

# **Allegheny County Council**

*County of Allegheny  
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## **Committee Meeting Minutes**

**Thursday, January 18, 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 Mr. Davin*

*Recognized attendees: Mike Wojcik, County Solicitor, Darnell Moses and Maurice Strull, Economic Development.*

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

**II. Roll Call**

***Roll Call:*** Present: Chair Brenda Frazier, Joan Cleary, Matt Drozd, John DeFazio, Michael Finnerty, Jan Rea, Council Member William Lestitian, and Council Member Rich Fitzgerald  
Absent: Jim Burn, Dave Fawcett, and Bob Macey

**III. Approval of Minutes**

**2982-06** Motion to approve the Minutes of the December 14, 2006 Economic Development & Housing Committee Meeting.

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

**IV. Agenda Items**

**Ordinances**

**2925-06** An Ordinance Of The County Of Allegheny, Commonwealth Of Pennsylvania Authorizing The Conveyance of the County's interest in a parcel to Sean's Real Estate Service LLC.

**Sponsors:** Chief Executive

**Summary:** *Bill Numbers 2925 and 2926 were discussed together.*

*Mr. Wojcik provided the Committee with a summary of the bills. He said that this is common legislation that the County does frequently, and that these properties will be placed on the tax roles and generate revenue.*

*Mr. Finnerty asked him if there was any cost to the County. Mr. Wojcik said there is no cost to the County.*

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

**2926-06**

An Ordinance of the County of Allegheny, Commonwealth Of Pennsylvania authorizing the conveyance of the County's interest in a parcel to Christopher Rudolf and Karri Rudolf.

**Sponsors:** Chief Executive

**Summary:** (See above)

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

**Resolution**

**2927-06**

Resolution approving a Project for the benefit of Jefferson Regional Medical Center (formerly South Hills Health System) to be financed by the Allegheny County Hospital Development Authority by the issuance of the Authority's Bonds as hereinafter described to be issued in an aggregate principal amount not in excess of \$15,000,000, provided that the taxing power of the County of Allegheny, Pennsylvania, shall not be obligated in any way with respect to the Bonds, and determining that the purpose of the financing will be to benefit the health, safety and welfare of the citizens of Allegheny County, Pennsylvania, and constituting the elected official approval required by Section 147 of the Internal Revenue Code of 1986, as amended.

**Sponsors:** Chief Executive

**Summary:** Mr. Moses provided the Committee with a summary of the bill. He said that there would be no new money used in this transaction and no liability to the County.

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

**Discussion Topics:**

**Potential Effects of a New Casino on Economic Development**

**Summary:** Representatives from the Department of Economic Development brought the Committee up to date on what has transpired relative to this issue. Mr. Davin said that he had discussion with Mr. Barden, the casino owner, and that Mr. Barden offered his commitment to help develop the lower Hill District. Mr. Davin said that new construction jobs would be significant and will bring new people into the area. He also discussed Mr. Barden's commitment to help fund a new arena.

Ms. Frazier asked him to explain the County's involvement in this process. Mr. Davin said that the County's insolvent would mainly be through the Sports and Exhibition Authority. He said they would have a meaningful role in the development aspect around Heinz Field.

Mr. Drozd asked if traffic flow would be an issue. Mr. Davin said that new traffic and parking research is underway to address this issue.

Mr. Finnerty asked if the Hill District development will be mainly residential. Mr.

*Davin said it would be mixed use and may change depending on what in-depth market studies reveal.*

*Mr. Drozd said that the County needs to make sure that the applicant makes good on his promises.*

### **Pittsburgh Mills Update**

**Summary:** *Mr. Strull provided a detailed summary of the Mills Project. He said that Mills did not work on the project as aggressive as the County expected them to. He said that the Zamagias group took over some of the space for retail development. He said that Zamagias is will aware of the challenge ahead of them and are aggressively pursuing new tenants.*

*He said that the TIF is functioning as it should and that none of the taxing bodies have any financial responsibility in the unlikely event that the project should fail. Mr. Strull said that the Zamagias family is working very hard to develop the property.*

*A discussion took place between Ms. Rea and Mr. Strull regarding the value of retail TIF's. He said that there was a strongly perceived need for retail development in that area. He said that his department examines all TIF's very closely and conduct market studies to make sure that the TIF would provide definite benefits to the surrounding communities.*

### **V. Adjournment**

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