

Allegheny County Council

*County of Allegheny
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Committee Meeting Minutes

Tuesday, January 10, 2006

5:00 PM

Conference Room 1

Committee on Economic Development

***Brenda Frazier, Chair; Jim Burn, Joan Cleary, John DeFazio, Dave Fawcett,
Mike Finnerty, Jay Jabbour, Jan Rea, Eileen Watt - Members***

I. Call to Order

Invited Guests:

Jim Flynn, County Manager or Designee

Dennis Davin, Director, Economic Development or Designee

Jerome N. Dettore, Executive Director, URA

Summary: *Invited Guests Present: Mr. Flynn, Mr. Davin, and Mr. Dettore*

Council Staff Present: Joe Catanese, John Mascio, Jennifer Liptak, and Jared Barker

Recognized Attendees: Darnell Moses, Economic Development; Maurice Straul, Economic Development; Tim White, Keystone Innovation Zone.

II. Roll Call

Summary: *Non Committee Council Members Present: Mr. Gastgeb, Mr. Drozd, and President Fitzgerald.*

Roll Call: Present: Chair Brenda Frazier, Jim Burn, Joan Cleary, and Michael Finnerty
Absent: John DeFazio, Dave Fawcett, C.L. Jabbour, Jan Rea, and Eileen Watt

III. Approval of Minutes

2285-06 Motion to approve the minutes of the October 20, and November 10, 2005 Economic Development Committee Meetings.

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

IV. Agenda Items

Resolutions

2281-06 A Resolution of the Council of the County of Allegheny adopting and authorizing financing of a project by the Allegheny County Hospital Development Authority on behalf of The Children's Home of Pittsburgh as desirable for the health, safety, and welfare of the people in Allegheny County.

Sponsors: Chief Executive

Summary: *Director Davin deferred to Darnell Moses who provided the Committee with a summary of the bill. He explained that the Resolution would authorize the Allegheny County Hospital Development Authority to issue bonds on behalf of Children's Home of Pittsburgh to finance all or a portion of the project costs associated with various capital expenditures including, but not limited to, the acquisition, construction and equipping of a 65,000 square foot facility including a transitional infant care hospital, a pediatric extended care center, adoption services facilities and pediatric transitional care facilities, together with administrative offices located in the City of Pittsburgh. Additionally, funding will be used to pay capitalized interest and reserves and for the payment of issuance costs including obtaining credit support and/or liquidity support.*

There were no objections or concerns regarding the bill.

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

2282-06

A Resolution of the Council of the County of Allegheny authorizing the Urban Redevelopment Authority of Pittsburgh to develop a tax increment financing project plan for a proposed TIF District to include portions of the Market Stanwix / Downtown Triangle Redevelopment Area #44 and designating a representative from the County to participate in the development of a tax increment project plan for this proposed TIF District.

Sponsors: Chief Executive

Action: **Held in Committee**

2283-06

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 structured parking facilities and other necessary public improvements and infrastructure in a new development to be located within a portion of Redevelopment Area #50 - J & L Second Avenue (West Oakland) known as the Pittsburgh Technology Center TIF District .

Sponsors: Chief Executive

Summary: *Mr. Dettore provided the Committee with a summary of the bill. He indicated that the Resolution authorizes 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 structured parking facilities and other necessary public improvements and infrastructure in a new development to be located within a portion of Redevelopment Area #50 - J & L Second Avenue (West Oakland) known as the Pittsburgh Technology Center (PTC) TIF District .*

He said that the TIF Plan, the PTC site is predicted to attract substantial levels of private investment, produce more tax revenue and generate greater employment opportunities. It is estimated that an additional 2,000 jobs will be brought to PTC site after full build-out.

He provided the committee with a visual presentation of the site plan. Tim White from the Greater Oakland Keystone Innovation Zone provided the committee some background on how this proposal came to be. He said that the goal is to leverage university assets to attract corporate partners. He said there is a demand for university sponsored research and that there has been a significant increase in the number of start off companies coming for universities. He said that the University of Pittsburgh is number 6 in the country in research and generates a lot of commercial success.

Mr. Fitzgerald asked Mr. Davin if there was an estimate on parking tax revenue to be generated by this project. Mr. Dettore said that parking does not play a big role in this TIF, that the lion's share of the proceeds is from the building.

Mr. Gastgeb asked if the parking is 100 percent public or just for the tenants. Mr. Dettore said that parking would be open for the public but leases would be available for the tenants. Mr. Gastgeb asked if there would be more leases than public parking spaces. Mr. Dettore said that there would be more leases because there is not much retail use.

Ms. Frazier indicated that the administration was proposing an amendment to the attachment of the bill and asked the committee to take a look at the amendment prior to voting on the bill. She said she would be holding the bill in committee and would ask for a vote on the amendment at the next committee meeting scheduled for January 12, 2006. The Chair asked Ms. Liptak to comment on the proposed amendment. Ms. Liptak said that the amendment adjusts and clarifies the language to be consistent with Council's rules regarding TIFs. She said that she had no problem with the amendment.

Action: **Held in Committee**

V. Adjournment

Summary: *The meeting adjourned at 5:45 PM*