

Allegheny County Council

*County of Allegheny
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Committee Meeting Minutes

Tuesday, February 10, 2009

5:00 PM

Conference Room 1

Committee on Economic Development & Housing

Mike Finnerty, Chair; Jim Burn, Joan Cleary, John DeFazio, Matt Drozd, Nick Futules, Amanda Green, Bob Macey, and Jan Rea - Members

I. Call to Order

Summary: *The meeting was called to order at 5:00 PM*

Invited Guests:

Jim Flynn, County Manager or Designee

Dennis Davin, Director, Economic Development or Designee

Robert Rubinstein, URA Director Economic Development

Angelo Taranto, URA Assistant Director Economic Development

Summary: *Invited guests in attendance: Mr. Flynn, Michael Pehur for Mr. Davin, Mr. Rubinstein, and Mr. Taranto*

Recognized attendees: Mark Minnerly, Mosites Corporation, and Ernie Hogan, East Liberty Development Corporation

Council staff in attendance: John Mascio, Jennifer Liptak, and Jared Barker

II. Roll Call

Roll Call: Present: Joan Cleary, Matt Drozd, Nick Futules, Amanda Green, Jan Rea, and Rich Fitzgerald
Absent: Jim Burn, John DeFazio, Bob Macey, and Michael Finnerty

III. Approval of Minutes

4613-09 Motion to approve the minutes of the January 13, 2009 Economic Development & Housing Committee Meeting.

Action: **A motion was made by Cleary, seconded by Green, that this matter be Passed.**
The motion carried by the following vote:

Votes: Yes: 5 - Cleary, Futules, Green, Rea and Committee Member Fitzgerald
Abstain: 1 - Drozd
Absent: 4 - Burn, DeFazio, Macey and Chair Finnerty

IV. Agenda Items

Resolution

4591-09 A Resolution of the County of Allegheny adopting the East Liberty Gateway Tax Increment Financing Plan presented by the Urban Redevelopment Authority of Pittsburgh and authorizing related agreements.

Sponsors: Chief Executive

Summary: *Mr. Pehur and Mr. Rubinstein collectively presented the committee with a detailed verbal and visual description and overview of the project. They explained that Bill No. 4591-09 is a Resolution creating and naming the East Liberty Gateway Tax Increment Finance (TIF) District and approving the TIF Plan and County participation. They said that the Urban Redevelopment Authority of Pittsburgh (URA) is working with Eastside V, LP to construct a commercial development, structured parking facility and other necessary public infrastructure improvements to be located at Broad Street and Fifth*

Avenue in the East Liberty Neighborhood of the City of Pittsburgh.

Eastside V, LP proposes to redevelop properties in East Liberty, including a vacant former high-rise apartment building, for commercial use. The proposed development will include a 154,000 square foot Target department store and structured parking facility. TIF proceeds will be used to fund a portion of the costs of public infrastructure including the modification of a portion of Penn Circle to allow for two way traffic, streetscape improvements and off-site public space.

The Chair asked if there were any risks involved with the plan. Mr. Rubinstein said that as a direct result of the current economic climate the opening date has been pushed back from Fall of 2010 to mid-year 2011. The Chair asked what would happen if Target decided not to build there. Mr. Rubinstein said that the TIF district would still be developed without Target as the anchor and another anchor could very well be submitted. He said that he does not anticipate that happening.

At the request of the Chair Mr. Rubinstein verbally and visually described the proposed traffic patterns surrounding the project area. Mr. Pehur said that community engagement was consistent with county and local neighborhood plans.

Action: **Held in Committee**

V. Adjournment

Summary: *The meeting adjourned at 5:30 PM*