

No. 08-04-RE

A RESOLUTION

A Resolution of the County of Allegheny, Commonwealth of Pennsylvania, removing exemptions from real property tax, earned income tax, net profits tax, mercantile, business privilege tax and sales tax within a specific geographic area in the County of Allegheny, Commonwealth of Pennsylvania designated as City of Pittsburgh Revitalization Keystone Opportunity Zone.

Whereas, Allegheny County, Pennsylvania on February 20, 2001 in Ordinance No. 15-01 of Bill No. 0276 and on July 8, 2003 in Resolution No. 36-03-RE of Bill No. 1239-03, resolved to provide tax exemptions within a defined geographical and political boundary of Allegheny County; and

Whereas, the Pennsylvania Keystone Opportunity Zone and Keystone Opportunity Expansion Act, as amended by Act 217 of 2002, hereinafter referred to as the "Act," authorizes political subdivisions to apply to the Pennsylvania Department of Community and Economic Development (DCED) to decertify areas within the respective political subdivision currently designated as a Keystone Opportunity Expansion Zone and, as a precondition of such application, to enact a binding resolution that removes from the designated and approved geographic area exemptions, deductions, abatements or credits from all local taxes identified in the Act, which resolution will be contingent only on DCED's approval of the application for decertification; and

Whereas, the County of Allegheny is participating in an application to DCED via the Southwestern Pennsylvania Commission seeking approval to decertify part of the Keystone Opportunity Expansion Zone.

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 Resolution are incorporated by reference in their entirety herein.

Section 2. Recission of a Portion of the City of Pittsburgh Revitalization Keystone Opportunity Zone.

Effective as of the date of, and contingent only upon, DCED's approval of the application to decertify a portion of the Southwestern Pennsylvania Keystone Opportunity Expansion Zone, Ordinance No. 15-01 of Bill No. 0276 and Resolution No. 36-03-RE of Bill No. 1239-03 are hereby rescinded with respect to the property herein described in Attachment "A", said property

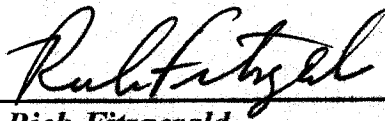
is hereby removed from City of Pittsburgh Revitalization Keystone Opportunity Zone, and all tax benefits provided by the Act to that property are hereby withdrawn.

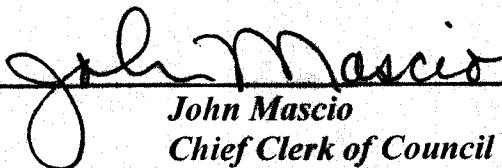
Section 3 Severability. *If any provision of this Resolution shall be determined to be unlawful, invalid, void or unenforceable, then that provision shall be considered severable from the remaining provisions of this Resolution which shall be in full force and effect.*

Section 4 Repealer. *Any Resolution or Ordinance or part hereof conflicting with the provisions of this Resolution is hereby repealed so far as the same affects this Resolution.*

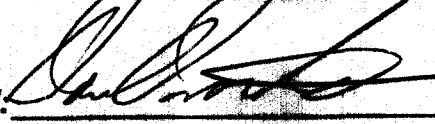
Enacted in Council, this 20th day of April, 2004.


Council Agenda No. 1497-04


Rich Fitzgerald
President of Council

Attest: 
John Mascio
Chief Clerk of Council

Chief Executive Office Apr 28, 2004

Approved: 
Dan Onorato
Chief Executive

Attest: 
Donna Beltz
Executive's Secretary

Attachment "A"

Parcels for Decertification

East Liberty – 7th Ward

	Highland Ave S	84-B-68
	Houston Street	84-C-55
	Penn Ave	84-C-57
	Houston Street	84-G-14
	Houston Street	84-G-14-01
6032	Stevenson Place	84-G-26
	Houston Street	84-G-27
	Houston Street	84-G-27-01
	Highland Ave S	84-F-183
	Ellsworth Ave	84-F-150
	Highland Ave S	84-F-156
	Ellsworth Ave	84-F-141

