

Bill No. 4217-08

No. 34-08-RE

A RESOLUTION

A Resolution of the Council of the County of Allegheny authorizing pursuit of a Tax Increment Financing plan in Collier 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, ECHO Collier Associates, LP ("ECHO") is working to construct a mixed-use development (the "Project") situated within the jurisdiction of Collier Township (the "Township") and has submitted a preliminary proposal for the TIF of certain infrastructure and other improvements needed for the Project; 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 Chartiers Valley 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 Preamble.

The provisions set forth in the preamble to this Resolution are incorporated by reference in their entity 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 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, Collier Township, Chartiers Valley 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 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 Council 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 Plan.

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.

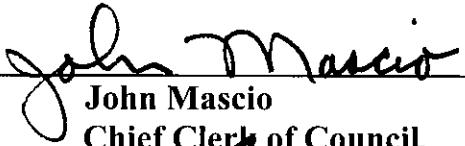
Section 7. Severability. If any provision of this Resolution shall be determined to be unlawful, invalid, void or unenforceable, then that provision shall be considered severable from the remaining provisions of this Resolution which shall be in full force and effect.

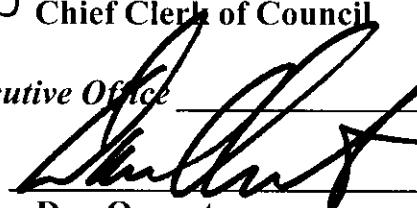
Section 8. Repealer. Any resolution or ordinance or part thereof conflicting with the provisions of this Resolution is hereby repealed so far as the same affects this Resolution.

Enacted in Council, this 26th day of August, 2008.

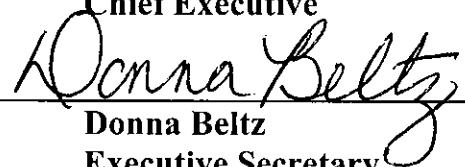
Council Agenda No. 4217-08


Rich Fitzgerald
President of Council

Attest: 
John Mascio
Chief Clerk of Council

Chief Executive Office  September 2, 2008

Approved: 
Dan Onorato
Chief Executive

Attest: 
Donna Beltz
Executive Secretary

SUMMARY OF LEGISLATION
COLLIER CROSSING TIF RESOLUTION
SUBMITTED FOR COUNCIL MEETING AUGUST 19, 2008

ECHO Collier Associates, LP is proposing a mixed-use redevelopment on the site previously occupied by the Trader Jack's Flea Market. The 75 acre development site is located in Collier Township directly adjacent to the interchange with Interstate 79 generally bounded by Chartiers Creek, Thoms Run Road and Steen Road. The proposed development (the "Project") will include approximately 600,000 square feet of retail space, 30,000 square feet of office space and two hotels. Significant off-site public infrastructure is required including reconstruction of the Interstate 79 interchange, an access ramp over Chartiers Creek into the development site, widening of PA Route 50 and improvements to other local roadways. Total engineering and construction costs including the private development are estimated at \$115 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.

M E M O R A N D U M

OFFICE OF THE COUNTY MANAGER

TO: John Mascio
Chief Clerk ALLEGHENY COUNTY COUNCIL

FROM: James M. Flynn, Jr. 
County Manager '08 AUG 14 AM10:13

DATE: August 14, 2008

RE: Proposed Resolution

Attached is a Resolution of the Council of the County of Allegheny authorizing pursuit of a Tax Increment Financing plan in Collier 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.