



Text File

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Bill No: 2016-0391, **Version:** 1

Committee: Committee on Land Use and
Economic Development

Status: Passed Finally

Resolution calling on the Department of Finance of the City of Pittsburgh to work in coordination with the Urban Redevelopment Authority to establish a pilot program for "Opportunity Spaces."

Whereas, new or small businesses often lack sufficient capital funds to consistently secure affordable and reasonable locations for rent or lease; and

Whereas, the City of Pittsburgh owns numerous properties that are otherwise vacant or under-utilized and that, with appropriate rehabilitation and retrofitting, could be repurposed to host new or small businesses; and

Whereas, given the numerous benefits that commercial operations bring to neighborhoods, the City of Pittsburgh may benefit from a program that transitions vacant, under-utilized publicly-owned properties into commercial space designated for new or small businesses; and

Whereas, by partnering with community and neighborhood groups to facilitate the transition of these properties from residential to commercial spaces, the City of Pittsburgh can actively spur business development in other under-utilized locations; and

Whereas, this pilot program to create "Opportunity Spaces" will allow the Director of Finance to find properties that are physically suitable for use in this program, and meet all necessary zoning requirements; and

Whereas, this program will reduce the barriers of access to affordable commercial space for entrepreneurs and business owners, thereby allowing for the creation of new commercial areas while also strengthening existing commercial areas.

Now therefore be it resolved by the Council of the City of Pittsburgh

SECTION 1. Definitions

(A) **AUTHORITY.** Is defined as the Urban Redevelopment Authority of Pittsburgh.

(B) **DEPARTMENT.** Is defined as the Department of Finance of the City of Pittsburgh.

(C) **RESPONSIBLE AGENT.** Is defined as a registered 501(c)(3) tax-exempt nonprofit.

(D) **TREASURER'S SALE.** Is defined as the acquisition of tax delinquent properties by the City of Pittsburgh for the purpose of resale through the authority granted by the Commonwealth of Pennsylvania Second Class City Treasurer Sale and Collection Act of December 1, 1984, No. 171 (P.S. 27101).

SECTION 2. Determination of Eligibility of Property

(A) The Department is authorized to identify City-owned properties or properties that are available for purchase in a Treasurer's Sale for the purpose of use in this program.

(B) The Authority and the Department shall work to establish suitable and appropriate criteria for the determination of property to be used in this program.

SECTION 3. Transfer of Property to Responsible Agent

(A) Property deemed eligible by the Authority and / or the Department shall be sold to a Responsible Agent for use in this program.

SECTION 4. Determination of Tenant

(A) The Department and Authority, acting on the authority of the City of Pittsburgh, shall create and promulgate appropriate procedures for the determination of tenants of properties eligible for this program.

(1) The City of Pittsburgh's Advisory Board on Entrepreneurship and Start-ups shall provide advice to the Department and Authority when making the determination of tenant.

(B) Upon determination of a tenant, the Department and Authority shall affirmatively recommend the tenant to the Responsible Agent.