Hazelwood – 15th Ward

4847	Second Ave	56-F-115
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Hill District – 3rd Ward

5	Heldman Street	11-A-133
7	Heldman Street	11-A-134
17	Heldman Street	11-A-137
19	Heldman Street	11-A-138-A
21	Heldman Street	11-A-138
	Rose Street	11-A-123
	Clark Street	11-A-124
1833	Rose Street	11-A-127
1831	Rose Street	11-A-129
1844	Rose Street	11-A-167
1840	Rose Street	11-A-166
1842	Rose Street	11-A-166-A
1838	Rose Street	11-A-165
	Rose Street	11-A-163
1832	Rose Street	11-A-162
1830	Rose Street	11-A-161
1828	Rose Street	11-A-160
1824	Rose Street	11-A-158
25	Heldman Street	11-A-140
27	Heldman Street	11-A-141
31	Heldman Street	11-A-142
35	Heldman Street	11-A-143
37	Heldman Street	11-A-144
	Heldman Street	11-A-145

	Heldman Street	11-A-146
41	Heldman Street	11-A-147
43	Heldman Street	11-A-148
1829	Rose Street	11-A-130
1827	Rose Street	11-A-131
1825	Rose Street	11-A-132
1823	Rose Street	11-A-132-A
1821	Rose Street	11-A-132-B
	Heldman Street	11-A-135
	Kearney Way	11-A-154
	Kearney Way	11-A-156

Mount Washington – 18th Ward

Ruth Street	15-C-220
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Recertification of Keystone Opportunity Zone (KOZ) Sites - City of Pittsburgh

- Two Resolutions authorizing the decertifying of certain parcels under the original Keystone Opportunity Zone program and recertifying the same parcels under the new Keystone Opportunity Expansion Zone (Act 217 of 2002).
 - **Resolution 1:** De-certify the current KOZ status for certain parcels (see below), the benefits for which will expire in 2010.
 - **Resolution 2:** Submit these parcels to the Commonwealth's Department of Community and Economic Development (DCED) for new KOZ certification for status to extend through December 31, 2013. No new parcels are being added to the Enhanced Area.
- **DCED Requires under the legislation that properties be decertified from the original KOZ program before they are placed in the Enhanced Area.**

These sites are chosen for new KOZ status because:

- These are large and extremely difficult development opportunities requiring significant public participation to be viable projects
- These sites have near-term interest for redevelopment, but long development lead times, which would greatly reduce the benefits available under the current KOZ status.
- These sites each meet specific City of Pittsburgh economic development priorities
- The redevelopment of these properties would have significant and immediate positive impact for the City and their respective communities
- The properties are all publicly controlled

KOZ Parcels to be De-certified and to be Re-certified for New KOZ status

The URA has identified the following sites for re-certification (see attached maps):

- The former South Hills High School
- The former CAPA High School / Baxter High School
- The former Gladstone Middle School
- The Highland Building
- The Heldman and Rose Properties in the Hill (grocery store site)
- East Liberty parcels (84F183, 84G14, 26, 27, 84C55.57)
- The Former Spahr Building in Hazelwood

Time Table for KOZ Application to DCED

The deadline to have the three taxing bodies and the URA board pass resolutions for new KOZ status is **April 26th, 2004.**

