

Bill No. 2446-06

No. 10-06-RE

A RESOLUTION

A Resolution of the Council of the County of Allegheny authorizing pursuit of a Tax Increment Financing plan in Castle Shannon Borough, 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 to present such Plan to the Allegheny County Council (the "Council") for consideration; and

Whereas, the Castle Shannon Station Partners, LP (the "Developer") is working to construct a mixed-use transit orientated development (the "Project") situated within the jurisdiction of Castle Shannon Borough (the "Borough"); and

Whereas, the County is expected to benefit from the use of tax increments to pay certain project costs as defined by the Act, 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 County, the Borough, and the Keystone Oaks School District (the "School District"); and

Whereas, the respective governing bodies of the School District and the Borough passed resolutions designating representatives to work on the TIF Committee and cooperate in implementing a TIF Plan with respect to the Project.

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

Section 1. Exploration of TIF

The County is willing to explore the use of TIF financing to fund a portion of the cost of the Project, and the RAAC is requested to prepare a detailed TIF Proposal for a redevelopment area in the Borough, as required by the Act.

Section 2. County's Representative

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

Section 3. 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 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 Proposal.

Section 4. 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 5. 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.

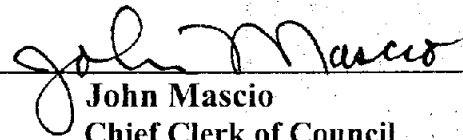
Section 7. Repealer. Any Resolution or Ordinance or part thereof conflicting with the provisions of this Resolution is hereby repealed so far as the same affects this Resolution.

Enacted in Council, this 21st day of MARCH, 2006

Council Agenda No. 2446-06.

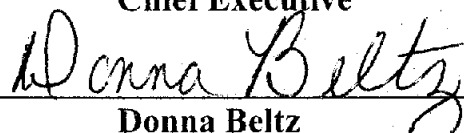


Rich Fitzgerald
President of Council

Attest: 
John Mascio
Chief Clerk of Council

Chief Executive Office MARCH 27, 2006

Approved: 
Dan Onorato
Chief Executive

Attest: 
Donna Beltz
Executive Secretary

SUMMARY PAGE
SHANNON STATION TIF RESOLUTION
SUBMITTED FOR COUNCIL MEETING 03/07/06

Castle Shannon Station Partners, LP is constructing a mixed-use transit oriented development on the existing Park N' Ride located at the Castle Shannon light-rail stop in the South Hills area of Allegheny County (the "Project"). TIF proceeds are expected to help fund a deck to be constructed over the existing parking lot which will serve as a structured parking facility and the foundation for the development. The proposed project calls for between 110-136 apartment units above approximately 50,000 square feet of retail space and an out parcel. In addition to the dedicated parking for the projects residential and retail components, the deck facility will accommodate 600 additional spaces committed for Port Authority of Allegheny County patrons. Total development costs are estimated at \$ 31.3 million.

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

- (a) consider a resolution of intent to explore the use of a tax increment financing ("TIF") to fund a portion of the cost of the Project; and
- (b) appoint the Director of Economic Development, or his designee, as representative to the TIF Committee to work in preparing the TIF Proposal.

MEMORANDUM
OFFICE OF THE COUNTY MANAGER

ALLEGHENY COUNTY COUNCIL

TO: John Mascio
Chief Clerk

FROM: James M. Flynn, Jr.
County Manager

DATE: March 2, 2006

RE: Proposed Resolution

'06 MAR 2 AM 9:50

Attached is a Resolution authorizing pursuit of a Tax Increment Financing plan in Castle Shannon Borough, 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.