

Allegheny County Council

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Meeting Minutes

Thursday, May 11, 2017

4:00 PM

Conference Room 1

Committee on Economic Development & Housing

Dewitt Walton, Chair

Members; Tom Baker, Patrick Catena, Sam DeMarco, Nick Futules, Ed Kress, Bob Macey, John Palmiere

I. Call to Order

The meeting was called to order at 4:05.

Invited Guests:

William D. McKain, CPA, Allegheny County Manager or designee(s)
Robert Hurley, Director, Allegheny County Department of Economic Development

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

Mr. Barker was present from the Office of County Council.

II. Roll Call

Members Present: 1 - Walton

Members Absent: 4 - Tom Baker, Patrick Catena, Bob Macey and John Palmiere

Members Phone: 3 - Sam DeMarco, Nick Futules and Ed Kress

Members 1 - Sue Means

Non-Members:

III. Approval of Minutes

IV. Agenda Items

Ordinances

[10037-17](#)

An Ordinance of the Council of Allegheny County, Pennsylvania amending Ordinance No. 23636, as previously amended, to expand the boundaries of a certain geographic area within Moon Township known as the Thorn Run Transportation Development District, previously determined to be a "Deteriorating Area" under the Local Economic Revitalization Tax Assistance Act, and to extend the time period during which any owner of a property within the Deteriorating Area may apply to and receive a temporary exemption from increases in County real estate taxes due to increased or additional assessed valuation attributable to the actual costs of construction, reconstruction or the improvements made to the property to April 29, 2026.

Sponsors: Chief Executive

At the request of the Chair, the clerk read the title of the bill and Mr. Hurley provided a brief history of the Thorn Run LERTA project, noting that the primary purpose was to extend the boundaries of the LERTA district and the term of the project by five years in order to accommodate additional development near the Pittsburgh International Airport.

Mr. DeMarco thanked the Chair for advancing the bill.

The Chair indicated that he believes that the project is a welcome opportunity to continue

the short term development near the airport, while hopefully stimulating additional long term development.

In response to questions from Mr. Kress, Mr. Hurley speculated that the bulk of the development would be office space, perhaps with some flex space as well, with no particularly tall buildings due to height restrictions near the Airport.

In response to questions from Ms. Means, Mr. Hurley noted that none of the parcels to be added to the district in any way involved an eminent domain taking, and provided some additional context for the project map.

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

Resolutions

[10017-17](#)

A Resolution of the Council of Allegheny County, Pennsylvania, approving the first amendment to the Shannon Transit Village Tax Increment Financing Plan.

Sponsors: Chief Executive

At the request of the Chair, the clerk read the title of the bill and Mr. Hurley provided a brief overview, noting that the project would involve the creation of over 250 residential units, over 500 parking spaces, and some retail space. Mr. Hurley and Mr. Strul noted that the initial contemplated start date for the project was in 2014, and that improvements to the project plan have resulted in a delayed start date, with the proposed amendment intended to reset the clock on the project to accommodate this change.

Mr. Strul recapped the public hearing and other time-sensitive requirements of the TIF Act, and noted that all had been met.

The Chair expressed his sense that the project is desirable for the residents of the area and overall economic development, and noted that he was happy to hear about the M/W/DBE commitment of the developer at the public hearing.

In response to a question from Ms. Means, Mr. Hurley noted that the project would be where the existing park and ride is located in Castle Shannon, and it would also involve some improvements to vehicular access, lighting, and ADA accessibility. Mr. Hurley and Ms. Collosi discussed the benefits of the project, noting that it would result in a net increase of about 41 parking spaces and hopefully result in increased ridership by the residents and as a result of the improved access.

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

V. Adjournment

The meeting was adjourned at 4:21.