Impact Study, Trustee administrative fees and one time initiation fee, administrative fees, issuance fees, if any, and legal and accounting costs associated with setting up the TIF District and executing the necessary financings for the project.

Economic Feasibility Analysis of the Development

Construction Period

During the construction period of the planned development, a variety of new economic opportunities will be created. These one-time opportunities are created as a result of the construction cost expenditure. This capital investment creates both construction jobs (as firms construct the space) and jobs related to the profit made by these construction profits (as contracting companies hire additional employees, etc.). These opportunities are also connected with the activities of construction period employees as these persons make retail expenditures at work (for example at lunch or for gas). These economic and fiscal impacts are highlighted below (all amounts are in constant 2010 dollars to avoid counting any inflationary impacts).

It is estimated that construction will create 670 direct on-site jobs with an aggregate payroll of \$29.1 million. Furthermore, these direct jobs will create approximately 592 additional indirect, or spin-off, jobs off-site with an aggregate payroll of \$20.8 million. Direct consumer expenditures will total roughly \$24.7 million and an estimated \$25.4 million in material purchases will be made in the Pittsburgh region.

**Table 5: Economic Impact (Construction Period)
Clinton Commerce Park Phase II**

Economic Impacts (2010\$)			
	Direct	Indirect	Total
Jobs (FTE)	670	592	1,262
Payroll	\$29,137,500	\$20,795,400	\$49,932,900
Material Purchases (regional)	\$25,391,300		\$25,391,300
Consumer Expenditures	\$24,739,300		\$24,739,300

Source: BBP Associates

The related fiscal impact of construction will be approximately \$5.6 million in tax revenue to the Commonwealth, Allegheny County, the City of Pittsburgh, Findlay Township, West Allegheny School District and other local jurisdictions. This includes \$2.5 million in income tax from construction workers, \$1.6 million in sales tax of materials purchases made in the Commonwealth, \$1.2 million in spin-off sales tax revenue on expenditures made by construction period workers, \$166,500 in building permit fees and \$63,600 in emergency and municipal tax (EMT) revenue to local municipalities from construction period workers that live

within the County. All tax revenues are based on current prevailing tax rates and industry standards for the type of development proposed.

**Table 6: Fiscal Impact (Construction Period)
Clinton Commerce Park Phase II**

Fiscal Impacts – (Construction Period)							
	Commonwealth	Allegheny County	Findlay Township	West Allegheny School District	City of Pittsburgh	Other Local Jurisdictions	TOTAL
Income Tax	\$1,659,100	-	\$14,200	\$14,200	\$426,700	\$369,800	\$2,484,000
EMS Tax	-	-	\$1,700	\$1,700	\$16,700	\$43,500	\$63,600
Direct Sales Tax	\$1,447,300	\$165,000	-	-	-	-	\$1,612,300
Indirect Sales Tax	\$1,130,000	\$108,400	-	-	-	-	\$1,238,500
Permit Fees	-	-	\$166,500	-	-	-	\$166,500
Total	\$4,236,500	\$273,500	\$182,400	\$15,900	\$443,400	\$413,300	\$5,564,900

Source: BBP Associates

The \$5.6 million in total construction-period fiscal impacts of the Project represents the combined total of all tax revenues collected by the Commonwealth, Allegheny County, the City of Pittsburgh, Findlay Township, West Allegheny School District and other local jurisdictions. Each entity is expected to derive these one-time, construction-period impacts from a different stream of tax revenues. Each jurisdiction is expected to receive the following fiscal impacts during the construction period of the Project:

Commonwealth of PA - \$4,236,500

- \$1,659,100 in income tax receipts from state resident workers
- \$1,447,300 in sales tax of materials purchases made in Pennsylvania
- \$1,130,000 in indirect (or spin-off) sales tax revenue from expenditures in the Commonwealth made by project employees.

Allegheny County \$273,500

- \$165,000 in sales tax of materials purchases made in Pennsylvania
- \$108,400 in indirect (or spin-off) sales tax revenue from expenditures in the County made by project employees.

Findlay Township \$182,400

- \$14,200 in income tax receipts from Township resident workers
- \$166,500 in permit fees for construction
- \$1,700 in Emergency and Municipal Services (EMS) taxes from Township resident workers

West Allegheny School District \$15,900

- \$14,200 in income tax receipts from District resident workers
- \$1,700 in Emergency and Municipal Services (EMS) taxes from District resident workers

City of Pittsburgh \$443,400

- \$426,700 in income tax receipts from workers that are residents of the City

- \$16,700 in Emergency/Municipal Services (EMS) taxes from workers that are residents of the City

Other Local Jurisdictions \$413,300

- \$369,800 in income tax receipts from workers that are residents of any other Commonwealth local jurisdiction (revenues received by all other townships and school districts).
- \$43,500 in Emergency and Municipal Services (EMS) taxes from workers that are residents of any other Commonwealth local jurisdiction (revenues received by all other townships/ school districts).

Operation Period

Once construction is complete and market absorbed, impacts related to the development operations will continue on an annual basis. The Project will facilitate development, with an assumed market value of approximately \$83 million that will create estimated 1,100 direct on-site warehouse/distribution/manufacturing jobs. These jobs will have an aggregate annual payroll of approximately \$46.6 million. The planned development is expected to also create an additional 983 indirect, or spin-off, jobs off-site as a result of expenditures made by the development’s employees. These indirect jobs will have an aggregate annual payroll of \$44.2 million. These wages and salaries of development employees will generate approximately \$39.6 million in consumer expenditures on a sustained, annual basis.

**Table 7: Economic Impact (Annual Operations at Build Out)
Clinton Commerce Park Phase II**

	Direct	Indirect	Total
Jobs (FTE)	1,100	983	2,083
Payroll	\$46,602,500	\$44,230,400	\$90,832,900
Consumer Expenditures	\$39,567,900	-	\$39,567,900

The related fiscal impact during annual operations at build out is anticipated to be \$5.4 million in tax revenue to the Commonwealth, Allegheny County, City of Pittsburgh, Findlay Township, West Allegheny School District and other local jurisdictions. This includes \$2 million in income tax from project employees, \$1.2 million in real property tax revenues, \$2 million in indirect (or spin-off) sales tax revenue (made by development employees, from expenditures made in the Commonwealth), \$139,700 in corporate franchise taxes, and \$54,300 in emergency and municipal tax revenue.

