

## RESOLUTION

Authorizing the Redevelopment Authority of Allegheny County to pursue a tax increment financing proposal for The Mills Corporation Development Project in Frazer Township.

**WHEREAS**, Pennsylvania's Tax Increment Financing Act (Act of July 11, 1990, P.L. 465, No. 113) (the "Act") provides local taxing bodies legal authority to cooperate in providing financing for development of blighted areas within their respective jurisdictions in order to increase the tax base and improve the general economy; and

**WHEREAS**, under the Act, the Redevelopment Authority of Allegheny County is legally empowered to prepare a Tax Increment Financing ("TIF") Plan to provide financing for the elimination and prevention of the development or spread of blight within specified tax increment districts located in the County of Allegheny and to present such TIF Plan to the County of Allegheny (the "County") for its consideration; and

**WHEREAS**, a preliminary proposal has been presented to the County by Mills Corporation (the "Developer") for the TIF financing the cost of certain public infrastructure and other improvements (the "Project") within the jurisdiction of the County in Frazer Township; and

**WHEREAS**, it is expected that the County may 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 Proposal is fully dependent on the cooperation and participation of all local taxing bodies, namely the County of Allegheny, Frazer Township, and the Deer Lakes School District.

**WHEREAS**, the developer has committed to use good faith efforts to ensure public improvements and benefits to the community as a whole from the development.

***Be it resolved by the Council of Allegheny County as follows:***

### ***Section 1.***

The TIF concept for financing certain portions of the costs of certain public infrastructure and other improvements of the Project is endorsed and the Redevelopment Authority of Allegheny County ("RAAC") is requested to prepare a detailed TIF Plan for the Project, in the manner required by the Act.

## ***Section 2.***

The respective governing bodies of Frazer Township and the Deer Lakes School District will be notified of this action and requested to undertake similar favorable consideration and cooperation in implementing a TIF Plan with respect to the Project.

## ***Section 3.***

The appropriate public officials of the County are hereby authorized and directed to: (i) take such action in cooperation with the RAAC and any participating taxing bodies in furtherance of the development of an acceptable TIF Plan that will be brought before this Council; (ii) execute such other documents as may be necessary or proper to carry out the intent and purpose of this Resolution; and (iii) 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 Plan.

## ***Section 4.***

This resolution is non-binding on the County of Allegheny. The County of Allegheny'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 of Allegheny reserves the right to opt out of participation in any phase of the TIF Plan at any time, with or without cause.

## ***Section 5.***

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

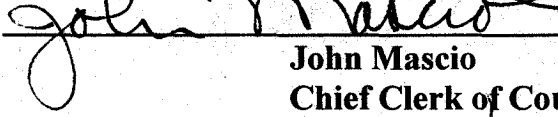
***SECTION 6. If any provision of this Ordinance shall be determined to be unlawful, invalid, void or unenforceable, then that provision shall be considered severable from the remaining provisions of this Ordinance which shall be in full force and effect.***

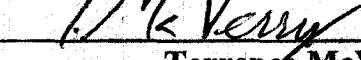
***SECTION 7. Any Resolution or Ordinance or part thereof conflicting with the provisions of this Ordinance is hereby repealed so far as the same affects this Ordinance.***

Enacted in Council, this 22nd day of August, 2002.

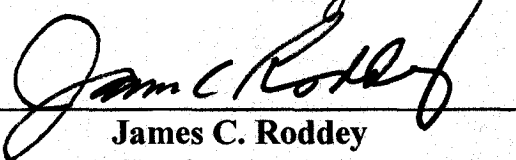
Council Agenda No. 0807-02.


  
James E. Simms  
President of Council

Attest:   
John Mascio  
Chief Clerk of Council

Approved as to form:   
Terrence McVerry  
County Solicitor

Chief Executive Office August 27, 2002.

Approved:   
James C. Roddey  
Chief Executive

Attest:   
Victoria Spence  
Executive's Secretary