

Bill No. **2423-06**

No. **08-06-RE**

## A RESOLUTION

A Resolution of the Council of the County of Allegheny authorizing pursuit of a Tax Increment Financing plan in Findlay 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**, the Findlay Township Municipal Authority (the "Developer") is working to construct public infrastructure necessary to facilitate the development of pad-ready industrial sites in the vicinity of the Pittsburgh International Airport (the "Project") situated within the jurisdiction of Findlay Township (the "Township"); 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 West Allegheny 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. 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 the RAAC is requested to prepare a detailed TIF Proposal for a redevelopment area in the Township, as required by the Act.

***Section 2. County's Representative.***

The Director of Economic Development or his designee is hereby designated as the County's representative to work with RAAC, Findlay Township, West Allegheny School District and any other parties in preparing the TIF Plan, as required by the Act.

***Section 3. Cooperative Actions.***

The appropriate public officials of the County of Allegheny 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 Proposal that will be brought before the Council of the County of Allegheny 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 Proposal.

***Section 4. 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 5. 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 proposal at any time, with or without cause.

***Section 6. 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 7. 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.***

SUMMARY PAGE  
FINDLAY TOWNSHIP MUNICIPAL AUTHORITY  
TIF RESOLUTION  
SUBMITTED FOR COUNCIL MEETING 02/21/06

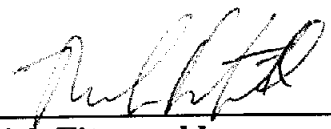
The Findlay Township Municipal Authority ("FTMA") is constructing public infrastructure improvements including the extension of water and sewer trunk lines, the expansion of an existing sewage treatment plant and a new water supply tower. (the "Project"). Utility service will facilitate the development of pad-ready industrial sites within Findlay Township, Allegheny County in the vicinity of the Pittsburgh International Airport. Total engineering and construction costs are estimated at \$ 6.9 million.

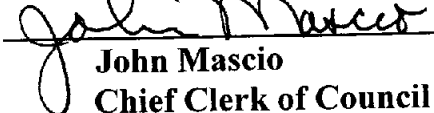
The Redevelopment Authority of Allegheny County requests that the Council of the County of Allegheny:

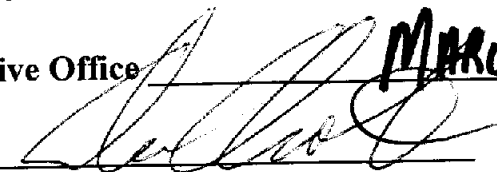
- (a) consider a resolution of intent to explore the use of a tax increment financing ("TIF") to fund a portion of the cost of the Project; and
- (b) appoint the Director of Economic Development, or his designee, as representative to the TIF Committee to work in preparing the TIF Proposal.

Enacted in Council, this 7<sup>th</sup> day of March, 2006

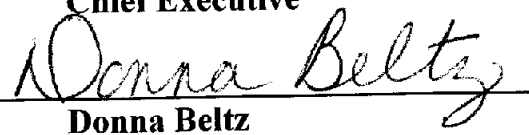
Council Agenda No. 2423-06.

  
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Rich Fitzgerald  
President of Council

Attest:   
\_\_\_\_\_  
John Mascio  
Chief Clerk of Council


Chief Executive Office  MARCH 17, 2006

Approved:   
\_\_\_\_\_  
Dan Onorato  
Chief Executive

Attest:   
\_\_\_\_\_  
Donna Beltz  
Executive Secretary

**MEMORANDUM**  
**OFFICE OF THE COUNTY MANAGER**

TO: John Mascio  
Chief Clerk

FROM: James M. Flynn, Jr.   
County Manager

DATE: February 16, 2006

RE: Proposed Resolution

ALLEGHENY COUNTY COUNCIL

'06 FEB 16 AM 10:10

Attached is a Resolution authorizing pursuit of a Tax Increment Financing plan in Findlay 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.

Thank you.