

Allegheny County Council

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Meeting Minutes - Approved

Tuesday, May 26, 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.

II. Roll Call

Members Present: 1 - Green Hawkins

Members Absent: 6 - Michael Finnerty, Nick Futules, Ed Kress, Bob Macey, John Palmiere and Jan Rea

Members Phone: 1 - Tom Baker

III. Approval of Minutes

Invited Guests:

William D. McKain, CPA-County Manager or Designee

Robert D. Hurley-Director, Economic Development

Maurice Strul-Business Development Specialist

Mr. Pilarski was present from the Office of the County Manager.

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

Mr. Barker and Mr. Szymanski were present from the Office of County Council.

IV. Agenda Items

[8981-15](#)

Motion to approve the minutes of the Economic Development and Housing Committee meeting of Allegheny County Council held on May 14, 2015
Passed

[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, the clerk read the title of the bill and Mr. Strul gave a brief overview of the Clinton Industrial Park project, noting that the amendment would essentially remove just over 60 acres of property from the Clinton Phase I TIF district, and including it within the Clinton Phase II TIF district. Mr. Strul noted that the portions to be removed from the Phase I district will have no bearing on the completion or funding for Phase I, and indicated that the annual tax revenue to be realized by the County from the development at full build out would be about \$189,000. Mr. Strul noted that, of a \$28 million estimated cost of infrastructure improvements in the TIF district, about \$5.675 million would be generated by the tax increment, with additional funds coming from an Airport Authority match, grant funding, and other sources.

Affirmatively Recommended

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, the clerk read the title of the bill and Mr. Strul provided a brief overview of the Clinton Commerce Park Phase II project.

Affirmatively Recommended

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, the clerk read the title of the bill and Mr. Strul provided an overview of the McLaren Road Tax Increment Financing District. Mr. Strul noted that the site in question currently provides no tax revenue to any taxing body, insofar as it is owned by the County and subject to development by the Airport Authority under the terms of the transfer agreement, and indicated that the total infrastructure cost would be just over \$14 million, with \$5 million coming from the tax increment, and the remainder coming from the Commonwealth, Airport Authority, and other sources. Mr. Strul estimated that, upon project completion, the County would realize approximately \$217,000 per year in tax revenue.

In response to questions from Ms. Means, Mr. Strul explained the mechanics of the transaction in terms of property ownership and development, and noted that the two other taxing bodies (the West Allegheny School District and Findlay Township) have already authorized this TIF District.

Affirmatively Recommended

Enactment No: 16-15-RE

V. Adjournment

The meeting was adjourned at 4:35.