

Bill No. 2905-06

No. 52-06-RE

A RESOLUTION

Authorizing the County of Allegheny to opt out of participating in a Tax Increment Financing District for the proposed "Washington Park Development" in the Municipality of Mt. Lebanon.

Whereas, the Pennsylvania Tax Increment Financing Act (the "Act") allows municipalities within the Commonwealth to finance the costs of redevelopment projects through the issuance of debt supported by incremental increases in real estate taxes; and

Whereas, Mt. Lebanon Municipality (the "Municipality") and the Mt. Lebanon School District (the "School District") have formed a committee to determine whether tax increment financing shall be made available to assist in the redevelopment of certain parcels of real property located within the Municipality; and

Whereas, the Redevelopment Authority of Allegheny County (the "Authority"), the Municipality and the School District, working with Zamagias Properties (the "Developer"), have prepared a plan (the "TIF Plan") for the proposed "Washington Park Development" in the Municipality of Mt. Lebanon (the "Redevelopment Area") in accordance with the requirements of the Act; and

Whereas, the TIF Plan contemplates the allocation of certain projected increases in real estate taxes payable to the Municipality and to the School District to the payment of costs of infrastructure improvements to be completed within a TIF District in the Redevelopment Area; and

Whereas, the Municipality, the School District and the Developer have agreed that no request will be made that Allegheny County be a participant in the TIF Plan or its financing, and the Act requires that this Council, as the governing body of a municipality that levies property taxes within the boundaries of a proposed TIF district, adopt a resolution signifying its election to not participate in the proposed TIF District.

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 Resolution are incorporated by reference as set forth in their entirety herein.

Section 2. Opting Not To Participate

The County hereby opts not to participate in whole or in part in the Tax Increment Financing District being formed by the Municipality within the Redevelopment Area.

Section 3. Delivery of Resolution

A copy of this Resolution shall be delivered to the Mt. Lebanon Board of Commissioners and the Board of Directors of the School District of Mt. Lebanon, in satisfaction of the requirements of the Act, on or before the date on which the Municipality will conduct its public hearing(s) on this matter.

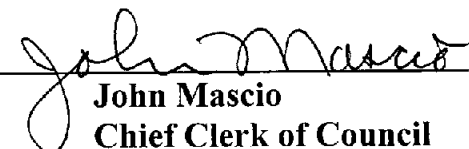
Section 4. Severability. *If any provision of this Resolution shall be determined to be unlawful, invalid, void or unenforceable, then that provision shall be considered severable from the remaining provisions of this Resolution which shall be in full force and effect.*

Section 5. Repealer. *Any Resolution or Ordinance or part thereof conflicting with the provisions of this Resolution is hereby repealed so far as the same affects this Resolution.*


Enacted in Council, this 19th day of December, 2006.

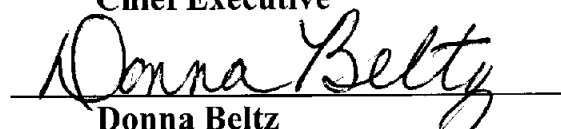
Council Agenda No. 2905-06


Rich Fitzgerald
President of Council

Attest: 
John Mascio
Chief Clerk of Council

Chief Executive Officer  December 21, 2006.

Approved: 
Dan Onorato
Chief Executive

Attest: 
Donna Beltz
Executive Secretary

SUMMARY
WASHINGTON PARK TIF PLAN RESOLUTION
SUBMITTED FOR COUNCIL MEETING 12/5/06

The Municipality of Mount Lebanon, the Mount Lebanon School District and the Developer have not requested that Allegheny County participate in the proposed Washington Park TIF District. The Pennsylvania Tax Increment Financing Act requires that Allegheny County Council adopt a resolution signifying its election to opt out of participation. The Municipality will be the sponsoring municipality and as such will conduct the public hearing(s) and would be responsible to create the TIF District.

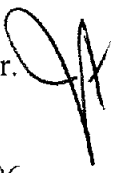
Washington Park is a mixed use urban infill development which includes: seventy-two luxury condominium units (average sale price per unit will be approximately \$476,000), first floor retail (approximately 12,000 sq. ft), a community park, two level parking garages below grade, a parking deck, public parking spaces and roadway improvements.

The Redevelopment Authority of Allegheny County requests that the Council of the County of Allegheny:

- (a) Opt out of participation in the Washington Park TIF.

MEMORANDUM
OFFICE OF THE COUNTY MANAGER

TO: John Mascio
Chief Clerk

FROM: James M. Flynn, Jr. 
County Manager

DATE: November 30, 2006

RE: Proposed Resolution

ALLEGHENY COUNTY COUNCIL

'06 NOV 30 AM 10:19

Attached is a Resolution authorizing the County of Allegheny to opt out of participating in a Tax Increment Financing District for the proposed "Washington Park Development" in the Municipality of Mt. Lebanon..

The Allegheny County Law Department has reviewed this legislation prior to submitting it to Council.

Please place this on the next agenda for County Council approval.

Thank you.