



Allegheny County Council

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Legislation Details (With Text)

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Title: A resolution of the County Council of Allegheny authorizing the development of a Tax Increment Financing Plan for the Terminal Building for Smallman Street in the Strip District of the City of Pittsburgh.
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Date	Ver.	Action By	Action	Result
7/18/2017	1	Chief Executive	Signed by Chief Executive	
7/11/2017	1	County Council	Passed for Chief Executive Signature	Pass
7/6/2017	1	Committee on Economic Development & Housing	Affirmatively Recommended	Pass
7/5/2017	1	County Council	Referred by Chair	

A resolution of the County Council of Allegheny authorizing the development of a Tax Increment Financing Plan for the Terminal Building for Smallman Street in the Strip District of the City of Pittsburgh.

Whereas, Pennsylvania's Tax Increment Financing Act, 53 P.S. §§ 6930 *et seq.* (the “*Act*”), provides local taxing bodies the legal authority to cooperate in providing financing for development of blighted areas within their respective jurisdictions in order to increase the tax base and improve the general economy; and

Whereas, under the Act, the Urban Redevelopment Authority of Pittsburgh (the “*Authority*”) is legally empowered to prepare a Tax Increment Financing (“*TIF*”) proposal to provide financing for the elimination and prevention of the development or spread of blight within specified tax increment districts located in the City of Pittsburgh (the “*City*”); and

Whereas, on May 2, 2017 and effective May 8, 2017, the City passed resolution 2017-1315 for the tax increment financing of certain commercial development and infrastructure improvements for Smallman Street between 16th and 21st Streets in the Strip District of the City of Pittsburgh;

Whereas, the County of Allegheny is expected to benefit from the use of tax increment financing for this project by stimulation of private investment, increases in property values, creation of employment opportunities, and improvement of surrounding properties; and

Whereas, the implementation of any TIF Plan is fully dependent on the cooperation and participation of all local taxing bodies, namely, the City, the School District of Pittsburgh, and the County of Allegheny.

The Council of the County of Allegheny hereby resolves as follows:

SECTION 1. Incorporation of the Preamble.

The provisions set forth in the preamble to this Resolution are incorporated by reference in their entirety herein.

SECTION 2. Terms Defined.

Terms used in the Recitals to these Resolutions are herein used as therein defined.

SECTION 3. Exploration of TIF.

The County of Allegheny is willing to explore the use of tax increment financing to fund a portion of the cost of the Terminal Building at Smallman Street improvements, as described in Exhibit A. The County of Allegheny hereby requests that the Urban Redevelopment Authority of Pittsburgh prepare a detailed TIF Plan for portion of the proposed Terminal Building at Smallman Street TIF, as required by the Act.

SECTION 4. Notification of Actions.

Council directs that the respective governing bodies of the City of Pittsburgh and School District of Pittsburgh be notified of this action and be requested to undertake similar action and cooperation in considering a TIF Proposal with respect to the Terminal Building at Smallman Street.

SECTION 5. Cooperative Actions.

The appropriate public officials of the County of Allegheny are hereby directed to take such actions in cooperation with the Urban Redevelopment Authority of Pittsburgh and any participating taxing bodies in furtherance of the development of an acceptable TIF Project Plan that will be brought before the Council of the County of Allegheny and to schedule and conduct any and all public hearings required by the Act to permit public comment prior to final approval and implementation of any TIF Project Plan.

SECTION 6. County's Representative.

The Director of Economic Development, or his designee, is hereby designated as the County of Allegheny's representative to work with the Urban Redevelopment Authority of Pittsburgh in preparing the TIF Plan.

SECTION 7. 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 8. 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.*