

Allegheny County Council

*County of Allegheny
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Committee Meeting Minutes

Tuesday, December 9, 2008

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

Dennis Davin, Director, Dept. of Economic Development (or designee)

Michael Wojcik, County Solicitor

Andy Baechle, Director, Parks Department

Summary: *Invited guests in attendance: Derek Uber for Mr. Flynn; Maurice Strul & Michael Pehur for Mr. Davin.*

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

II. Roll Call

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

III. Approval of Minutes

4512-08 Motion to approve the Minutes of the Economic Development & Housing Committee Meeting held on October 28, 2008.

Action: **A motion was made by Macey, seconded by Green, that this matter be Passed. The motion carried unanimously.**

IV. Agenda Items

Ordinances

4401-08 An Ordinance authorizing the conveyance of the County of Allegheny's interest in the parcel known as Block 422-L Lot # 204 ("the Property") located in the Township of Aleppo, County of Allegheny, Commonwealth of Pennsylvania to the Township of Aleppo.

Sponsors: Chief Executive

Summary: *The Chair provided the Committee with a summary of the bill. He said that the bill would authorize the conveyance of the County's interest in a parcel located in Aleppo Township to the Township. The subject parcel is owned by the three taxing bodies: Township of Aleppo, Quaker Valley School District and the County of Allegheny. The Township would like to utilize this parcel in its plans for a community recreation area and has approached the other taxing bodies for approval. The Administration asserts that Quaker Valley has already conveyed its interest to the Township.*

He also said that the Allegheny County Department of Parks has been working with Aleppo Township to convert two adjoining parcels into a community park. One parcel is owned by the Township, the other is the subject property. Aleppo Township has no parks and has been demographically trending toward younger families.

All Committee members spoke in favor of the bill.

Action: **A motion was made by Macey, seconded by Futules, that this matter be Affirmatively Recommended. The motion carried unanimously.**

Resolutions

4483-08 A Resolution providing for a program of temporary exemption from county real property taxes for improvements, including repairs, construction, or reconstruction, made on industrial, commercial, or business property in a deteriorated area in the City of McKeesport, County of Allegheny, Commonwealth of Pennsylvania, pursuant to the Local Economic Revitalization Tax Assistance Act, Pa. Stat. Ann. Tit. 72 §4722 et seq.

Sponsors: Chief Executive

Summary: *The Chair provided the Committee with a summary of the bill. He said that the bill is requesting that the County provide a temporary exemption of real estate taxes based on assessment attributable to new construction, reconstruction, or improvement(s) to property within a deteriorated area of the City of McKeesport. The Local Economic Revitalization Tax Assistance (LERTA) Program is expected to facilitate private investment as part of the comprehensive effort to revitalize commercial and industrial properties within the City.*

He said that this Resolution, if approved, will allow the County to participate in the LERTA and direct the appropriate public officials of the County to take such additional actions in cooperation with the Township and the School District to implement the LERTA, including without limitation, the execution and delivery of a Cooperation Agreement by and among the participants.

All Committee members spoke in favor of the bill.

Action: **A motion was made by Macey, seconded by Futules, that this matter be Affirmatively Recommended. The motion carried unanimously.**

4484-08 A Resolution providing for a program of temporary exemption from county real property taxes for improvements, including repairs, construction, or reconstruction, made on industrial, commercial, or business property in deteriorated areas of the Borough of Homestead, the Borough of West Homestead, and the Borough of Munhall, County of Allegheny, Commonwealth of Pennsylvania, pursuant to the Local Economic Revitalization Tax Assistance Act, Pa. Stat. Ann. Tit. 72 §4722 et seq.

Sponsors: Chief Executive

Summary: *The Chair provided the Committee with a summary of the bill. He said that the bill is requesting that the County provide a temporary exemption of real estate taxes based on assessment attributable to new construction, reconstruction, or improvement(s) to property within deteriorated areas of the Borough of Homestead, the Borough of West Homestead and the Borough of Munhall. The Local Economic Revitalization Tax Assistance (LERTA) Program is expected to facilitate private investment as part of the*

comprehensive effort to revitalize the Central Business District of the Boroughs adjacent to The Waterfront Development. This commercial district generally follows Eighth Avenue/PA Route 837 and the adjoining Sixth and Seventh Avenues.

He said that this Resolution, if approved, will allow the County to participate in the LERTA and direct the appropriate public officials of the County to take such additional actions in cooperation with the Township and the School District to implement the LERTA, including without limitation, the execution and delivery of a Cooperation Agreement by and among the participants.

All Committee members spoke in favor of the bill.

Action: **A motion was made by Futules, seconded by Macey, that this matter be Affirmatively Recommended. The motion carried unanimously.**

Discussion Topic

The Department of Economic Development will present the Committee with the TIF and LERTA evaluation reports.

Summary: *Mr. Pehur and Mr. Strauss distributed 2 documents (on file) to the Committee. The first document, entitled, "Allegheny County Local Economic Revitalization Tax Assistance Program Annual Project Evaluation 2000", was prepared by the Allegheny County Economic Development Department. The second document, entitled, "Allegheny County Tax Increment Financing Program Annual Project Evaluation 2008", was prepared by the Redevelopment Authority of Allegheny County. Mr. Pehur and Mr Strauss provided the committee with a power point presentation on the contents of these documents.*

V. Adjournment

Summary: *The meeting adjourned at 5:50 PM*