

Allegheny County Council

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Committee Meeting Minutes

Thursday, October 20, 2005

5:00 PM

Conference Room 1

Committee on Economic Development & Housing

Rich Fitzgerald, Chair; Joan Cleary, Dave Fawcett, Brenda Frazier, Chuck Martoni, Jan Rea, and Eileen Watt -- Members

I. Call to Order

Summary: *The meeting was called to order at 5:00.*

Invited Guests:

Jim Flynn, County Manager or Designee

Dennis Davin, Director, Economic Development

Tom Donatelli, Director, Public Works

Summary: *Recognized Attendees: Dennis Davin, Angie Hicks, Sara Davis-Buss, Jay Sestili, Jerry Detorre, Cassandra Collinge*

Council Staff Present: Barker, Liptak, Buka

II. Roll Call

Roll Call: Present: Chair Rich Fitzgerald, and Joan Cleary

Absent: Dave Fawcett, Brenda Frazier, Chuck Martoni, Jan Rea, and Eileen Watt

III. Approval of Minutes

2160-05 Motion to approve the Minutes of the August 31, 2005 Economic Development Committee Meeting.

Action: **A motion was made by Cleary, seconded by Chair Fitzgerald, that this matter be Passed. The motion carried unanimously.**

IV. Agenda Items

Resolutions

2139-05 A Resolution of the Council of the County of Allegheny adopting and authorizing financing of a project by the Allegheny County Hospital Development Authority on behalf of UPMC as desirable for the health, safety, and welfare of the people in Allegheny County.

Sponsors: Chief Executive

Summary: *The Chair read the title of the Bill and deferred to representatives from the Department of Economic Development.*

Ms. Hicks noted that the bill would authorize the Hospital Development Authority to issue tax exempt bonds for UPMC to finance capital expenditures within the County. Bonds would be limited obligations, payable only from revenue from the project or UPMC, with no liability to the County.

Ms. Buss noted that \$230 million would be issued this year some of which would be used to refinance a prior bond issue, with another \$90 million or so to be issued in early 2006.

Ms. Cleary asked whether a public hearing date had been set.

Ms Hicks indicated that it would be held on November 4, 2005.

motion to Approve: Cleary, Fitzgerald

VV

Action: A motion was made by Cleary, seconded by Chair Fitzgerald, that this matter be Affirmatively Recommended. The motion carried unanimously.

Enactment No: 44-05-RE

2153-05

A Resolution of the Council of the County of Allegheny authorizing the Urban Redevelopment Authority of Pittsburgh to pursue a Tax Increment Financing (TIF) proposal for portions of Redevelopment Area No. 50 - J & L Second Avenue.

Sponsors: Chief Executive

Summary: *The Chair read the title of the bill, then deferred to Director Davin and Jerry Detorre.*

Mr. Detorre: Indicated that there is a request for a TIF district for the Pittsburgh Technology Center. So far, the Center is a success, but parking is a limitation. As it stands now, buildings housing the companies doing business at the site are located along the river and parking facilities are along Second Avenue. The site could be developed further by creating more parking, which would allow up to about a million more feet of office space at the site. Failing to construct new parking facilities would limit further development to about 100,000 square feet. Currently occupied buildings are not included in the TIF proposal, except for those occupied by Pitt and CMU, which may expand. If the parking facilities are not build, the site will generate about \$104,000 per year in tax revenue. If the parking is expanded, however, this figure increases to an estimated \$500,000 per year.

Director Davin indicated that he expects a need for more research and development space within the next few years, and this is a likely location for it to be located because the LTV site will not be ready in the immediate future. Transportation connections are also very good at this site.

The Chair noted that ingress and egress are currently issues, but that this development would remedy that.

Mr. Detorre also noted that there is a plan to integrate some retail into the development to support the people who work there, and that rezoning will be necessary for some of this.

The Chair asked how the development would fit in with the existing Bates Street configuration and with the Mon Valley Expressway.

Mr. Detorre indicated that the Mon Fayette Design Advisory Team has seen the plan. Some buildings may have to be moved slightly, but none of the plan is meaningfully impacted.

The Chair asked if this bill only approves the TIV Committee.

Mr. Davin indicated that the Chair's understanding was correct, and Mr. Detorre indicated that the URA was hoping to see a TIF plan by spring of 2006.

Ms. Cleary asked for more information on how the expressway will affect the development.

Mr. Detorre indicated that there would be ramps that would go over the property at the base of Bates Street, and that this could cause slight changes to the orientation of one or more of the buildings.

The Chair indicated that he felt that it makes a good deal of sense to link universities to job markets, and this starts edging toward the LTV site when it opens.

Motion to Approve: Cleary, Fitzgerald

VV

Action: A motion was made by Cleary, seconded by Chair Fitzgerald, that this matter be Affirmatively Recommended. The motion carried unanimously.

Enactment No: 45-05-RE

Ordinances

2075-05

An Ordinance of the County of Allegheny, Commonwealth of Pennsylvania, granting authority to the County of Allegheny to convey its interest in four (4) parcels of property situated in the 5th, 13th and 15th Ward of the City of Pittsburgh that are jointly owned by the County of Allegheny, City of Pittsburgh, and the City of Pittsburgh School District to the Urban Redevelopment Authority of Pittsburgh.

Sponsors: Chief Executive

Summary: *The Chair read the bill's title, the deferred to Director Davin and Ms. Collinge.*

Ms. Collinge: Summarized the projects to be undertaken on the conveyed parcels. The parcels fall under the tripartite agreement and are jointly owned by the City of Pittsburgh, the City of Pittsburgh School District, and the County due to tax delinquencies. The bill would convey the County's interest to the URA, with purchase prices determined from assessments and appraisals.

Director Davin indicated that there is a focus on developing the areas of the City in which these conveyances lie.

Motion to Approve: Cleary, Fitzgerald.

VV

Action: A motion was made by Cleary, seconded by Chair Fitzgerald, that this matter be Affirmatively Recommended. The motion carried unanimously.

Enactment No: 47-05-OR

2104-05

An Ordinance of the County of Allegheny, Commonwealth of Pennsylvania, vacating a portion of a County road known as Campbells Run Road to the adjoining landowner, Robinson Park Associates

Sponsors: Chief Executive

Summary: *The Chair read the bill's title, then deferred to Mr. LeMay.*

Mr. LeMay:

The parcel to be conveyed is in Robinson Township and is next to the new Settler's Cabin interchange. Campbells Run Road had moved in the process of building the interchange, and there's a contractual obligation to vacate the parcel.

Motion to Approve: Cleary, Fitzgerald

VV

Action: A motion was made by Cleary, seconded by Chair Fitzgerald, that this matter be Affirmatively Recommended. The motion carried unanimously.

Enactment No: 48-05-OR

V. **Adjournment**

Summary: *The meeting adjourned at 5:25.*