

Allegheny County Council

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Meeting Minutes - Approved

Thursday, May 14, 2015

4:00 PM

Conference Room 1

Committee on Economic Development & Housing

Amanda Green Hawkins, Chair

Members:

Tom Baker

Michael Finnerty

Nick Futules

Ed Kress

Bob Macey

John Palmiere

Jan Rea

I. Call to Order

The meeting was called to order at 4:04.

Invited Guests:

William D. McKain, CPA-County Manager or Designee

Robert D. Hurley-Director, Economic Development or Designee

Maurice Strul-Assistant Director, Special Projects and Finance, Economic Development

Ms. Parees was present from the Office of the County Manager.

Mr. Strul was present from the Department of Economic Development.

Mr. Foerster was present from the Allegheny County Airport Authority.

Mr. Barker was present from the Office of County Council.

II. Roll Call

Members Present: 2 - Green Hawkins and Michael Finnerty

Members Absent: 5 - Nick Futules, Ed Kress, Bob Macey, John Palmiere and Jan Rea

Members Phone: 1 - Tom Baker

Members 1 - Sue Means

Non-Members:

III. Approval of Minutes

[8954-15](#)

Motion to approve the minutes of the Economic Development and Housing Committee meeting of Allegheny County Council held on March 31, 2015
Passed

IV. Agenda Items

Resolutions

[8889-15](#)

A Resolution of the County Council of Allegheny County approving an amendment to the Clinton Industrial Park Phase I and II Tax Increment Financing Plan and authorizing related actions.

Sponsors: Chief Executive

At the request of the Chair, Mr. Strul gave a presentation on the project at issue and the provisions of the resolution, as well as a brief history of the process of the matter to date and the relevant actions of other taxing bodies in relation thereto.

Mr. Strul noted that the TIF plan amendment essentially consist of the removal of two development sites from the Clinton Phase I TIF, and inclusion of those sites in the Clinton Phase II TIF. Mr. Strul noted that the current plan is to refinance the TIF at issue, and while it is anticipated that the Commonwealth Financing Authority will authorize that refinancing, their decision will not alter the continuation of the project.

Held in Committee

Enactment No: 14-15-RE

[8890-15](#)

A Resolution of the County Council of Allegheny County creating the Clinton Commerce Park Phase II Tax Increment Financing District and authorizing related actions.

Sponsors: Chief Executive

At the request of the Chair, Mr. Strul gave a presentation on the project at issue and the provisions of the resolution, as well as a brief history of the process of the matter to date and the relevant actions of other taxing bodies in relation thereto.

Mr. Strul noted that the overall cost of public infrastructure improvements for the project is just over \$28.5 million, with the Clinton Phase II TIF accounting for \$5.675 million. Mr. Strul further elaborated on the scope of the project, noting that it would include warehouse/distribution and manufacturing space. The property currently generates no tax revenue, as it is owned by the County Airport Authority, but that upon completion it would generate just under \$1 million per year in tax revenues to the three taxing bodies.

Mr. Strul noted that any increase in assessed value beyond what is needed to pay TIF debt, it will be returned to the taxing bodies proportionate to their respective millage rates.

In response to a question from Mr. Finnerty, Mr. Strul discussed the County's prior experience with owners of property in TIF districts appealing their assessed values, and negatively impacting the County's tax revenue and/or potentially occasioning default scenarios as a result.

Held in Committee

Enactment No: 15-15-RE

[8891-15](#)

A Resolution of the County Council of Allegheny County creating the McClaren Road Tax Increment Financing District and authorizing related actions.

Sponsors: Chief Executive

At the request of the Chair, Mr. Strul gave a presentation on the project at issue and the provisions of the resolution, as well as a brief history of the process of the matter to date and the relevant actions of other taxing bodies in relation thereto.

Mr. Strul noted that the total cost of public improvements for the project would be \$14.025 million, with roughly \$5 million being generated through the TIF.

Mr. Strul indicated that the development would consist of just over 40,000 square feet of tech/flexspace, with an expected private investment of about \$68 million. The property is currently generating \$0 in tax revenues as it is owned by the County Airport Authority, but upon completion, it will generate just over \$1 million in tax revenues annually for the three taxing bodies.

Mr. Strul noted that any increase in assessed value beyond what is needed to pay TIF debt, it will be returned to the taxing bodies proportionate to their respective millage

rates.

Held in Committee

Enactment No: 16-15-RE

V. Adjournment

The meeting was adjourned at 4:29.