

No. 15-17-RE

A RESOLUTION

A resolution of the County Council of Allegheny authorizing the development of a Tax Increment Financing Plan for the Terminal Building for Smallman Street in the Strip District of the City of Pittsburgh.

Whereas, Pennsylvania's Tax Increment Financing Act, 53 P.S. §§ 6930 *et seq.* (the “Act”), provides local taxing bodies the legal authority to cooperate in providing financing for development of blighted areas within their respective jurisdictions in order to increase the tax base and improve the general economy; and

Whereas, under the Act, the Urban Redevelopment Authority of Pittsburgh (the “Authority”) is legally empowered to prepare a Tax Increment Financing (“TIF”) proposal to provide financing for the elimination and prevention of the development or spread of blight within specified tax increment districts located in the City of Pittsburgh (the “City”); and

Whereas, on May 2, 2017 and effective May 8, 2017, the City passed resolution 2017-1315 for the tax increment financing of certain commercial development and infrastructure improvements for Smallman Street between 16th and 21st Streets in the Strip District of the City of Pittsburgh;

Whereas, the County of Allegheny is expected to benefit from the use of tax increment financing for this project 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 City, the School District of Pittsburgh, and the County of Allegheny.

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 Recitals to these Resolutions are herein used as therein defined.

SECTION 3. Exploration of TIF.

The County of Allegheny is willing to explore the use of tax increment financing to fund a portion of the cost of the Terminal Building at Smallman Street improvements, as described in Exhibit A. The County of Allegheny hereby requests that the Urban Redevelopment Authority of Pittsburgh prepare a detailed TIF Plan for portion of the proposed Terminal Building at Smallman Street TIF, as required by the Act.

SECTION 4. Notification of Actions.

Council directs that the respective governing bodies of the City of Pittsburgh and School District of Pittsburgh be notified of this action and be requested to undertake similar action and cooperation in considering a TIF Proposal with respect to the Terminal Building at Smallman Street.

SECTION 5. Cooperative Actions.

The appropriate public officials of the County of Allegheny are hereby directed to take such actions in cooperation with the Urban Redevelopment Authority of Pittsburgh and any participating taxing bodies in furtherance of the development of an acceptable TIF Project Plan 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 Project Plan.

SECTION 6. County's Representative.

The Director of Economic Development, or his designee, is hereby designated as the County of Allegheny's representative to work with the Urban Redevelopment Authority of Pittsburgh in preparing the TIF Plan.

SECTION 7. 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 8. 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.*

Enacted in Council, this 11th day of July, 2017

Council Agenda No. 10236-17



John DeFazio
President of Council


Attest: 

Jared Barker
Chief Clerk of Council

Chief Executive Office July 18, 2017

Approved: 

Rich Fitzgerald
County Executive

Attest: 

Sonya Dietz
Executive's Secretary

SUMMARY OF LEGISLATION
AUTHORIZING THE DEVELOPMENT OF A TAX INCREMENT FINANCING PLAN FOR
THE TERMINAL BUILDING ON SMALLMAN STREET IN THE STRIP DISTRICT OF THE
CITY OF PITTSBURGH
SUBMITTED FOR COUNCIL MEETING JULY 5, 2017

The Urban Redevelopment Authority of the City of Pittsburgh (the "URA") is working with McCaffery Interests to redevelop the Produce Terminal in the Strip District. The proposed Smallman Street TIF District would leverage the large-scale, mixed-use redevelopment of both the Produce Terminal and 1600 Smallman Street, to finance critical public infrastructure improvements along Smallman Street between the 16th Street Bridge and 21st Street. In total, nearly 280,000 square feet of office and retail space would be added, resulting in significant property tax generation along a highly underutilized and undervalued corridor of the Strip District.

TIF funds would be used exclusively for public infrastructure improvements necessary to leverage the proposed \$90 million private investment. Significant public infrastructure improvements to Smallman Street and the public areas neighboring the Produce Terminal, are necessary to ensure the safety of the growing number of pedestrians, bicyclists, and motorists visiting the site. Committing to these infrastructure improvements not only enables these projects to move forward but greatly enhances the viability of further development along the remainder of the Smallman Street corridor.

The URA requests that the Council of the County of Allegheny:

- (a) Consider a resolution of intent to explore the use of tax increment financing to fund a portion of the public infrastructure costs associated with the project, and
- (b) Appoint the Director of Economic Development, or his designee, as representative of the County to serve on a tax increment financing committee in preparing a tax increment financing plan.

MEMORANDUM
OFFICE OF THE COUNTY MANAGER

TO: Jared E. Barker
Allegheny County Council

FROM: William D. McKain CPA
County Manager

DATE: June 29, 2017

RE: Proposed Resolution

Attached is a resolution of the County Council of Allegheny authorizing the development of a Tax Increment Financing Plan for the Terminal Building for Smallman Street in the Strip District of the City of Pittsburgh.

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.

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