

Allegheny County Council

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Meeting Minutes - Approved

Wednesday, January 22, 2014

4:00 PM

Conference Room 1

Committee on Economic Development & Housing

Amanda Green Hawkins, Chair

Members:

Tom Baker

Barbara Daly Danko

Michael Finnerty

Nick Futules

Ed Kress

Bob Macey

John Palmiere

Jan Rea

I. Call to Order

The meeting was called to order at 4 PM.

Invited Guests: William D. McKain, CPA-County Manager, or Designee Dennis Davin-Director Economic Development, or Designee

Walter Szymanski, Jared Barker, and Lori Sicard were present from the staff of County Council.

Sue Means was present as a non-committee member.

Maurice Strul and Heather Schultz were present from the Economic Development Department.

James Webster was present to represent Gordon Food Service and Jerry Bunda was present to represent the Developer, Imperial Land.

II. Roll Call

Council Members Present: 8 - Green Hawkins, Baker, Daly Danko, Finnerty, Futules, Macey, Palmiere and Rea

Council Members Absent: 1 - Kress

III. Approval of Minutes

[7984-14](#)

Motion to approve the minutes of the Economic Development and Housing Committee of Allegheny County Council held on October 1st, 2013.

Passed

IV. Agenda Items

Resolutions

[7964-14](#)

A Resolution of the County Council of Allegheny County amending the Potato Garden Run Tax Increment Financing Plan and authorizing related actions.

Sponsors: Chief Executive

The Clerk read the title of the resolution and the Chair asked Mr. Strul to approach the table to review its provisions.

Mr. Strul reviewed the relationship between the two proposed TIF resolutions and the Chair asked for clarification on why these resolutions must be addressed together.

Ms. Schultz began a power point presentation on the Westport Woods TIF for the benefit of the committee with clarification that the Potato Garden Run TIF must first be amended to provide for the Westport TIF District. The Westport TIF will include the same acreage to be deleted from the PGR TIF district.

A review of the public improvement projects was presented with cost projections, an

assessed value of the district of \$221,389,442 after the completion of the project. The Westport TIF will last for 20 years and be a "pay-as-you-go" model with excess tax revenue to go directly back to the TIF.

Mr. Strul explained the proposed TIF boundaries with a highlighted map. He further explained that the Westport TIF would add two new projects to the development. Both resolutions have been approved by the school district and the municipality.

The Chair asked if the improvements to the property were designed for any entity in mind. Mr. Strul explained that the projects related back to the original project, for an existing company, Gordon Food Services, for a specific project but the other project is for a speculative development project for future undetermined tenants.

Ms. Rea asked for clarification regarding the location of the Westport Woods project. Mr. Strul reiterated that this was the speculative development acreage.

Mr. Macey made a motion for affirmative recommendation however the Chair clarified that these resolutions must be addressed in an additional committee meeting before being sent to the full Council.

Ms. Danko inquired about a 3rd party engineer for the project.

Mr. Finnerty made a statement regarding how the project will open the area up to more people with a four lane road.

Mr. Palmiere asked for clarification on how the two projects related to each other.

The County Manager, Mr. McKain joined the meeting.

Ms. Heidelbaugh inquired as to Gordon Food Services. Mr. Strul clarified that it is a corporation from Michigan who distributes throughout the Eastern U.S. employing local people. Ms. Heidelbaugh asked for an estimated number of local jobs to be created through the development and if Gordon Foods was ever asked if they could afford this development without public assistance.

Mr. James Webster, representative for Gordon Food service, was asked to approach the table to answer questions on projected employees and the opening of the facility. He asserted that he explored alternative sites in different states and that they chose this site due to the possibility of the TIF plan.

Mr. Jerry Bunda, President of Imperial Land Corp., was asked to approach the table to answer questions about the developer. Mr. Bunda answered questions regarding projected employees and square feet of development. Ms. Heidelbaugh asked for a projections of number of local employees for the Westport Woods project. Ms. Heidelbaugh clarified that she wanted to know a quantifiable benefit to the County for the costs of the TIF. Mr. Bunda made an assertion that his company could not afford the improvements without TIF assistance.

The Chair asked that the bills be held until the next committee meeting.

The meeting was adjourned at 4:31.

Held in Committee

[7963-14](#)

A Resolution of the County Council of Allegheny County creating the Westport Tax Increment Financing District and authorizing related

actions.

Sponsors: Chief Executive

The resolutions were presented and discussed together.

Held in Committee

V. Adjournment

The meeting was adjourned at 4:43 PM.