

Bill No. 1241-03

No. 37-03-RE

RESOLUTION

A Resolution of the Council of the County of Allegheny, pursuant to the Urban Redevelopment Law of Pennsylvania, approving the redevelopment plan of the Braddock Redevelopment Area located in Braddock Borough.

WHEREAS, pursuant to the terms of the Urban Redevelopment Law of the Commonwealth of Pennsylvania, Act of May 24, 1945, P.L. 991, as amended, 35 P.S. Sections 1701 et. seq. (Urban Redevelopment Law), certain actions and responsibilities are required to be officially taken by the Planning Commission of the county in which a particular Redevelopment Authority operates; and

WHEREAS, in any city or county in which a planning commission does not the law permits a Redevelopment Authority to be substituted for the Planning Commission, pursuant to the Urban Redevelopment Law, 35 P.S. §1703(j); and

WHEREAS, the County of Allegheny does not have a Planning Commission to designate and certify an area to be blighted and in need of redevelopment pursuant to the provisions of the Urban Redevelopment Law; and

WHEREAS, it is therefore necessary for the Redevelopment Authority of Allegheny County to act as The Planning Commission for appropriate and necessary activities under the Urban Redevelopment Law; and

WHEREAS, the Redevelopment Authority of Allegheny County has certified an area in Braddock Borough known as the "Braddock Redevelopment Area" at its July 2001 meeting, as in need of redevelopment; and

WHEREAS, the redevelopment study has been satisfactorily performed for the area and members of the Council of the County of Allegheny has been provided with the Final Report; and

WHEREAS, the Braddock Redevelopment Area residents and property owners have been informed and consulted at public meetings with staff and agents of the Redevelopment Authority of Allegheny County on May 6, 2003, May 26, 2003, and at a duly advertised Public Hearing held jointly by the County of Allegheny and the Borough of Braddock on July 8, 2003; and

WHEREAS, the Braddock Redevelopment Area residents and property owners, the Planning Commission of Braddock, and the Council of Braddock, and the Redevelopment Authority of Allegheny County are satisfied with the goals of the Redevelopment Plan and Proposal and the manner in which it was developed; and

WHEREAS, the same Plan was approved by: the Planning Commission of Braddock at its June 30, 2003 meeting, the Council of Braddock at its July 9, 2003 meeting; and the Redevelopment Authority of Allegheny County at its May 28, 2003 meeting, and

WHEREAS, the Redevelopment Authority of Allegheny County, acting as the Allegheny County Planning Commission, hereby recommends to the Chief Executive and County Council that they accept the Redevelopment Plan and Proposal dated April 2003 for the Braddock Redevelopment Area as submitted.

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

SECTION 1.

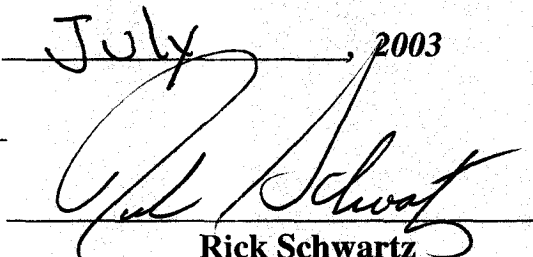
The Redevelopment Plan for the Braddock Redevelopment Area is hereby approved. Further, the Chief Executive is hereby authorized to take any and all actions necessary to implement the aforesaid Redevelopment Plan and Proposal dated April 2003 for the Braddock Redevelopment Area.

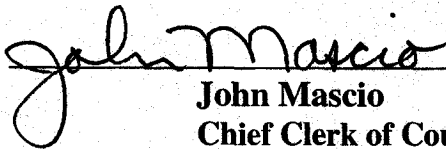
SECTION 2. *If any provision of this Resolution shall be determined to be unlawful, invalid, void or unenforceable, then that provision shall be considered severable from the remaining provisions of this Resolution which shall be in full force and effect.*

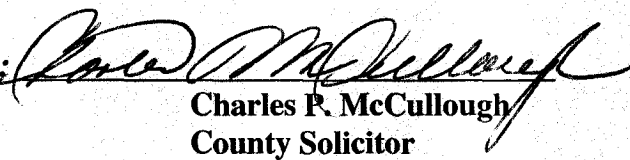
SECTION 3. *Any Resolution or Ordinance or part thereof conflicting with the provisions of this Resolution is hereby repealed so far as the same affects this Resolution.*

Enacted in Council, this 8th day of July, 2003

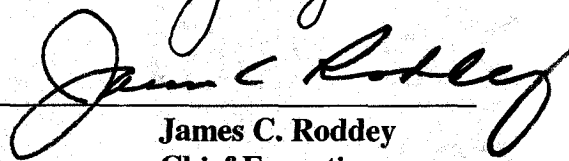
Council Agenda No. 1241-03

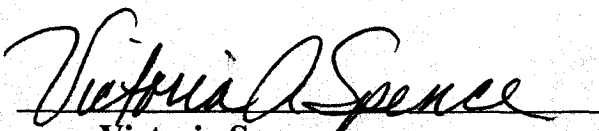

Rick Schwartz
President of Council

Attest: 
John Mascio
Chief Clerk of Council

Approved as to form: 
Charles P. McCullough
County Solicitor

Chief Executive Office July 15, 2003

Approved: 
James C. Roddey
Chief Executive

Attest: 
Victoria Spence
Executive's Secretary

Braddock Redevelopment Plan and Proposal Summary

Contact: Ron Gaydos
 Department of Economic Development

The 5.4-acre Braddock Redevelopment Area is bordered by 9th, 11th, Talbot, and Washington Avenues adjacent to the Edgar Thomson Works. It was certified as in need of redevelopment by Braddock Council and the Redevelopment Authority of Allegheny County in April of 2001. Site assembly cannot be done with private efforts since 58 of the properties are tax delinquent and abandoned. A public agency must be involved. The Area has been considered an integral part of the Carrie Furnace Redevelopment Master plan, and the light industrial / commercial use is compatible with the plan and the Braddock Borough Zoning Code. Project goals are to redevelop the land to take advantage of interest in light industrial investment in the area, provide more business opportunities and new employment opportunities in Braddock, and increase the tax revenue generating potential of the land. The redevelopment proposal has been approved by the Braddock Borough Planning Commission, the Redevelopment Authority of Allegheny County (acting in lieu of an Allegheny County Planning Commission), and will be considered by the Borough of Braddock on July 8, 2003.

RECEIVED

JUL 03 2003

COUNTY

MEMORANDUM
OFFICE OF THE COUNTY MANAGER

TO: John Mascio
Chief Clerk

FROM: Robert B. Webb *RBW*
County Manager

DATE: July 3, 2003

RE: Requesting County Council Approval

Attached is a Resolution of the Council of the County of Allegheny, pursuant to the Urban Redevelopment Law of Pennsylvania, approving the redevelopment plan of the Braddock Redevelopment Area located in Braddock Borough. This request is submitted by the Department of Economic Development.

Please put on the next agenda for County Council approval.

Thank you.