



Allegheny County Council

County of Allegheny
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Legislation Text

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A Resolution of the County Council of Allegheny County creating the McClaren Road Tax Increment Financing District and authorizing related actions.

Whereas, the Tax Increment Financing Act, 53 P.S. §6930.1 *et. seq.* (the“Act”), provides local taxing bodies with authority to cooperate in providing financing for development of blighted areas, as defined in the Act, within their respective jurisdictions to increase the tax base and improve the general economy; and

Whereas, pursuant to the Act the Redevelopment Authority of Allegheny County (the “Authority”) the Township of Findlay (the "Township"), the West Allegheny School District (the “School District”), and the County of Allegheny (the “County”) and the Allegheny County Airport Authority (the “Developer”) have prepared a Tax Increment Financing Plan (the “TIF Plan”) to provide financing for the development of certain real property located in the Township (as further defined in Exhibit A, the “TIF District”); and

Whereas, the properties comprising the proposed TIF District have been determined to have conditions of blight as described in the Urban Redevelopment Law and the TIF District has been identified by the County as a redevelopment area; and

Whereas, the Authority, the School District, and the Township have adopted Resolutions or Ordinances agreeing to participate in the TIF Plan; and

Whereas, the Authority, working with the designated representatives of the Township, School District, and County, has recommended the TIF Plan for the development of the TIF District in accordance with the requirements of the Act; and

Whereas, the County is expected to benefit from the creation of the TIF District and the proposed TIF Plan by stimulation of private investment, increases in property values, creation of employment opportunities, and improvement of surrounding properties; and

Whereas, the Council of Allegheny County (the "Council") believes that adoption of the TIF Plan will benefit the health, safety, and welfare of the citizens of the County.

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. Adoption of TIF Plan; Creation of TIF District.

The Council hereby authorizes the following:

- (a) The TIF Plan prepared by the Authority for financing certain costs of construction within the TIF District, attached hereto as Exhibit A is hereby adopted, and the TIF District specifically described in the TIF Plan is hereby created.
- (b) The boundaries of the TIF District shall be as identified in the TIF Plan and shall include only those whole units of property assessed or to be assessable for general property tax purposes.
- (c) The TIF District shall be created as of January 1, 2016 and shall continue in existence for a period of twenty (20) years from the date of its creation unless sooner terminated in accordance with the provisions of the Act.
- (d) The name of the TIF District shall be the “*McClaren Road Tax Increment Financing District*”.

SECTION 4. Findings.

After due consideration, the Council finds as follows:

- (a) The TIF District is a contiguous geographic area within a redevelopment area;
- (b) The improvement of the area is likely to enhance significantly the value of substantially all of the other real property in the TIF District;
- (c) The aggregate value of equalized taxable property of the TIF District, plus all existing tax increment districts, does not exceed 10% of the total value of equalized taxable property within the County;
- (d) The area comprising the TIF District as a whole has not been subject to adequate growth and development through investment by private enterprise and would not reasonably be anticipated to be adequately developed or further developed without the adoption of the TIF Plan;
- (e) No individuals, families and small businesses will be displaced by the TIF Plan and there exists no need for relocation;
- (f) The TIF Plan conforms to the County's Master Plan, if any;

- (g) The TIF Plan will afford maximum opportunity, consistent with the sound needs of the community as a whole, for the rehabilitation or the redevelopment of the TIF District by private enterprise; and
- (h) The TIF District is a blighted area containing characteristics of blight as described in the Urban Redevelopment Law and the TIF Project to be undertaken is necessary to eliminate such conditions of blight.

SECTION 5. Notification of Actions.

The Chief Clerk of County Council or the County Manager is directed to deliver a copy of this resolution to the Township and the School District, as provided in the Act.

SECTION 6. Cooperative Actions.

The appropriate public officials of the County are hereby directed to take such additional action in cooperation with the Authority, the Township, the School District and the Developer in furtherance of the implementation of the TIF Plan, including, without limitation, the execution and delivery of a TIF Cooperation Agreement by and among the County, the Authority, the Township, and the School District.

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.*