

Allegheny County Council

*County of Allegheny
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Committee Meeting Minutes

Tuesday, June 12, 2007

4:00 PM

Conference Room 1

Committee on Economic Development & Housing

Brenda Frazier, Chair; Jim Burn, Joan Cleary, John DeFazio, Matt Drozd, Dave Fawcett, Mike Finnerty, Bob Macey, and Jan Rea - Members

I. Call to Order

Summary: *The meeting was called to order at 4:00 PM*

Invited Guests:

Jim Flynn, County Manager or Designee

Dennis Davin, Director, Economic Development or Designee

Summary: *Invited guests in attendance: Mr. Flynn and Michael Pehur for Mr. Davin*

Recognized attendees: Adam Meyer, Project Manager, RAAC; Adam Mgurk, Dan Santoro, and David Toal - Moon Transportation Authority.

Council staff in attendance: John Mascio, Jennifer Liptak, Jared Barker, and Joe Catanese.

II. Roll Call

Roll Call: Present: Chair Brenda Frazier, Matt Drozd, and Bob Macey
Absent: Jim Burn, Joan Cleary, John DeFazio, Dave Fawcett, Michael Finnerty, and Jan Rea

III. Approval of Minutes

3272-07 Motion to approve the Minutes of the May 10, 2007 Economic Development & Housing Committee Meeting.

Action: **A motion was made by Macey, seconded by Drozd, that this matter be Passed. The motion carried unanimously.**

IV. Agenda Items

Ordinances

3148-07 An Ordinance of the County of Allegheny, Commonwealth of Pennsylvania, granting authority to the County of Allegheny to convey its interest in a strip of land, approximately 2.57 feet x 145 feet situated in the Borough of West View and in the School District of North Hills that is jointly owned by the County of Allegheny, Borough of West View and the School District of North Hills to Christine L. Boyd, formerly known as Christine L. Fecik and Douglas G. Boyd, husband and wife.

Sponsors: Chief Executive

Summary: *The Chair provided the Committee with a summary of the bill. She said that the Ordinance would correct an error in a prior Sheriff's sale transaction. In 1972, the County, the borough of West View, and the North Hills School District, acquired title to a strip of land which appears to have abutted other property owned by the County and subsequently sold to a private buyer. This narrow strip of property, however, was not included on the deed to this private buyer, and ever since, this strip of property has remained in a sort of property limbo.*

Chicago Title Insurance Company through its title examination discovered this title defect, and requested that the County cure it by conveying its interest, if any, by quit-claim deed to the present owners of the adjoining property which is in the chain of title.

There was no discussion on the bill.

Action: **A motion was made by Macey, seconded by Drozd, that this matter be Affirmatively Recommended. The motion carried unanimously.**

3185-07 An Ordinance Of The County Of Allegheny, Commonwealth Of Pennsylvania Authorizing The Conveyance of the County Of Allegheny's Interest In A Parcel To TPG Associates.

Sponsors: Chief Executive

Summary: *Mr. Flynn provided the Committee with a summary of the bill. He said that the property is a small vacant parcel adjacent to the Parkway West, and is jointly owned by the County, the Borough of Green Tree and the Keystone Oaks School District.*

He said that the Borough was approached by potential bidders and requested approval from the County to advertise at public bid. The County web site lists the value of the parcel at \$64,500. The County ordered an independent appraisal of the area (which valued it at \$500) The highest bidder was TPG Associates LLC at \$1,002. He said that this corrects the difference in price which was listed on the County's web site.

Mr. Drozd said that he thought that the price was low considering the location. Mr. Flynn said that the land is triangular in shape, is sloped, and is landlocked between 2 parcels. He said that potential marketing from this land would be extremely difficult.

Mr. Drozd said that he thinks there needs to be more research done and that he would not vote in favor of releasing this bill from Committee.

Action: **A motion was made that this matter be Affirmatively Recommended. The motion carried by the following vote:**

Votes: Yes: 2 - Chair Frazier and Macey
 No: 1 - Drozd
 Absent: 6 - Burn, Cleary, DeFazio, Fawcett, Finnerty and Rea

3213-07 An Ordinance of the County of Allegheny Amending Ordinance No. 23636, as amended, to extend the applicability of said Ordinance to any eligible improvement, construction or reconstruction for which a building permit is issued on or before April 29, 2021.

Sponsors: Chief Executive

Summary: *Mr. Pehur provided the committee with a summary of the bill. He said that the bill, in essence, functions only to extend the expiration of an already-existing LERTA in Moon Township. He said that the Moon Township, Moon Area School District, and Allegheny County created the Thorn Run LERTA District to provide for temporary exemption from real property taxation within a deteriorated area of the Township. This exemption was conditioned upon the making of contributions of the exempted amount to the Moon Transportation Authority (MTA). County approval for this arrangement was given.*

Both the Township and School District have previously amended their respective LERTA legislation to extend the expiration date of this exemption to 2015, in order to advance certain transportation infrastructure projects. The Township and School District have now extended the expiration again, to 2021. The Township has requested that the County amend Ordinance 23636 to extend the expiration date of the Thorn Run LERTA District for the same period.

Mr. Toal provided the committee with a visual presentation of the project.

The Chair asked if the project would generate additional jobs. Mr. Mgurk said that the office development would generate about 1,800 additional jobs.

Action: **A motion was made by Drozd, seconded by Macey, that this matter be Affirmatively Recommended. The motion carried unanimously.**

Resolution

3242-07

Resolution of the County of Allegheny providing for a program of temporary exemption from county real property taxes for improvements, including repairs, construction, or reconstruction, made on industrial, commercial or business property in a deteriorated area in the Township of Stowe, County of Allegheny County, Commonwealth of Pennsylvania, pursuant to the Local Economic Revitalization Tax Assistance Act, Pa. Stat. Ann. Tit. 72 §4722 et seq.

Sponsors: Chief Executive

Summary: *The Chair provided the Committee with a summary of the bill. She said that the bill would authorize abatement of real estate taxes within Stowe Twp. for five (5) years and shall apply to any building permitted for construction, reconstruction or improvement(s) at any time during the period. For this period, only the land of the designated area will be taxable.*

The exemption will be one hundred percent (100%) of the County's real estate taxation upon the assessed valuation attributable to the construction, reconstruction or improvement(s) in the first year. In each succeeding year, the exemption shall decline by twenty percent (20%). In the sixth year and all succeeding years, the exemption shall end and the entire property (land and building) will be taxable.

Mr. Meyer provided the Committee with a visual presentation of the project. He said that the Redevelopment Authority of Allegheny County (RAAC) acquired the approximately 56 acre Site with the intent of preparing the site for possible manufacturing or light industrial development.

Mr. Drozd asked if the community was in favor of this. Mr. Pehur said they were.

Mr. Drozd spoke in favor of the bill, as did the Chair and Mr. Macey.

Action: **A motion was made by Drozd, seconded by Macey, that this matter be Affirmatively Recommended. The motion carried unanimously.**

V. Adjournment

Summary: *The meeting adjourned at 4:45 PM*