**Table 8: Annual Fiscal Impact (Annual Operations at Build Out)
Clinton Commerce Park Phase II**

Fiscal Impacts – (Operation Period - At-Build Out)							
	Common-wealth	Allegheny County	Findlay Township	West Allegheny School District	City of Pittsburgh	Other Local Jurisdictions	TOTAL
Income Tax	\$1,359,200	-	\$11,700	\$11,700	\$349,500	\$302,900	\$2,034,900
EMS Tax	-	-	\$1,400	\$1,400	\$14,300	\$37,200	\$54,300
Real Property Tax	-	\$195,200	\$81,200	\$915,800	-	-	\$1,192,100
Indirect Sales Tax	\$1,809,500	\$173,800	-	-	-	-	\$1,983,300
Corp. Franchise Tax	\$139,700	-	-	-	-	-	\$139,700
Total	\$3,308,300	\$369,000	\$94,200	\$928,800	\$363,800	\$340,100	\$5,404,300

Source: B&B Associates

At build-out, the Project is expected to create \$5.4 million in sustained, annual fiscal impacts. This total represents the sum of all annual tax revenues collected by the Commonwealth, Allegheny County, the City of Pittsburgh, Findlay Township, West Allegheny School District and other local jurisdictions. These fiscal impacts are collected and distributed by and amongst these governmental entities, with the particular sources of revenues (by entity) as outlined below:

Commonwealth of PA - \$3,308,300

- \$1,359,200 in income tax receipts from state resident workers
- \$1,809,500 in indirect (or spin-off) sales tax revenue from expenditures in the Commonwealth made by project employees.
- \$139,700 in corporate franchise taxes paid by project occupants

Allegheny County \$369,000

- \$195,200 in real property tax revenues from employees that are residents of the County
- \$173,800 in indirect (or spin-off) sales tax revenue from expenditures in the County made by project employees.

Findlay Township \$94,200

- \$11,700 in income tax receipts from Township resident employees
- \$81,200 in real property tax revenues from Township resident employees
- \$1,400 in Emergency and Municipal Services (EMS) taxes from Township resident employees

West Allegheny School District \$928,800

- \$11,700 in income tax receipts from School District resident employees
- \$915,800 in real property tax revenues from District resident employees
- \$1,400 in Emergency and Municipal Services (EMS) taxes from District resident employees

City of Pittsburgh \$363,800

- \$349,500 in income tax receipts from employees that are residents of the City
- \$14,300 in Emergency and Municipal Services (EMS) taxes from City resident employees

Other Local Jurisdictions \$340,100

- \$302,900 in income tax receipts from workers that are residents of any other Commonwealth local jurisdiction (revenues received by all other townships and school districts).
- \$37,200 in Emergency and Municipal Services (EMS) taxes from workers that are residents of any other Commonwealth local jurisdiction (revenues received by all other townships and school districts).

Tax Increment Financing Components

I. TIF Amount

The amount of the initial issuance of TIF debt to fund the public improvements, issuance and other costs of the Project is expected to be approximately \$5,700,000. Once amortization of the TIF debt begins, if development within the TIF District produces more than enough pledged incremental real estate taxes to service the \$5.7 million TIF debt, such excess pledged revenues will be returned, pro rata, to the 3 taxing bodies. TIF financial assumptions can be found in Exhibit E.

II. Pledged Parcel(s)

The pledged parcels include the parcels identified on the Site Plan included in Exhibit A. These parcels, including any publicly dedicated rights-of-way, are not subdivided but will be demarcated in accordance with the applicable tenant leases as taxable real estate (or tax-exempt for the public rights-of-way) with the Allegheny County Office of Property Assessment. A tax bill will be generated by each taxing jurisdiction on the basis of these assessments. The total TIF District consists of approximately 330 acres.

III. Current Assessed Value and Tax Base

Subject to the provision of the Tax Increment Financing Act (53 P.S. 6930.1 et. seq.), the taxable market value of the Pledged Parcels as of the date of the creation of the TIF District will be used as the “base” for calculating the real estate tax increment. The property within the TIF District is owned by the ACAA and currently tax exempt.

The base millage rates for each of the following taxing bodies are:

West Allegheny School District – 18.51
Findlay Township – 1.60
Allegheny County – 4.73

The tax base, total tax increment and estimate of pledged taxes are illustrated in Exhibit D.

IV. Projected Assessed Value

The projected assessed value for the Project post-development is estimated to be \$40,898,250.

V. Projected Pledged Revenue

A percentage of real property taxes collected in the TIF District in excess of the base real property taxes will be pledged to repayment of the TIF Debt. The percentage of the incremental real property taxes pledged to the TIF is equal to the following: County – 70%, Township – 70%, School District – 70%.

VI. Provisions for Excess TIF Pledged Increment

Any TIF pledged increment remaining after payment of annual amortized debt service and costs of the TIF Debt will be returned, pro rata, to the 3 taxing bodies.

VII. Provision for Insufficient Tax Increment Revenues

RAAC may apply for a guarantee through the Commonwealth's Tax Increment Financing Guarantee Program. This program was established by the Commonwealth Financing Authority (CFA) to provide credit enhancement for TIF projects to improve market access and lower capital costs through the use of guarantees to issuers of bonds or other indebtedness. The maximum CFA guarantee amount per project is \$5 million.

In the event the CFA Guarantee is not obtained or needed, ACAA may pursue alternative means of guaranteeing payment of the amount required for debt service and related costs to the extent the pledged increment is insufficient. If the CFA or another party provides a guaranty or similar agreement covering debt service, such guarantor will be permitted to recover any payments it makes from TIF revenues.

If at any time during the term of the TIF District real estate taxes are replaced, in whole or in part, by other taxes imposed by any taxing body or other sources of funding, all of the TIF Parties agree to use their best efforts to amend the TIF Plan and the Cooperation Agreement with respect to taxes and amounts pledged as TIF Revenues in order to continue to provide sufficient amounts to pay debt service on the TIF Debt.

VIII. Actual Tax Increment in Excess of Assumed Increment

Any pledged tax revenues in excess of the amount required to pay debt service and annual charges on the TIF Debt, including those in section vi above, will be returned, pro rata, to the 3 taxing bodies, provided, however, that amounts which must be reserved for payments of refunds due to taxpayers shall not be distributed until the period for appeal of such refund(s) has expired. Any increases in tax revenue from any parcels in the TIF District attributable to increased millage above the current millage rate(s) by any of the taxing bodies and above that determined necessary to pay TIF debt, will be distributed to the taxing body that increased the millage rate.

