

No. 32-16-OR

AN ORDINANCE

Ordinance of the County of Allegheny approving the *Bingo Lots Redevelopment Area Plan and Proposal* pursuant to the Commonwealth's Urban Redevelopment Law.

Whereas, the Redevelopment Authority of Allegheny County, through the Allegheny County Department of Economic Development has been engaged in redevelopment activities regarding 44 acres of vacant, undeveloped and tax-delinquent parcels (numbering over 300 individual lots commonly known as the "Bingo Lots") all located in South Park Township for the past several years, at the specific request of the Township; and

Whereas, the Redevelopment Authority of Allegheny County, through the Allegheny County Department of Economic Development, has, pursuant to Section 1710 of the Commonwealth's Urban Redevelopment Law, 35 P.S. §1701, et. seq., obtained all the requisite and necessary blight certifications, public hearings and public approvals of this *Bingo Lots Redevelopment Area Plan and Proposal* by:

- The Redevelopment Authority of Allegheny County Board of Directors, and
- The South Park Township Board of Commissioners, and
- The South Park Township Planning Commission,

for purposes of assembling and acquiring these lots by way of eminent domain; and

Whereas, Section 5-311.01 of the Allegheny County Administrative Code permits the County to approve official and subordinate governmental actions under the terms and conditions prescribed and approved by ordinance; and

Whereas, pursuant to 35 PS Sec.1710(g)-(h) of the Urban Redevelopment Law approval of the governing body is required to certify a redevelopment area.

Whereas, County's Department of Economic Development Department in concert with the Redevelopment Authority of Allegheny County and South Park Township has recommended that the *Bingo Lots Redevelopment Area Plan and Proposal* ought to be approved and adopted.

The Council of the County of Allegheny hereby enacts as follows:

SECTION 1. Incorporation of the Preamble.

The provisions set forth in the preamble to this Ordinance are incorporated by reference as set forth in their entirety herein.

SECTION 2. Grant of Authority to Approve the Bingo Lots Redevelopment Plan and Proposal.

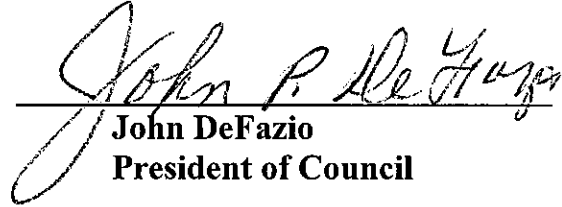
Authority is hereby granted to approve the *Bingo Lots Redevelopment Area Plan and Proposal* pursuant to terms and conditions recommended by the Department of Economic Development in conjunction with the Redevelopment Authority of Allegheny County. The appropriate County officers and officials are authorized to execute all agreements and documents as required to effectuate the public purposes permitted by the *Bingo Lots Redevelopment Area Plan and Proposal* and to take such other action as are necessary to carry out the purpose of the authorization granted herein.

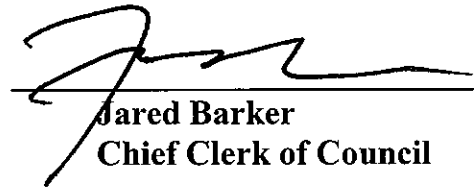
SECTION 3. Severability. *If any provision of this Ordinance shall be determined to be unlawful, invalid, void or unenforceable, then that provision shall be considered severable from the remaining provisions of this Ordinance, which shall be in full force and effect.*

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


Enacted in Council, this 13th day of September, 2016.

Council Agenda No. 9802-16


John DeFazio
President of Council

Attest: 
Jared Barker
Chief Clerk of Council

Chief Executive Office September 20, 2016

Approved: 
Rich Fitzgerald
Chief Executive

Attest: 
Sonya Dietz
Executive's Secretary

Summary

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The attached Ordinance is a request to grant authority to enact and approve the Bingo Lots Redevelopment Area Plan and Proposal regarding 305 vacant/tax delinquent lots, with a total assessed value of \$763,280 comprising 43.7 acres, all located in South Park Township in accordance with Section 5-311.01 of the Administrative Code of Allegheny County and 35 PS Sec.1710(g)-(h) of the Urban Redevelopment Law.

Prior redevelopment activities undertaken by the Department of Economic Development and the Redevelopment Authority of Allegheny County towards completing this Bingo Lots Redevelopment Area Plan and Proposal include:

Blight Certification and meeting of the RAAC Board to certify area as a Redevelopment Area, Site Re-zoning, Preparation of Redevelopment Plan/Proposal, Approval of the Redevelopment Area Plan and Proposal by South Park Township, Meeting of the South Park Planning Commission to approve the Redevelopment Area Plan/Redevelopment Proposal, Meeting of the RAAC Board (as planning commission) to approve the Redevelopment Area Plan/Redevelopment Proposal, Public hearing in South Park to approve the Redevelopment Area Plan/Redevelopment Proposal, Two Independent real property Appraisals, and Comprehensive Title Search.

RECEIVED
MEMORANDUM ALLEGHENY COUNTY COUNCIL
2016 AUG 25 AM 11: 22
OFFICE OF THE COUNTY MANAGER

TO: Jared E. Barker
Allegheny County Council

FROM: ^{WRM} William D. McKain CPA
County Manager

DATE: August 25, 2016

RE: Proposed Ordinance

Attached is an Ordinance of the County of Allegheny, Commonwealth of Pennsylvania, approving the *Bingo Lots Redevelopment Area Plan and Proposal* pursuant to the Commonwealth's Urban Redevelopment Law

The Allegheny County Law Department has reviewed this legislation prior to submitting it to Council.

I am requesting that this item be placed on the agenda at the next Regular Meeting of Council.