2004 City of Pittsburgh KOEZ Enhancement Parcel Maps

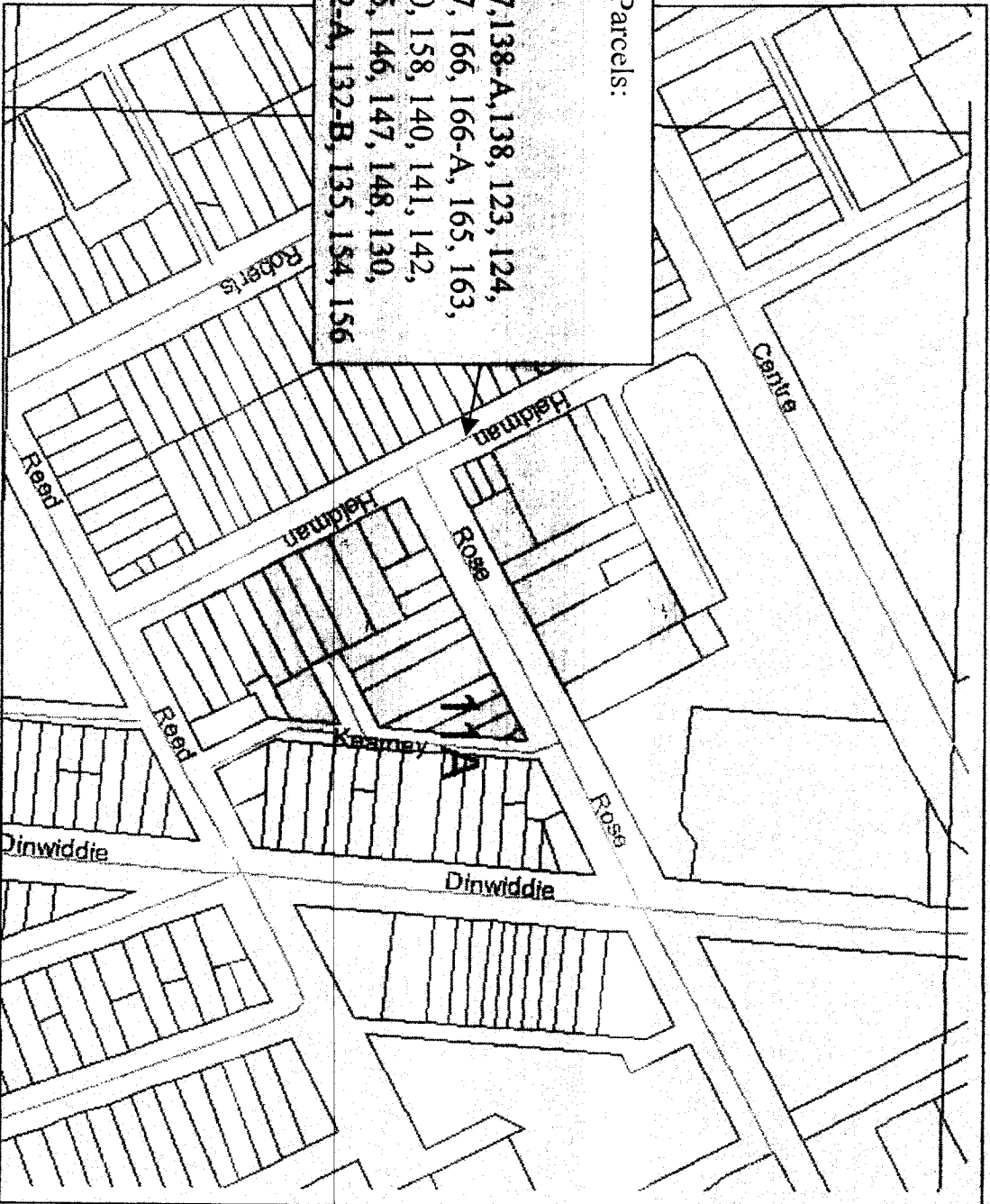
Parcels to be Submitted to DCEID for
KOEZ Enhancement Application