IX. Interest Earnings

Any interest earnings from TIF revenues held by the trustee will be used towards debt service, including payment of capitalized interest and prepayment of the TIF Debt if permitted.

X. Financial Details

The TIF Analysis, intended to describe the expected financing, is attached as Exhibit E. It is expected that the TIF District will be created in the 3rd quarter of 2015. The specific terms and structure of the TIF financing will be determined at the time of financing. However, it is contemplated that the TIF debt will have a maturity of 20 years with interest payments beginning

or accumulating upon the first draw of funds. Construction period interest will be funded as capitalized interest as part of the TIF Debt.

Exhibit E illustrates the TIF financing assumptions and cash flow. The various assumptions associated with the financing are the best that are currently available. Some of these assumptions may change, including the terms of repayment on the TIF debt and/or other financial structures.

XI. Estimated Non-Project Costs of Development

Eligible Expenditures may include the following:

- TIF Application
- Basic Conditions Report
- Market Analysis & Fiscal Impact Study
- TIF Plan preparation fee
- RAAC fee – One time & annual fee
- Trustee fee – One time fee, annual fee & expenses
- Counsel fees & expenses

XII. Maps of the TIF District, Existing Uses, Conditions, & Plans

The maps and renderings in Exhibits A and B illustrate the boundaries of the TIF District, the existing uses and conditions illustrated in the Basic Conditions Report.

XIII. Zoning and Planning Issues

There are no zoning or planning issues associated with the project.

XIV. Community Engagement

There were no community groups identified by the Township to engage in the TIF process. The community at large will have an opportunity to comment at multiple public meetings during the TIF process.

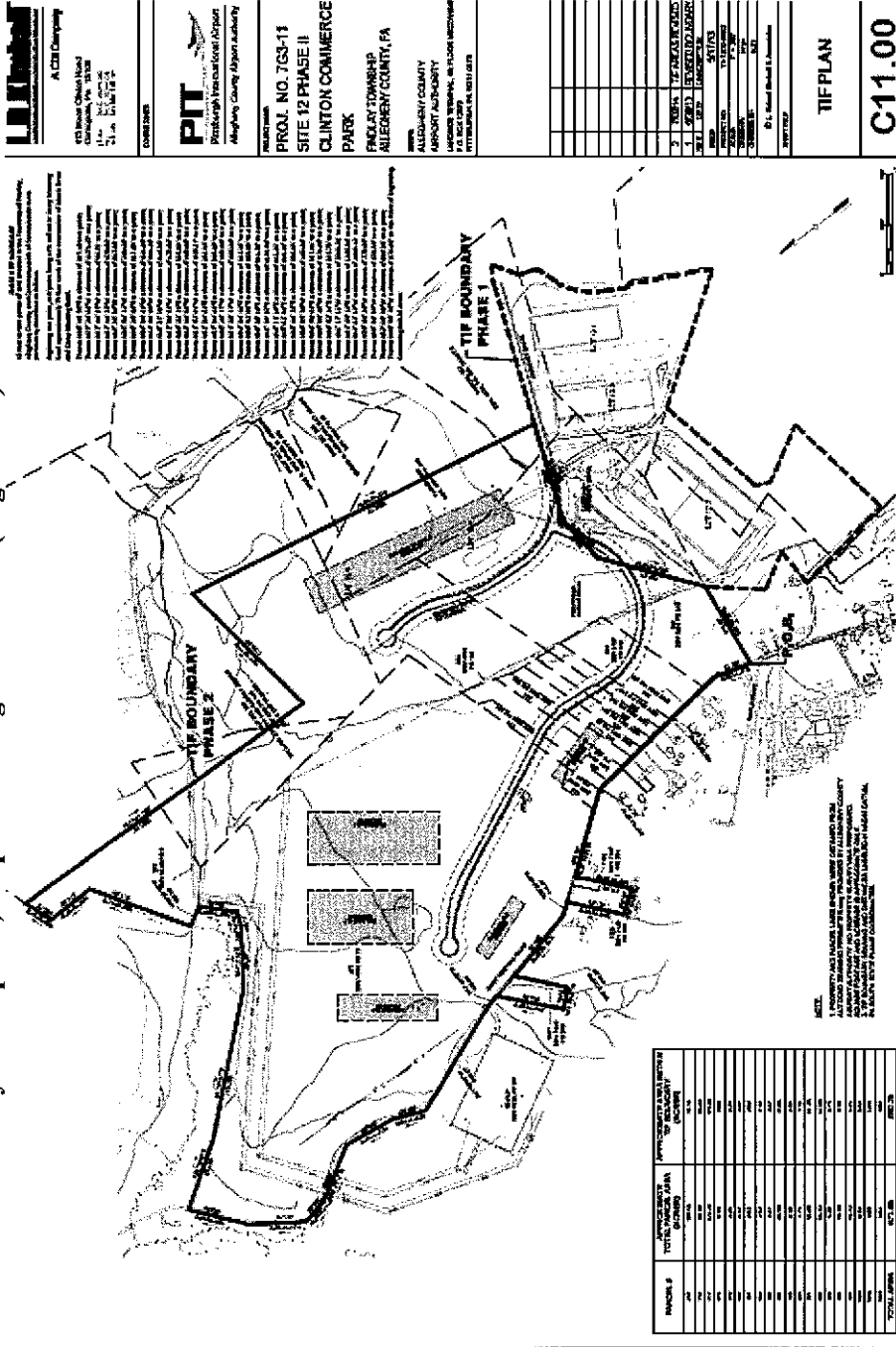
XV. Relocation Statement

The Clinton Commerce Park Phase II Tax Increment Financing Plan will not include any relocation of residences or businesses.

XVI. Date of District Establishment

The estimated creation date of the TIF District is July 2015.

