

Bill No. 3045-07

No. 09-07-RE

A RESOLUTION

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, the Allegheny County Airport Authority (the "Developer") is working to construct public infrastructure necessary to facilitate the development of pad-ready industrial sites at the Northfield Site (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. 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. Exploration of TIF.

The County is willing to explore the use of TIF financing to fund a portion of the cost of the Project, and the RAAC is requested to prepare a detailed TIF Plan for a redevelopment area in the Township, as required by the Act.

Section 3. County's Representative.

The Director 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 TIF Plan, as required by the Act.

Section 4. Cooperative Actions.

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 Plan 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 5. Other 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 6. Non-binding.

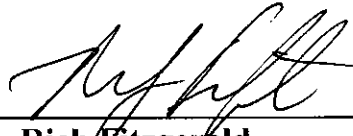
This resolution is non-binding on the County. The County's participation in the TIF Committee shall not in any way be construed as constituting approval, acceptance, or endorsement of the TIF Plan. The County reserves the right to opt out of participation in any phase of the TIF Plan at any time, with or without cause.

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.

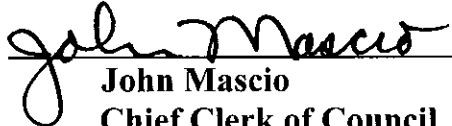
Section 8. Repealer. Any resolution or ordinance or part thereof conflicting with the provisions of this Resolution is hereby repealed so far as the same affects this Resolution.

Enacted in Council, this 20th day of MARCH, 2007.

Council Agenda No. 3045-07.

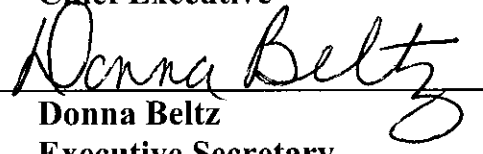


Rich Fitzgerald
President of Council

Attest: 
John Mascio
Chief Clerk of Council

Chief Executive Office MARCH 23, 2007.

Approved: 
Dan Onorato
Chief Executive

Attest: 
Donna Beltz
Executive Secretary

SUMMARY FOR THE NORTHFIELD PHASE I
TIF RESOLUTION
SUBMITTED FOR COUNCIL MEETING 02/20/07

The Allegheny County Airport Authority ("ACAA") Northfield Site is located immediately adjacent to the Pittsburgh International Airport and the newly constructed International Drive Cargo Interchange in Findlay Township. Public infrastructure improvements to be constructed by the ACAA include site preparation, the extension of utilities and an access road from the cargo interchange located on Business Route 60 (the "Project"). The Project will facilitate the development of shovel-ready industrial sites to accommodate approximately 900,000 square feet of flex warehouse space during the first phase. Total engineering and construction costs are estimated at \$20 million.

The Redevelopment Authority of Allegheny County requests that the Council of the County of Allegheny:

- (a) consider a resolution of intent to explore the use of a tax increment financing ("TIF") to fund a portion of the cost of the Project; and
- (b) appoint the Director of Economic Development, or his designee, as representative to the TIF Committee to work in preparing the TIF Plan.

MEMORANDUM
OFFICE OF THE COUNTY MANAGER

TO: John Mascio
Chief Clerk

FROM: James M. Flynn, Jr.
County Manager

DATE: February 15, 2007

RE: Proposed Resolution



Attached is a proposed Resolution authorizing pursuit of a Tax Increment Financing plan in Findlay Township, Allegheny County, Pennsylvania.

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.

ALLEGHENY COUNTY COUNCIL
07 FEB 15 AM 11:55

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