

No. 23-06-RE

## RESOLUTION

A Resolution of the Council of the County of Allegheny authorizing pursuit of a Tax Increment Financing plan in Mount Lebanon Municipality, 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

**Whereas**, Michael G. Zamagias Interests Ltd. (the "Developer") is working to construct public infrastructure necessary to facilitate the development of the Washington Park mixed use urban infill development (the "Project") situated within the jurisdiction of Mount Lebanon Municipality (the "Municipality"); and

**Whereas**, the County is expected to benefit from 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 of the County and the cooperation and participation of local taxing bodies, namely the Municipality and Mount Lebanon School District (the "School District"); and

**Whereas**, the respective governing bodies of the School District and the Municipality passed or will pass resolutions designating representatives to work on the TIF Committee and participate in implementing a TIF Plan with respect to the Project.

***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 as set forth in their entirety herein.

***Section 2.   Exploration of TIF***

The County has not been asked to explore the use of TIF financing to fund a portion of the cost of the Project, but the RAAC is requested to prepare a detailed TIF Proposal for a redevelopment area in the Municipality, as required by the Act.

***Section 3.   County's Representative***

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

***Section 4.   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 Mount Lebanon Commission.

***Section 5.   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 6.   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***

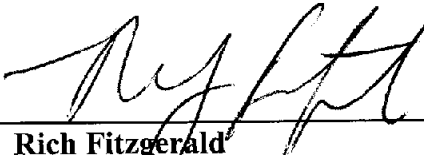
***If any provision of this Resolution shall be determined to be unlawful, invalid, void or unenforceable, then that provision shall be considered severable from the remaining provisions of this Resolution which shall be in full force and effect.***


***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.***

Enacted in Council, this 20<sup>th</sup> day of June, 2006


Council Agenda No. 2606-06.

  
\_\_\_\_\_  
Rich Fitzgerald  
President of Council

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

Chief Executive Office June 30, 2006

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

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

SUMMARY  
WASHINGTON PARK TIF PLAN RESOLUTION  
SUBMITTED FOR COUNCIL MEETING JUNE 6, 2006

Washington Park is a mixed use urban infill development which includes: sixty luxury condominium units (average sale price per unit will be approximately \$476,000), first floor retail (approximately 12,000 sq. ft), a community park, two level parking garages below grade, a parking deck, public parking spaces and roadway improvements. The project will initially produce approximately 300 construction jobs and 14 sales jobs at the site. Upon completion, the commercial portion of the project will produce approximately 50 jobs.

The Municipality of Mount Lebanon, the Mount Lebanon School District and the Developer have requested that Allegheny County cooperate in the creation of a TIF Plan, but not participate in its financing at this time. The Act requires that this Council adopt a resolution signifying its election to cooperate in the creation of a TIF plan. The Municipality approved participation on May 22, 2006 and the School District will meet on June 19, 2006 to decide if they will choose to participate. The Municipality will be the sponsoring municipality and as such will conduct the public hearing and would be responsible to create the TIF District.

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

- (a) consider a resolution to cooperate with the Municipality and School District in the formation of a TIF Committee and the creation of a TIF Plan and
- (b) direct the appropriate public officials of the County to take such actions in cooperation with RAAC and any participating taxing body in furtherance of the development of an acceptable TIF Proposal.

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

TO: John Mascio  
Chief Clerk

FROM: James M. Flynn, Jr.  
County Manager

*JM 5/31/06*

DATE: June 1, 2006

ALLEGHENY COUNTY COUNCIL

RE: Proposed Resolution

*'06 JUN 1 AM 9:13*

Attached is a Resolution authorizing pursuit of a Tax Increment Financing plan in Mount Lebanon Municipality, 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.