Exhibit A: Boundary Description, Map & Existing Conditions (Page 1 of 2)



Legend

Phase 1 Boundary

Phase 2 Boundary

Lot Boundary

Street

Water

Topography

PROJECT INFORMATION

PROJECT NO. 765-11

SITE 12 PHASE II

CLINTON COMMERCE PARK

EMORY TOWNSHIP

ALLEGANY COUNTY, PA

PREPARED BY:

ALLEGANY COUNTY

APPROVED BY:

ALLEGANY COUNTY

DATE:

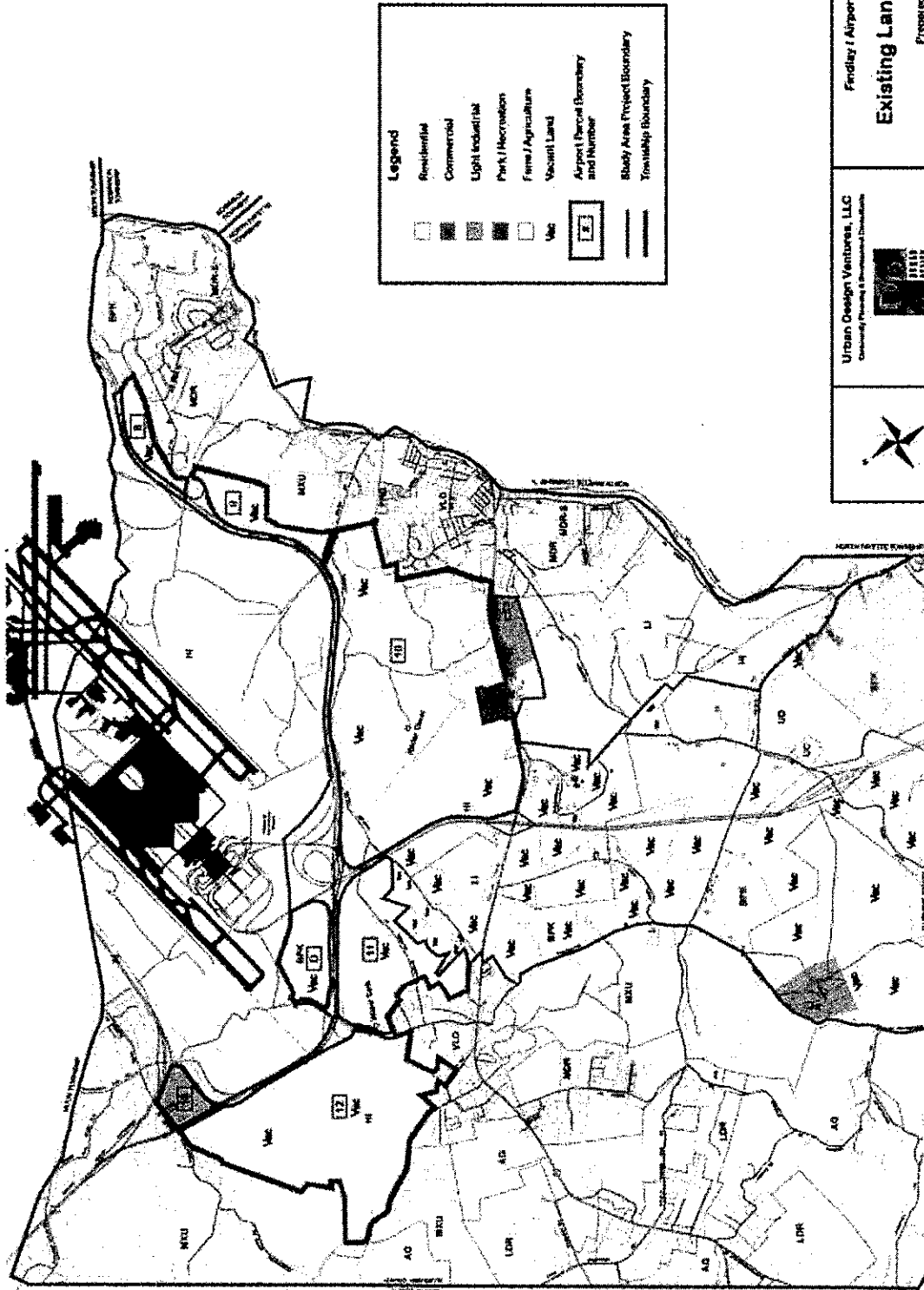
11/15/11

NO.	DESCRIPTION	AREA (AC)
1	PHASE 1	50.00
2	PHASE 2	50.00
3	TOTAL	100.00

TIF PLAN

C11.00

Exhibit A: Boundary Description, Map & Existing Conditions (Page 2 of 2)



Urban Design Ventures, LLC
 Customizing Planning & Development Solutions

Findlay Airport Study Area
Existing Land Use Map
 Prepared For:
 Findlay Township, Allegheny County, Pennsylvania

2011
 11111
 11111
 11111

Urban Design Ventures, LLC 1000 North Street, Allegheny, PA 15212

Exhibit C: Commercial Development Improvement Costs (Page 1 of 3)



Exhibit C: Commercial Development Improvement Costs (Page 2 of 3)



Exhibit C: Commercial Development Improvement Costs (Page 3 of 3)

Clinton Phase II Private Development Summary										
Year	Acres	Square Footage	Assumed Land Value	Current Taxable Value	Hard Investment*	Assumed Land Value & Hard Investment	Site Preparation, Infrastructure & Utilities	Soft Cost	Total Private Development	
1	-	-	-	-	-	\$ -	-	-	-	
2	12.0	160,000	780,000	-	8,000,000	\$ 8,780,000.00	-	800,000	9,580,000	
3	12.0	160,000	780,000	-	8,000,000	\$ 8,780,000.00	-	800,000	9,580,000	
4	-	-	-	-	-	\$ -	-	-	-	
5	32.0	400,000	2,080,000	-	20,000,000	\$ 22,080,000.00	-	2,000,000	24,080,000	
6	-	-	-	-	-	\$ -	-	-	-	
7	-	-	-	-	-	\$ -	-	-	-	
8	11.8	150,000	767,000	-	7,500,000	\$ 8,267,000.00	-	750,000	9,017,000	
9	-	-	-	-	-	\$ -	-	-	-	
10	-	-	-	-	-	\$ -	-	-	-	
11	4.8	60,000	312,000	-	3,000,000	\$ 3,312,000.00	-	300,000	3,612,000	
12	-	-	-	-	-	\$ -	-	-	-	
13	-	-	-	-	-	\$ -	-	-	-	
14	4.8	60,000	312,000	-	3,000,000	\$ 3,312,000.00	-	300,000	3,612,000	
15	-	-	-	-	-	\$ -	-	-	-	
16	-	-	-	-	-	\$ -	-	-	-	
17	-	-	-	-	-	\$ -	-	-	-	
18	-	-	-	-	-	\$ -	-	-	-	
19	-	-	-	-	-	\$ -	-	-	-	
20	-	-	-	-	-	\$ -	-	-	-	
	77.4	990,000	5,031,000		49,500,000	54,531,000		4,950,000	59,481,000	

Exhibit D: Projected Incremental Real Property Taxes (Page 1 of 3)

