

No. 10-25-OR

AN ORDINANCE

An Ordinance of the County of Allegheny, Commonwealth of Pennsylvania, authorizing Community Specialists Corporation to continue to use real property in the County's South Park as a Respite and Wellness Center for healthcare workers and first responders.

Whereas, Community Specialists Corporation is a leader in community-based behavioral healthcare services in the Pittsburgh region; and

Whereas, Community Specialists Corporation has had exclusive use of County-owned real property since 1982 including a one-story structure and four smaller out-buildings located at 2200 Sleepy Hollow Road, South Park, PA 15129 in the County's South Park as an educational support center for at-risk youth; and

Whereas, Community Specialists Corporation wishes to continue to utilize the same property for the critical purpose of promoting mental wellness, recovery and resilience for the healthcare and public safety workforce including those with post-traumatic stress (PTSD) post-traumatic stress injury (PTSI), secondary traumatic stress (STS) substance abuse, among other challenges and conditions; and

Whereas, Community Specialists Corporation will be staffed with qualified medical director, program director, licensed therapists, case managers, and nurse practitioners, while collaborating with local healthcare, mental health groups, universities and first responder agencies to leverage resources and share expertise; and

Whereas, Community Specialists Corporation will commit significant resources to convert the property into facility that will feature comfortable accommodations that balance reflective private spaces with communal spaces including fitness areas, sound therapy areas, a full-service kitchen, and outdoor communal areas that foster connection and support. The adjacent Sleepy Hollow Run and pedestrian trail in the County's South Park provide serene outdoor nature areas that promote relaxation and healing; and

Whereas, County Council believes that permitting the use of the County-owned real property for these purposes by Community Specialists Corporation will inure to the benefit of the citizens of Allegheny County; and

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

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 as set forth in their entirety herein.

SECTION 2. Authorization to permit the use of County Real Property

- A. Allegheny County Council hereby approves the continued exclusive use of real property located at 2200 Sleepy Hollow Road, South Park, PA 15129 in the County's South Park by Community Specialists Corporation as a Respite and Wellness Center for healthcare workers and first responders.
- B. The proper officers of the County are hereby authorized to execute any and all documents necessary to effectuate the authorization granted by this legislation.

SECTION 3. Effective Date.

The Ordinance shall become effective May 1, 2025 and continue until April 30, 2029. The ordinance effective date may be extended for one additional two-year term upon mutual consent.

SECTION 4. 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 5. 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 21st day of May, 2025.

Council Agenda No. 13172-25



Patrick Catena
President of Council

Attest: 
Jared Barker
Chief Clerk of Council

Chief Executive Office May 28th, 2025

Approved: 
Sara Innamorato
County Executive

Attest: 
John Fournier
County Manager

SUMMARY OF LEGISLATION

The attached legislation would permit Community Specialists Corporation to have exclusive use of certain Allegheny County-owned real property at 2200 Sleepy Hollow Road, South Park, PA 15129 in the County's South Park as a Respite and Wellness Center for healthcare workers and first responders.

The ordinance shall become effective May 1, 2025 and continue through April 30, 2029. The ordinance may be extended for one additional two-year term upon mutual consent of the County and Community Specialists Corporation.

The proposed Ordinance authorizes the appropriate County officers and officials to take such action as would be necessary to carry out the purposes of the authorization granted in the legislation.

COUNTY OF



ALLEGHENY

SARA INNAMORATO
COUNTY EXECUTIVE

March 20, 2025

Mr. Jared Barker
Director of Legislative Services & Chief Clerk
Allegheny County Council
119 Courthouse
436 Grant Street
Pittsburgh, PA 15219

Dear Mr. Barker:

Please find attached an Ordinance of the County of Allegheny, Commonwealth of Pennsylvania, authorizing Community Specialists Corporation to continue to use real property in the County's South Park as a Respite and Wellness Center for healthcare workers and first responders, along with a summary of the legislation being presented.

Please include this bill on the agenda for introduction at the Regular Meeting of County Council on March 25, 2025.

I appreciate Council's consideration of this legislation. Please do not hesitate to reach out to the County Manager or my Office with any questions or concerns.

Sincerely,

Sara Innamorato
Allegheny County Executive

CC: The Honorable President and Members, Allegheny County Council
Mr. Kenneth Varhola, Chief of Staff of the Allegheny County Council

OFFICE OF THE COUNTY EXECUTIVE

101 COURTHOUSE • 436 GRANT STREET • PITTSBURGH, PA 15219 • PHONE (412) 350-6500 • FAX (412) 350-6512
WWW.ALLEGHENYCOUNTY.US • EXECUTIVE@ALLEGHENYCOUNTY.US