Hill District - 3rd Ward

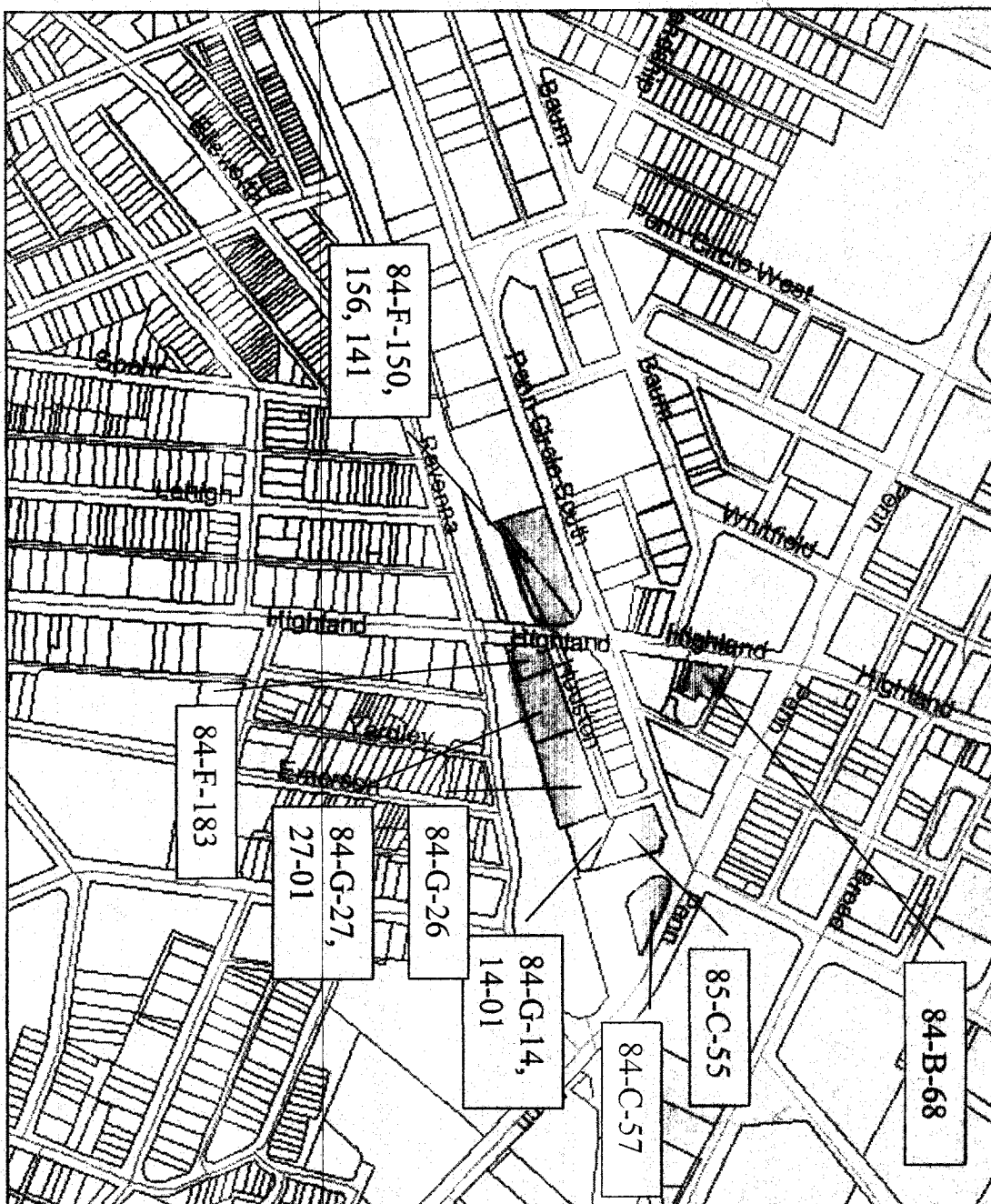
Highlighted Parcels:

11-A-

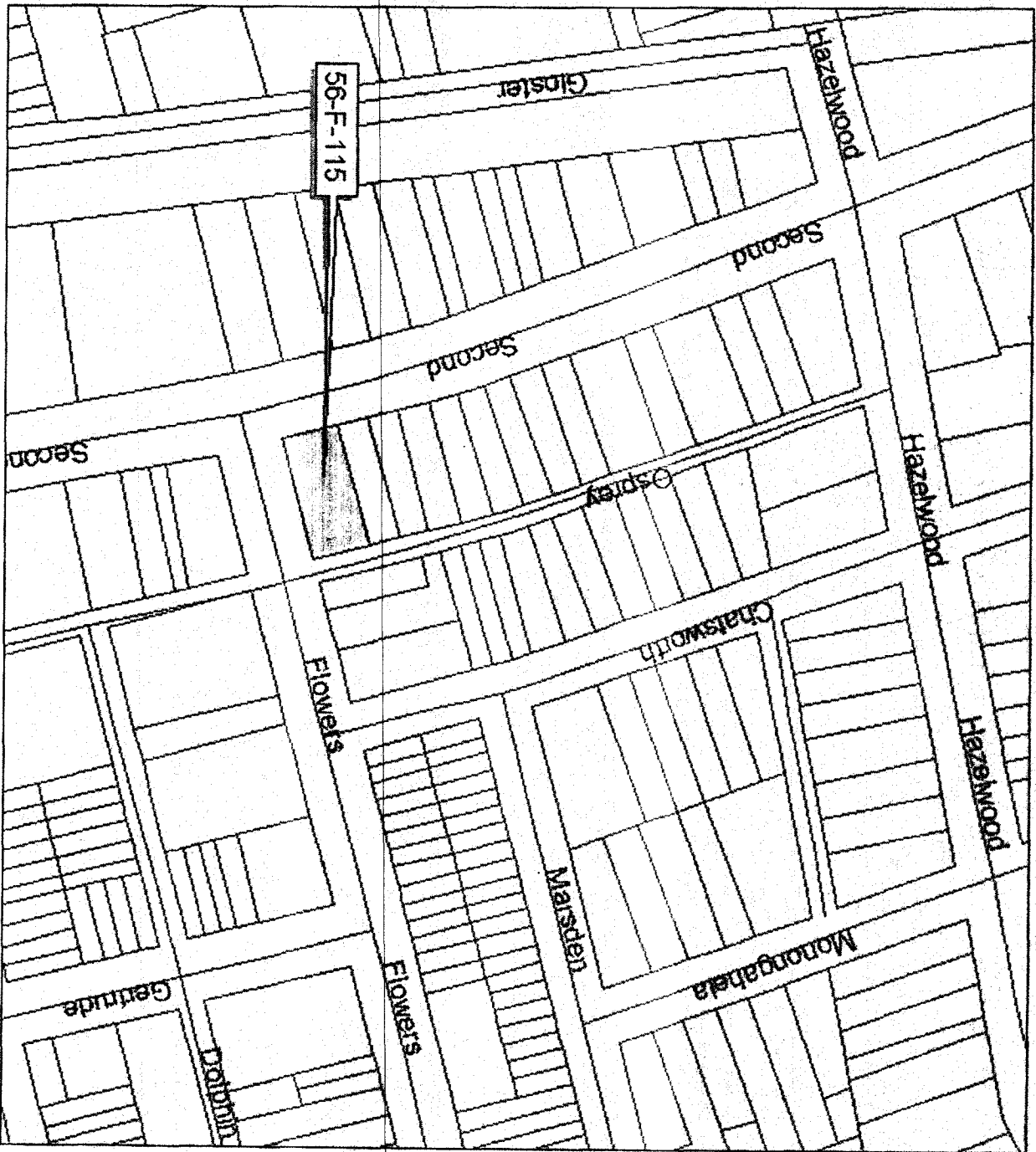
13, 134, 137, 138-A, 138, 123, 124,
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162, 161, 160, 158, 140, 141, 142,
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131, 132, 132-A, 132-B, 135, 154, 156



East Liberty - 7th Ward



Hazelwood - 15th Ward

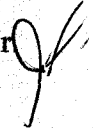


Mount Washington - 18th Ward



MEMORANDUM
OFFICE OF THE COUNTY MANAGER

TO: John Mascio
Chief Clerk

FROM: James M. Flynn, Jr. 
County Manager

DATE: April 1, 2004

RE: Proposed Resolution—Keystone Opportunity Zone (Decertification)

Attached is a Proposed Resolution decertifying certain parcels under the original Keystone Opportunity Zone program.

This legislation was requested by the City of Pittsburgh Urban Redevelopment Authority.

A companion resolution will recertify the same parcels of land for new KOZ certification.

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.