Clinton Phase II					
Base Real Estate Taxes					
Year	Current Taxable Value	Findlay Township	West Allegheny School District	Allegheny County	Total
	<i>Millage==></i>	1.6	18.51	4.73	24.84
1	\$0	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0	\$0
3	\$0	\$0	\$0	\$0	\$0
4	\$0	\$0	\$0	\$0	\$0
5	\$0	\$0	\$0	\$0	\$0
6	\$0	\$0	\$0	\$0	\$0
7	\$0	\$0	\$0	\$0	\$0
8	\$0	\$0	\$0	\$0	\$0
9	\$0	\$0	\$0	\$0	\$0
10	\$0	\$0	\$0	\$0	\$0
11	\$0	\$0	\$0	\$0	\$0
12	\$0	\$0	\$0	\$0	\$0
13	\$0	\$0	\$0	\$0	\$0
14	\$0	\$0	\$0	\$0	\$0
15	\$0	\$0	\$0	\$0	\$0
16	\$0	\$0	\$0	\$0	\$0
17	\$0	\$0	\$0	\$0	\$0
18	\$0	\$0	\$0	\$0	\$0
19	\$0	\$0	\$0	\$0	\$0
20	\$0	\$0	\$0	\$0	\$0

* The site is currently tax-exempt and as such generates no tax revenue.

Exhibit D: Projected Incremental Real Property Taxes (Page 2 of 3)

Clinton Phase II

Tax Increments

Year	Estimated (1) Assessment of Land & Hard Investment	Projected Real Estate Taxes				Projected Tax Increments			
		Findlay Township	West Allegheny School District	Allegheny County	Discount for Early Tax Payment	Findlay Township	West Allegheny School District	Allegheny County	Total
1	Millage==>	1.6	18.51	4.73					24.84
2	\$6,585,000	\$10,325	\$119,451	\$30,524	0.98	\$10,325	\$119,451	\$30,524	\$160,300
3	\$13,170,000	\$20,651	\$238,901	\$61,048	0.98	\$20,651	\$238,901	\$61,048	\$320,600
4	\$13,170,000	\$20,651	\$238,901	\$61,048	0.98	\$20,651	\$238,901	\$61,048	\$320,600
5	\$29,730,000	\$46,617	\$539,296	\$137,810	0.98	\$46,617	\$539,296	\$137,810	\$723,723
6	\$29,730,000	\$46,617	\$539,296	\$137,810	0.98	\$46,617	\$539,296	\$137,810	\$723,723
7	\$29,730,000	\$46,617	\$539,296	\$137,810	0.98	\$46,617	\$539,296	\$137,810	\$723,723
8	\$35,930,250	\$56,339	\$651,768	\$166,551	0.98	\$56,339	\$651,768	\$166,551	\$874,657
9	\$35,930,250	\$56,339	\$651,768	\$166,551	0.98	\$56,339	\$651,768	\$166,551	\$874,657
10	\$35,930,250	\$56,339	\$651,768	\$166,551	0.98	\$56,339	\$651,768	\$166,551	\$874,657
11	\$38,414,250	\$60,234	\$696,827	\$178,065	0.98	\$60,234	\$696,827	\$178,065	\$935,126
12	\$38,414,250	\$60,234	\$696,827	\$178,065	0.98	\$60,234	\$696,827	\$178,065	\$935,126
13	\$38,414,250	\$60,234	\$696,827	\$178,065	0.98	\$60,234	\$696,827	\$178,065	\$935,126
14	\$40,898,250	\$64,128	\$741,886	\$189,580	0.98	\$64,128	\$741,886	\$189,580	\$995,594
15	\$40,898,250	\$64,128	\$741,886	\$189,580	0.98	\$64,128	\$741,886	\$189,580	\$995,594
16	\$40,898,250	\$64,128	\$741,886	\$189,580	0.98	\$64,128	\$741,886	\$189,580	\$995,594
17	\$40,898,250	\$64,128	\$741,886	\$189,580	0.98	\$64,128	\$741,886	\$189,580	\$995,594
18	\$40,898,250	\$64,128	\$741,886	\$189,580	0.98	\$64,128	\$741,886	\$189,580	\$995,594
19	\$40,898,250	\$64,128	\$741,886	\$189,580	0.98	\$64,128	\$741,886	\$189,580	\$995,594
20	\$40,898,250	\$64,128	\$741,886	\$189,580	0.98	\$64,128	\$741,886	\$189,580	\$995,594
		\$990,092	\$11,454,127	\$2,926,960		\$990,092	\$11,454,127	\$2,926,960	\$15,371,179
		6%	75%	19%		6%	75%	19%	100%

(1) Assessment is adjusted by market comparison factor of 75%

Exhibit D: Projected Incremental Real Property Taxes (Page 3 of 3)

