

Allegheny County Council

*436 Grant Street
Pittsburgh, PA 15219
Phone (412) 350-6490
Fax (412) 350-6499*



Meeting Minutes

Wednesday, September 21, 2016

5:00 PM

Conference Room 1

Committee on Economic Development & Housing

Dewitt Walton, Chair

Members; Tom Baker, Sam DeMarco, Mike Finnerty, Nick Futules, Ed Kress, Bob Macey, John Palmiere

I. Call to Order

The meeting was called to order at 5:00.

Invited Guests:

William D. McKain, CPA, Allegheny County Manager or Designee
Robert Hurley, Director, Allegheny County Department of Economic Development

Mr. McKain was present from the Office of the County Manager.

Mr. Hurley, Ms. Collinge and Mr. Strul were present from the Department of Economic Development.

Mr. Barker and Mr. Szymanski were present from the Office of County Council.

II. Roll Call

Members Present: 2 - Walton and Michael Finnerty

Members Absent: 4 - Nick Futules, Ed Kress, Bob Macey and John Palmiere

Members Phone: 2 - Tom Baker and Sam DeMarco

Members 1 - Sue Means

Non-Members:

III. Approval of Minutes

[9822-16](#)

Motion to approve the minutes of the September 6, 2016 meeting of the Committee on Economic Development and Housing.

A motion was made by Finnerty, seconded by Walton, that this matter be Passed. The motion carried by a unanimous vote.

IV. Agenda Items

Ordinances

[9803-16](#)

An Ordinance of the County of Allegheny, Commonwealth of Pennsylvania, authorizing the conveyance of the County of Allegheny's interest in one parcel of land located on Wynne Avenue in the Borough of Ingram known as Block 70-P, Lot 63 to Angela Lyons.

Sponsors: Chief Executive

At the request of the Chair, the clerk read the title of the bill and Ms. Collinge summarized its provisions, noting that the property was appraised at \$900, which is the agreed-to purchase price. Ms. Collinge showed a map of the area, and noted that the school district and municipality have already conveyed their interest to the purchaser. Mr. Hurley noted that the borough and school district's purchase price was \$500 each.

In response to a question from Mr. Finnerty, Mr. Hurley noted that the County was selling for the appraised value, but that the borough and school district opted to take less.

In response to a question from the Chair, Ms. Collinge noted that the property had been owned by the taxing bodies since 1955, and that no property taxes had been paid on the property since then.

In response to a question from Ms. Means, Mr. Hurley noted that the assessed value is probably not reflective of market value, insofar as it is not developable due to its dimensions (25' by 125').

Mr. Finnerty suggested that the high assessed value is perhaps due to the taxing bodies' ownership, as nobody would have appealed the assessed value after any reassessments.

A motion was made by Finnerty, seconded by Baker, that this matter be Affirmatively Recommended. The motion carried by a unanimous vote.

[9804-16](#)

An Ordinance of the County of Allegheny, Commonwealth of Pennsylvania, authorizing the conveyance of one parcel of land located at 2416 New England Road in the Borough of West Mifflin known as Block 469-G, Lot 29 to William J. Barker.

Sponsors: Chief Executive

At the request of the Chair, the clerk read the title of the bill and Mr. Hurley summarized its provisions, noting that the County is the sole owner of the parcel at issue, having acquired it previously as a construction easement. Mr. Hurley noted that the purchase price is \$3,200 plus the costs of the transaction and that the property would be returned to the tax rolls. Ms. Collinge noted that the County would retain a partial easement for future slope stabilization purposes, if necessary.

In response to a question from Mr. DeMarco, the clerk indicated that the purchaser is not a family member. Ms. Means noted that she had been about to ask the same question.

In response to questions from Ms. Means, Mr. Hurley discussed the appraised value in relation to the assessed value, and Ms. Collinge noted that the purchaser is fully aware of all conditions.

A motion was made by Finnerty, seconded by DeMarco, that this matter be Affirmatively Recommended. The motion carried by a unanimous vote.

Resolutions

[9805-16](#)

A Resolution of the Council of Allegheny County, Pennsylvania, to amend the Almono Tax Increment Financing Plan.

Sponsors: Chief Executive

At the request of the Chair, the clerk read the title of the bill and Mr. Hurley summarized its provisions, noting that the project was initially approved in 2013, and the amendment is structured to give the developer the full 20 year increment period with no other changes to the plan.

In response to a question from Mr. DeMarco, Mr. Hurley noted that no revenue had been lost by the County due to the delayed start of the development, as the property is not yet under development and, thus, the tax increment is not yet in play. Mr. Hurley discussed the reasons for the delays, indicating that they include some PennDOT delays regarding street access.

In response to a question from Ms. Means, Mr. Hurley noted that the old train roundhouse would be kept in place and, once that building is ready for occupants, tenants would be sought, but that development is nearly ready to proceed.

In response to a question from Mr. Finnerty, Mr. Hurley noted that the TIF would still have a 20 year term, but that it would be paid off early if that is practicable.

In response to a question from Ms. Means, Mr. Hurley indicated that he would be willing to provide a copy of the original TIF plan.

A motion was made by Finnerty, seconded by Walton, that this matter be Affirmatively Recommended. The motion carried by a unanimous vote.

[9806-16](#)

A Resolution of the Council of Allegheny County, Pennsylvania, made pursuant to the Local Economic Revitalization Tax Assistance Act (“LERTA”), Pa. Stat. Ann. tit. 72, § 4722 *et seq.* (1995), as amended, providing for: a program of temporary exemption from increases in Allegheny County Real Property Taxes, for specified time periods, resulting from improvements made by an owner of property located within a specific geographic area within Neville Township, County of Allegheny, Commonwealth of Pennsylvania, previously determined to be a deteriorated area; establishing a schedule for exempting increases in Allegheny County property taxes resulting from such improvements; and prescribing the requirements and procedures by which an owner of property located within the deteriorated area can secure the temporary exemption resulting from such improvements.

Sponsors: Chief Executive

The Chair expressed a desire to hold the bill in committee, as the developer was not available to attend this session.

Discussion Topic

V. Adjournment

The meeting was adjourned at 5:16.