

*No. 05-26-RE*

**A RESOLUTION**

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

**Whereas**, pursuant to the Tax Increment Financing Act, 53 PA. Cons. Stat. Ann. §6930.1 *et. seq.* (“**Act**”), and in cooperation with the Township of Findlay (the “**Township**”), the West Allegheny School District (the “**School District**”) and the Redevelopment Authority of Allegheny County (the “**Redevelopment Authority**”), the County of Allegheny, Pennsylvania (the “**County**”) and together with the Township and the School District, the “**Taxing Bodies**”) adopted legislation on June 2, 2015 creating the “Clinton Commerce Park Phase II Tax Increment Financing District” (the “**TIF District**”); and

**Whereas**, pursuant to a Cooperation Agreement dated as of December 1, 2015 by and among the Redevelopment Authority, the County, the Township and the School District (as amended, the “**Cooperation Agreement**”), the Taxing Bodies pledged certain portions of the incremental real estate tax revenue resulting from increases in property values as a result of redevelopment within the TIF District to pay debt service on and costs related to execution of the TIF Plan (as defined herein); and

**Whereas**, development within the TIF District occurred substantially in accordance with the tax increment financing plan (as amended, the “**TIF Plan**”); and

**Whereas**, pursuant to a Trust Indenture dated as of December 15, 2015 (the “**Trust Indenture**”) between the Redevelopment Authority and U.S. Bank Trust Company, National Association (the “**Trustee**”), the Redevelopment Authority issued its Tax Increment Financing Funding Note, Series of 2015 (Clinton Commerce Park Phase II Tax Increment Financing District Project), in the maximum principal amount of \$5,700,000.00 (the “**2015 Note**”) for the purpose of paying certain costs of implementing the TIF Plan; and

**Whereas**, on December 1, 2025, the 2015 Note was paid in full; and

**Whereas**, the County has benefitted from the TIF District and the TIF Plan by stimulation of private investment, increases in property values, creation of employment opportunities and improvement of surrounding properties; and

**Whereas**, because positive tax increments are no longer allocable to the TIF District, the TIF District should be terminated pursuant to §6930.8 of the Act.

***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. Terms Defined.***

Terms used in the Preamble to this Resolution are herein used as therein defined.

***SECTION 3. Dissolution of TIF District.***

(a) As of the effective date of this Resolution, the TIF District shall be dissolved and the pledge of incremental tax revenues from each of the Taxing Bodies shall be terminated (the “**TIF Termination Date**”).

(b) The Cooperation Agreement shall be terminated by operation of law and shall no longer be of any further force and effect as of the TIF Termination Date.

(c) Pursuant to the Trust Indenture, the Trustee shall distribute any remaining balance due to the Taxing Bodies.

***SECTION 4. Notification of Actions.***

The appropriate County officials are directed to deliver a copy of this Resolution to the Township and the School District, as provided in the Act.

***SECTION 5. Cooperative Actions.***

The appropriate public officials of the County are hereby directed to take such additional action in cooperation with the Authority, the City, and the School District in furtherance of the purpose of this Resolution.

***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.

***SECTION 8.***        ***Effective Date.***

This Resolution shall become effective immediately upon its approval.

Enacted in Council, this 28<sup>th</sup> day of April, 2026.

Council Agenda No. 15840-26

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**President of Council**

Attest:

**Chief Clerk of Council**

Chief Executive Office May 13, 2026

Approved:

**County Executive**

Attest:

**Executive's Secretary**

## **SUMMARY OF LEGISLATION**

Dissolution of the Clinton Commerce Park Phase II Tax Increment Financing (TIF) District due to the successful completion of the project and the repayment of outstanding TIF obligations on December 1, 2025.