

No. _____

AN ORDINANCE

An Ordinance of the County of Allegheny, Commonwealth of Pennsylvania, authorizing Hundred Acres Manor, Inc. to continue to use real property located in the County's South Park to conduct their annual Hundred Acres Manor Haunted House attraction.

Whereas, Hundred Acres Manor has more than twenty years of experience conducting an immersive haunted attraction on Hundred Acre Drive in the County's South Park drawing approximately 30,000 patrons annually to South Park and receiving recognition as one of the region's and the country's best haunted attractions; and

Whereas, Hundred Acres Manor Inc has had exclusive use of County-owned real property in South Park since 2003. The scope of the property along Hundred Acre Drive includes use of a two-story structure and several other smaller structures on one and one half (1 ½) acres year-round, as well as use of a two-story rental house, several pavilions, three parking lots, and multiple fields on approximately four (4) acres during the haunted house season of September, October and early November; and

Whereas, Throughout their tenure in South Park, Hundred Acres Manor, Inc has established rapport with nearby residents while making significant financial contributions toward infrastructure projects within the County's South Park, as well as local charities throughout the region including homeless children's college funds and pet organizations; and

Whereas, Hundred Acres Manor, Inc wishes to continue to utilize the real property on Hundred Acre Drive in the County's South Park for same the purpose without interruption; and

Whereas, County Council believes that permitting the use of the County-owned real property for these purposes by Hundred Acres Manor, Inc will inure to the benefit of the citizens of Allegheny County; and

Whereas, Article IV, Section 2(k) of the Allegheny County Home Rule Charter vests County Council with the power and duty by ordinance to lease or permit the use of County real property.

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

SECTION 1. Incorporation of the Preamble.

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

SECTION 2. Authorization to permit the use of County Real Property

- A. Allegheny County Council hereby approves the continued exclusive use of real property on Hundred Acre Drive in the County's South Park by Hundred Acres Manor, Inc to conduct their annual Hundred Acres Manor Haunted House attraction.
- B. The proper officers of the County are hereby authorized to execute any and all documents necessary to effectuate the authorization granted by this legislation.

SECTION 3. Effective Date.

The Ordinance shall become effective May 1, 2025 and continue until April 30, 2028. The ordinance effective date may be extended for one additional two-year term upon mutual consent.

SECTION 4. Severability. If any provision of this Ordinance shall be determined to be unlawful, invalid, void or unenforceable, then that provision shall be considered severable from the remaining provisions of this Ordinance, which shall be in full force and effect.

SECTION 5. Repealer. Any Resolution or Ordinance or part thereof conflicting with the provisions of this Ordinance is hereby repealed so far as the same affects this Ordinance.

Enacted in Council, this _____ day of _____, 2025.

Council Agenda No. _____

Patrick Catena
President of Council

Attest: _____
Jared Barker
Chief Clerk of Council

Chief Executive Office _____, 2025

Approved: _____
Sara Innamorato
County Executive

Attest: _____
John Fournier
County Manager

SUMMARY OF LEGISLATION

The attached legislation authorizes Hundred Acres Manor, Inc. to continue to use real property on Hundred Acre Drive in the County's South Park to conduct their annual Hundred Acres Manor Haunted House attraction.

The ordinance shall become effective May 1, 2025 and continue through April 30, 2028. The ordinance may be extended for one additional two-year term upon mutual consent of the County and Hundred Acres Manor.

The proposed Ordinance authorizes the appropriate County officers and officials to take such action as would be necessary to carry out the purposes of the authorization granted in the legislation.

COUNTY OF



ALLEGHENY

SARA INNAMORATO
COUNTY EXECUTIVE

March 20, 2025

Mr. Jared Barker
Director of Legislative Services & Chief Clerk
Allegheny County Council
119 Courthouse
436 Grant Street
Pittsburgh, PA 15219

Dear Mr. Barker:

Please find attached an Ordinance of the County of Allegheny, Commonwealth of Pennsylvania, authorizing Hundred Acres Manor, Inc. to continue to use real property located in the County's South Park to conduct their annual Hundred Acres Manor Haunted House attraction, along with a summary of the legislation being presented.

Please include this bill on the agenda for introduction at the Regular Meeting of County Council on March 25, 2025.

I appreciate Council's consideration of this legislation. Please do not hesitate to reach out to the County Manager or my Office with any questions or concerns.

Sincerely,

Sara Innamorato
Allegheny County Executive

CC: The Honorable President and Members, Allegheny County Council
Mr. Kenneth Varhola, Chief of Staff of the Allegheny County Council

OFFICE OF THE COUNTY EXECUTIVE

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