

Bill No. 4697-09

No. 14-09-OR

AN ORDINANCE

An Ordinance authorizing the development of certain portions of County owned property known as the Kane Regional Center-Ross and the transfer of the County's interest in such property to the developer in phases through deed or ground lease

Whereas, the County owns land known as the Kane Regional Center-Ross identified by the County Department of Real Estate as Block 612-S, Lot 64, hereinafter referred to as the "Kane Regional Center-Ross Property" or the "Property", and

Whereas, the County operates a long term care facility known as the Kane Regional Center-Ross on the Property, and

Whereas, the County wishes to develop unused portions of the Property in a manner consistent with and compatible with the continued use of the Kane Regional Center-Ross long term care facility, and

Whereas, the County Department of Economic Development requested competitive proposals for the development of the unused portions of the Property, and

Whereas, Ralph A. Falbo, Inc. and Pennrose Properties, LLC jointly submitted a proposal for such development and their proposal was selected by the County for that purpose as the most appropriate use of the property, and

Whereas, the Falbo-Pennrose proposal currently contemplates development of the Property in phases, and

Whereas, Article IV, Section 2(k) of the Home Rule Charter of Allegheny County vests County Council with the power and duty by ordinance to lease, convey or permit the use of real property and buildings owned by the County of Allegheny.

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

SECTION 1. Incorporation of the Preamble.

The provisions set forth in the preamble to this Ordinance are incorporated by reference in their entirety herein.

SECTION 2. Authorization To Convey Interest in Land To Developer.

A. The County Council of Allegheny County does hereby approve and authorize the phased development, including the lease or sale, of certain portions of County owned real estate known as the Kane Regional Center-Ross Property in accordance with the proposal presented by Ralph A. Falbo, Inc. and Pennrose Properties, LLC and or their affiliates including but not limited to North Hills Housing L.P. or other affiliated entities of the developer.


B. The proper officers of Allegheny County are authorized to execute any and all documents, including a master development agreement, deed or ground lease, necessary to effectuate the conveyance of the County's interest in the parcels to be developed which shall be subject to the approval of the County Solicitor and County Manager.

SECTION 3. Severability. *If any provision of this Ordinance shall be determined to be unlawful, invalid, void or unenforceable, then that provision shall be considered severable from the remaining provisions of this Ordinance which shall be in full force and effect.*


SECTION 4. Repealer. *Any Resolution or Ordinance or part thereof conflicting with the provisions of this Ordinance is hereby repealed so far as the same affects this Ordinance.*

Enacted in Council, this 7th day of April, 2009

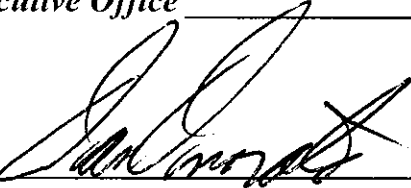
Council Agenda No. 4697-09



Rich Fitzgerald
President of Council

Attest: 
John Mascio
Chief Clerk of Council

Chief Executive Office April 17, 2009

Approved: 
Dan Onorato
Chief Executive

Attest: 
Donna Beltz
Executive's Secretary

Summary

Kane Ross Township

Development of Affordable Senior Housing Project

In May 2007, Development Teams were solicited to develop land on the Kane Ross Township site and unused sections of the Ross Regional Center to provide for a practical implementation of County Executive Dan Onorato's Action Plan for the Kane Regional Centers. For the Ross Township Kane campus, this included:

- Construct up to 120 units of independent living for seniors.
- Provide assisted living for seniors on the campus.
- Provide a community day care senior center.
- Advise as to the feasibility of sale or other use of unneeded land on the Ross campus.

Twenty-two solicitation letters were sent. Four developers responded with a written proposal and a presentation of the same in the summer of 2007. The Falbo-Pennrose development team ("Developer") was selected for this project.

Falbo-Pennrose has proposed:

- Construct up to 120 units of independent living for seniors in two phases of new construction mid-rise buildings, each containing 60 units.
- Provide 37 rental units for seniors on the campus within the existing Kane structure.
- Provide a community day care senior center.
- Provide homeownership units on the lower portion of the site.

The primary funding source for the above will be the Pennsylvania Housing Finance Agency and Allegheny County Economic Development. The rental phases will all be for persons with incomes at 60% of the area median income or less.

M E M O R A N D U M
OFFICE OF THE COUNTY MANAGER

ALLEGHENY COUNTY COUNCIL

TO: John Mascio
Chief Clerk

'09 MAR 12 am 11:15

FROM: James M. Flynn, Jr.
County Manager



DATE: March 12, 2009

RE: Proposed Ordinance

Attached is an Ordinance authorizing the development of certain portions of County owned property known as the Kane Regional Center-Ross and the transfer of the County's interest in such property to the developer in phases through deed or ground lease.

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.