Clinton Phase II

Pledged Tax Increments

Year	Total Tax Increment				Tax Increment to Taxing Bodies				Pledged Tax Increment to Project					
	Findlay Township		West Allegheny School District		Findlay Township		West Allegheny School District		Findlay Township		West Allegheny School District		Allegheeny County	
	70%	70%	30%	30%	30%	30%	30%	30%	70%	70%	70%	70%	70%	70%
1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	\$10,325	\$119,451	\$30,524	\$160,300	\$3,098	\$35,835	\$9,157	\$48,090	\$7,228	\$83,615	\$21,367	\$112,210	\$21,367	\$112,210
3	\$20,651	\$238,901	\$61,048	\$320,600	\$6,195	\$71,670	\$18,314	\$96,180	\$14,455	\$167,231	\$42,734	\$224,420	\$42,734	\$224,420
4	\$20,651	\$238,901	\$61,048	\$320,600	\$6,195	\$71,670	\$18,314	\$96,180	\$14,455	\$167,231	\$42,734	\$224,420	\$42,734	\$224,420
5	\$46,617	\$539,296	\$137,810	\$723,723	\$13,985	\$161,789	\$41,343	\$217,117	\$32,632	\$377,507	\$96,467	\$506,606	\$96,467	\$506,606
6	\$46,617	\$539,296	\$137,810	\$723,723	\$13,985	\$161,789	\$41,343	\$217,117	\$32,632	\$377,507	\$96,467	\$506,606	\$96,467	\$506,606
7	\$46,617	\$539,296	\$137,810	\$723,723	\$13,985	\$161,789	\$41,343	\$217,117	\$32,632	\$377,507	\$96,467	\$506,606	\$96,467	\$506,606
8	\$56,339	\$651,768	\$166,551	\$874,657	\$16,902	\$195,530	\$49,965	\$262,397	\$39,437	\$456,237	\$116,586	\$612,260	\$116,586	\$612,260
9	\$56,339	\$651,768	\$166,551	\$874,657	\$16,902	\$195,530	\$49,965	\$262,397	\$39,437	\$456,237	\$116,586	\$612,260	\$116,586	\$612,260
10	\$56,339	\$651,768	\$166,551	\$874,657	\$16,902	\$195,530	\$49,965	\$262,397	\$39,437	\$456,237	\$116,586	\$612,260	\$116,586	\$612,260
11	\$60,234	\$696,827	\$178,065	\$935,126	\$18,070	\$209,048	\$53,420	\$280,538	\$42,163	\$487,779	\$124,646	\$654,588	\$124,646	\$654,588
12	\$60,234	\$696,827	\$178,065	\$935,126	\$18,070	\$209,048	\$53,420	\$280,538	\$42,163	\$487,779	\$124,646	\$654,588	\$124,646	\$654,588
13	\$60,234	\$696,827	\$178,065	\$935,126	\$18,070	\$209,048	\$53,420	\$280,538	\$42,163	\$487,779	\$124,646	\$654,588	\$124,646	\$654,588
14	\$64,128	\$741,886	\$189,580	\$995,594	\$19,239	\$222,566	\$56,874	\$298,678	\$44,890	\$519,320	\$132,706	\$696,916	\$132,706	\$696,916
15	\$64,128	\$741,886	\$189,580	\$995,594	\$19,239	\$222,566	\$56,874	\$298,678	\$44,890	\$519,320	\$132,706	\$696,916	\$132,706	\$696,916
16	\$64,128	\$741,886	\$189,580	\$995,594	\$19,239	\$222,566	\$56,874	\$298,678	\$44,890	\$519,320	\$132,706	\$696,916	\$132,706	\$696,916
17	\$64,128	\$741,886	\$189,580	\$995,594	\$19,239	\$222,566	\$56,874	\$298,678	\$44,890	\$519,320	\$132,706	\$696,916	\$132,706	\$696,916
18	\$64,128	\$741,886	\$189,580	\$995,594	\$19,239	\$222,566	\$56,874	\$298,678	\$44,890	\$519,320	\$132,706	\$696,916	\$132,706	\$696,916
19	\$64,128	\$741,886	\$189,580	\$995,594	\$19,239	\$222,566	\$56,874	\$298,678	\$44,890	\$519,320	\$132,706	\$696,916	\$132,706	\$696,916
20	\$64,128	\$741,886	\$189,580	\$995,594	\$19,239	\$222,566	\$56,874	\$298,678	\$44,890	\$519,320	\$132,706	\$696,916	\$132,706	\$696,916
	\$990,092	\$11,454,127	\$2,926,960	\$15,371,179	\$297,028	\$3,436,238	\$878,088	\$4,611,354	\$693,084	\$8,017,889	\$2,048,872	\$10,759,825	\$2,048,872	\$10,759,825

Exhibit E: TIF Financing Assumptions (Page 1 of 3)

Clinton Phase II	
Financing Assumptions	
1. Percentage of Tax Increment Pledged by each Taxing Body	70%
2. Discount for Payment of Taxes on Time	2%
3. Debt Coverage Ratio	1.10
4. Debt Service Reserve Fund	\$567,573
5. Interest Rate on TIF Debt	5.25%
6. Interest Only Payments	Years 1-5
7. Amortization	15
8. Principal Payment at the End of Term	Fully Amortizing Loan
9. Payments per Year	1
10. Basis for Assessment	Appraised Land Value and Development Costs
13. Amount of Debt to be Repaid with TIF Proceeds	\$5,675,731
14. Estimated RAAC Fee	\$56,757
15. Estimated Other Financing Costs	\$126,851
16. Estimated Phase I Additional Funds	\$2,000,000

Exhibit E: TIF Financing Assumptions (Page 2 of 3)

Clinton, Phase II

DEBT PROJECTIONS

Year	Principal Borrowed	Debt Service	DSR Fund Deposit to DSR Fund	DSR Fund Balance	Annual Fees	Total Payment Including Fees	Pledged Tax Increment Available	Amount Available from DSR Fund	Interest from Debt Reserve	Capitalized Interest Including Fees	Total Available to Make Debt Service Payment	Total Payment Due	Interest Payment	Principal Repayment	Outstanding Principal	Balance Available After Debt Service Payment and Fees	Cumulative Available Balance
1	\$2,000,000	\$105,000	\$200,000	\$200,000	\$0	\$105,000	\$0	\$0	\$0	\$115,500	\$115,500	\$105,000	\$105,000	\$0	\$2,000,000	\$10,500	\$10,500
2	\$4,228,651	\$222,015	\$222,865	\$422,865	\$22,000	\$244,015	\$112,210	\$0	\$3,000	\$244,015	\$359,225	\$222,015	\$222,015	\$0	\$4,228,651	\$115,210	\$126,710
3	\$5,082,666	\$266,950	\$85,401	\$506,267	\$22,000	\$288,950	\$224,420	\$0	\$6,343	\$288,950	\$519,614	\$266,950	\$266,950	\$0	\$5,082,666	\$230,763	\$356,473
4	\$5,371,716	\$282,015	\$28,895	\$537,172	\$22,000	\$304,015	\$224,420	\$0	\$7,694	\$304,015	\$536,059	\$282,015	\$282,015	\$0	\$5,371,716	\$232,044	\$586,517
5	\$5,675,731	\$287,976	\$30,402	\$567,573	\$22,000	\$319,976	\$506,606	\$0	\$6,088	\$319,976	\$634,640	\$287,976	\$287,976	\$0	\$5,675,731	\$514,864	\$1,103,181
6	\$5,417,618	\$556,092		\$567,573	\$22,000	\$578,092	\$506,606	\$0	\$6,514	\$0	\$515,120	\$556,092	\$287,976	\$258,116	\$5,417,618	-\$62,972	\$1,040,209
7	\$5,145,948	\$556,092		\$567,573	\$22,000	\$578,092	\$612,260	\$0	\$6,514	\$0	\$515,120	\$556,092	\$284,425	\$271,667	\$5,145,948	-\$62,972	\$977,237
8	\$4,860,018	\$556,092		\$567,573	\$22,000	\$578,092	\$612,260	\$0	\$6,514	\$0	\$620,774	\$556,092	\$270,162	\$285,530	\$4,860,018	\$42,662	\$1,019,919
9	\$4,559,077	\$556,092		\$567,573	\$22,000	\$578,092	\$612,260	\$0	\$6,514	\$0	\$620,774	\$556,092	\$239,352	\$300,941	\$4,559,077	\$42,662	\$1,062,604
10	\$3,908,668	\$556,092		\$567,573	\$22,000	\$578,092	\$654,588	\$0	\$6,514	\$0	\$663,102	\$556,092	\$222,723	\$333,869	\$3,908,668	\$65,010	\$1,190,282
11	\$3,558,096	\$556,092		\$567,573	\$22,000	\$578,092	\$654,588	\$0	\$6,514	\$0	\$663,102	\$556,092	\$205,221	\$350,871	\$3,558,096	\$65,010	\$1,275,302
12	\$3,188,805	\$556,092		\$567,573	\$22,000	\$578,092	\$696,516	\$0	\$6,514	\$0	\$663,102	\$556,092	\$166,800	\$369,282	\$3,188,805	\$65,010	\$1,360,311
13	\$2,800,125	\$556,092		\$567,573	\$22,000	\$578,092	\$696,516	\$0	\$6,514	\$0	\$705,430	\$556,092	\$167,412	\$388,680	\$2,800,125	\$127,338	\$1,487,649
14	\$2,391,039	\$556,092		\$567,573	\$22,000	\$578,092	\$696,516	\$0	\$6,514	\$0	\$705,430	\$556,092	\$147,007	\$409,065	\$2,391,039	\$127,338	\$1,614,987
15	\$1,960,477	\$556,092		\$567,573	\$22,000	\$578,092	\$696,516	\$0	\$6,514	\$0	\$705,430	\$556,092	\$125,530	\$430,562	\$1,960,477	\$127,338	\$1,742,324
16	\$1,507,310	\$556,092		\$567,573	\$22,000	\$578,092	\$696,516	\$0	\$6,514	\$0	\$705,430	\$556,092	\$102,925	\$453,167	\$1,507,310	\$127,338	\$1,869,662
17	\$1,030,352	\$556,092		\$567,573	\$22,000	\$578,092	\$696,516	\$0	\$6,514	\$0	\$705,430	\$556,092	\$79,134	\$476,958	\$1,030,352	\$127,338	\$1,997,000
18	\$528,353	\$556,092		\$567,573	\$22,000	\$578,092	\$696,516	\$0	\$6,514	\$0	\$705,430	\$556,092	\$54,093	\$501,998	\$528,353	\$127,338	\$2,124,337
19		\$556,092		\$567,573	\$22,000	\$578,092	\$696,516	\$567,573	\$6,514	\$0	\$1,273,003	\$556,092	\$27,739	\$528,353	\$0	\$694,911	\$2,819,248
20		\$556,092		\$567,573	\$22,000	\$578,092	\$696,516	\$567,573	\$6,514	\$0	\$1,273,003	\$556,092	\$27,739	\$528,353	\$0	\$694,911	\$2,819,248
		\$9,515,236		\$418,000	\$418,000	\$9,933,236		\$667,573		\$1,273,356	\$12,752,484	\$9,515,236	\$3,839,594	\$5,675,731			

Assumptions

Principal	5,675,731
Interest	5.25% per Year
Term	15 Years
Debt Service	556,092
DCR	1.10

*Note-annual fees include:

7000 Trustee
15,000 county
22,000 Total

Reserve Fund Interest: 0.015

Exhibit E: TIF Financing Assumptions (Page 3 of 3)

Clinton Phase II	
Net Proceeds Available for Capital Costs	
Gross Issuance	\$5,675,731
Issuance Fee (1%)	\$56,757
Other Financing Costs	\$126,851
Construction Period Interest	\$1,272,356
Debt Service Reserve	\$567,573
Net Proceeds	\$3,652,194
Phase I Additional Funds	\$2,000,000

Exhibit F: Project Costs (Page 1 of 1)

Clinton Phase II					
Sources of Funds					
	Total	RACP	Clinton Phase II TIF	Funds from Clinton Phase I TIF	ACAA Match
Design, Engineering and Land					
Land Value	\$ 10,885,000				\$ 10,885,000
Survey	\$ 30,000		\$ 30,000		
Title Work	\$ 10,000		\$ 10,000		
Engineering	\$ 800,000		\$ 800,000		
Timber Sale and Removal	\$ 5,000		\$ 5,000		
Misc. Engineering	\$ 30,000		\$ 30,000		
Sub Total	\$ 11,760,000	\$ -	\$ 875,000	\$ -	\$ 10,885,000
Construction					
Wetlands and Stream Mitigation	\$ 150,000		\$ 150,000		
Grading and Utilities	\$ 11,100,000	\$ 10,000,000	\$ 100,000	\$ 1,000,000	
Sewage Treatment Plant	\$ 500,000		\$ 500,000		
Electric Install	\$ 250,000		\$ 250,000		
CM Services	\$ 1,150,000		\$ 1,150,000		
Contingency	\$ 1,627,000		\$ 627,000	\$ 1,000,000	
Sub Total	\$ 14,777,000	\$ 10,000,000	\$ 2,777,000	\$ 2,000,000	\$ -
Financing Costs					
Issuance Fee (1%)	\$ 56,757		\$ 56,757		
Administration Fee	\$ 22,000		\$ 22,000		
Legal RAAC and ACAA	\$ 100,000		\$ 100,000		
Construction Period Interest and fees	\$ 1,272,356		\$ 1,272,356		
Misc. Fees	\$ 4,851		\$ 4,851		
Debt Service Reserve	\$ 567,573		\$ 567,573		
Sub Total	\$ 2,023,537	\$ -	\$ 2,023,537	\$ -	\$ -
Total	\$ 28,560,537	\$ 10,000,000	\$ 5,675,537	\$ 2,000,000	\$ 10,885,000

MEMORANDUM
OFFICE OF THE COUNTY MANAGER

TO: Jared E. Barker
Allegheny County Council

FROM: William D. McKain CPA
County Manager

DATE: April 2, 2015

RE: Proposed Resolution

Attached is a Resolution creating the Clinton Commerce Park Phase II Tax Increment Financing District and authorizing related actions.

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

I am requesting that this item be placed on the agenda at the next Regular Meeting of Council.

APR 2 15 11:58 AM

ALLEGHENY COUNTY

COUNCIL

WEST ALLEGHENY SCHOOL DISTRICT

**RESOLUTION 2015-5
AUTHORIZING PARTICIPATION IN A TAX INCREMENT FINANCING PLAN**

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

WHEREAS, under the Act, the Redevelopment Authority of Allegheny County (the "Authority") is legally empowered to prepare a tax increment financing plan to provide financing to eliminate and prevent the spread of blight within the jurisdiction of the West Allegheny School District (the "School District"); and

WHEREAS, Allegheny County (the "County"), the School District and Findlay Township (the "Township") (referred to collectively herein as the "Taxing Bodies") are the sole governmental entities imposing real estate taxes on properties within the proposed Clinton Commerce Park Phase II Tax Increment Financing District (the "TIF District"); and

WHEREAS, on June 20, 2012, the School District adopted a Resolution authorizing pursuit of the Clinton Commerce Park Phase II Tax Increment Financing Plan (the "TIF Plan") for financing a portion of the costs of the construction of public infrastructure improvements relative to a commercial project within the Township known as Clinton Commerce Park Phase II (the "TIF Project"), requesting the Authority to prepare the TIF Plan, and designating the representatives of the School District to work with the Township and the County towards development and implementation of the TIF Plan; and

WHEREAS, the School District is expected to benefit from the use of tax increments to pay certain project costs within the TIF District, by stimulating of private investment, increases in property values, creations of employment opportunities and improvement of surrounding properties.

NOW THEREFORE, BE IT RESOLVED BY THE WEST ALLEGHENY SCHOOL DISTRICT BOARD OF SCHOOL DIRECTORS AS FOLLOWS:

1. The TIF Plan, as prepared by the Authority, the School District, the Township and the County, and attached hereto as Exhibit "A" and incorporated herein, providing for financing certain of the costs of public improvements in the TIF District is hereby adopted and the School District, in accordance with the Act, hereby agrees to participate in whole in the TIF Plan.
2. The School District is authorized to enter into a Cooperation Agreement by and among the Township, the School District, the County and the Authority (the "Cooperation Agreement") in furtherance of the TIF Plan and the President or Vice President of the Board of Directors of the School District is hereby authorized and directed to execute and deliver and the

Secretary or Assistant Secretary is hereby authorized and directed to attest the Cooperation Agreement, each on behalf of the School District, subject to the prior review and approval of the School District Solicitor.

3. The incremental real estate tax revenues due or owed to, or received by the School District attributable to parcels located within the TIF District, to the extent described in the TIF Plan, are hereby pledged, and a security interest is hereby granted to secure the repayment of any debt incurred by the Authority for the purpose of financing the TIF Project.


4. The Business Manager of the School District is directed to deliver a copy of this resolution to the County Manager of Allegheny County, in the manner provided in the Act.

5. The appropriate officials of the School District are hereby directed to take such additional actions in cooperation with the Authority, the Township and the County in furtherance of the implementation of the TIF Plan.

RESOLVED AND ENACTED this 18 day of March, 2015 by the Board of Directors in this lawful session regularly assembled.

ATTEST:


Secretary of the Board of School Directors

West Allegheny School District

President of the Board of School Directors

**FINDLAY TOWNSHIP
RESOLUTION NO. 2015-09**

**A RESOLUTION OF THE FINDLAY TOWNSHIP BOARD OF SUPERVISORS
AUTHORIZING PARTICIPATION IN THE
CLINTON COMMERCE PARK PHASE II TAX INCREMENT FINANCING PLAN**

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

WHEREAS, under the Act, the Redevelopment Authority of Allegheny County (the "Authority") is legally empowered to prepare a tax increment financing plan to provide financing to eliminate and prevent the spread of blight within Findlay Township (the "Township"); and

WHEREAS, Allegheny County (the "County"), the West Allegheny School District (the "School District") and the Township (collectively, the "Taxing Bodies") are the sole governmental entities imposing real estate taxes on properties within the proposed Clinton Commerce Park Phase II Tax Increment Financing District (the "TIF District"); and

WHEREAS, on May 9, 2012, the Township adopted a Resolution authorizing pursuit of the Clinton Commerce Park Phase II Tax Increment Financing Plan (the "TIF Plan") for financing a portion of the costs of the construction of public infrastructure improvements relative to a commercial project within the Township known as the Clinton Commerce Park Phase II project (the "TIF Project"), requesting the Authority to prepare the TIF Plan, and designating the representatives of the Township to work with the School District and the County towards development and implementation of the TIF Plan; and

WHEREAS, the Township is expected to benefit from the use of tax increments to pay certain project costs within the TIF District, by stimulation of private investment, increases in property values, creation of employment opportunities and improvement of surrounding properties.

NOW THEREFORE, BE IT RESOLVED BY THE FINDLAY TOWNSHIP BOARD OF SUPERVISORS AS FOLLOWS:

1. The TIF Plan, is prepared by the Authority, the School District, the Township and the County, and attached hereto is Exhibit "A" and incorporated herein, providing for financing certain of the costs of public improvements in the TIF District is hereby adopted and the Township, in accordance with the Act, hereby agrees to participate in whole in the TIF Plan.
2. The Township is authorized to enter into a Cooperation Agreement by and among the Township, the School District, the County and the Authority (the "Cooperation

Agreement”) in furtherance of the TIF Plan and the President or Vice President of the Township Board of Supervisors is hereby authorized and directed to execute and deliver and the Secretary or Assistant Secretary is hereby authorized and directed to attest the Cooperation Agreement, each on behalf of the Township, subject to prior review and approval of the Township Solicitor.

3. The incremental real estate revenues due or owed to, or received by the Township attributable to parcels located within the TIF District, to the extent described in the TIF Plan, are hereby pledged, and a security interest is hereby granted to secure the repayment of any debt incurred by the Authority for the purpose of financing the TIF Project.
4. The Manager of the Township is directed to deliver a copy of this resolution to the County Manager of Allegheny County, in the manner provided in the Act.
5. The appropriate officials of the Township are hereby directed to take such additional actions in cooperation with the Authority, the School District and the County in furtherance of the implementation of the TIF Plan.

RESOLVED AND ENACTED this 11th of March, 2015, by the Findlay Township Board of Supervisors in this lawful session regularly assembled.

ATTEST:

Cheryl K. Knecht

FINDLAY TOWNSHIP
BOARD OF SUPERVISORS

Janet L. Craig
Janet L. Craig, Chairperson

Thomas J. Gallant
Thomas J. Gallant, Vice-Chairman

Raymond L. Chappell
Raymond L. Chappell, Member