Legislation Details (With Text)

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Type:	Resolution	**Status:**	Passed Finally
File created:	12/27/2016	**In control:**	Committee on Finance and Law
On agenda:	12/29/2016	**Final action:**	1/10/2017
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Effective date:	1/15/2017		
Title:	Resolution authorizing the City Solicitor to research legal options of the City of Pittsburgh and/or the Urban Redevelopment Authority to (1) put out a “request for proposals” for development proposals for the 28 acres site of the former Civic Arena in the Lower Hill District, and/or (2) to put out a “request for qualifications” for potential developers of the 28 acres site.		
Sponsors:	R. Daniel Lavelle		
Indexes:	ASSESSMENT/STUDY, MISCELLANEOUS		
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Date	Ver.	Action By	Action	Result
1/15/2017	1	Mayor	Signed by the Mayor	
1/10/2017	1	City Council	Passed Finally	Pass
1/4/2017	1	Standing Committees	AFFIRMATIVELY RECOMMENDED	Pass
12/29/2016	1	City Council	Read and referred	

Resolution authorizing the City Solicitor to research legal options of the City of Pittsburgh and/or the Urban Redevelopment Authority to (1) put out a “request for proposals” for development proposals for the 28 acres site of the former Civic Arena in the Lower Hill District, and/or (2) to put out a “request for qualifications” for potential developers of the 28 acres site.

Whereas, in September 2007, the Pittsburgh Penguins signed an option agreement for development of the 28 acres site of the former Civic Arena in the Lower Hill District; and,

Whereas, the agreement stipulated that the Pittsburgh Penguins development rights to the site are to be exercised on a time schedule that began once the Civic Arena was torn down. It also stipulated that, pending development, the Pittsburgh Penguins shall receive all parking revenue from the Civic Arena site through October 22, 2023; and,

Whereas, demolition of the arena began on September 2011, and the land was cleared on March 2012; and,

Whereas, to date, it is estimated that since 2007 the Pittsburgh Penguins have received approximately $30 million in parking revenue; and,

Whereas, to date, government has raised or expended over $54 million towards the demolition of the former Civic Arena and design and construction costs of infrastructure for the site; and,

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Whereas, the first set of new streets comprising the Lower Hill District street grid were dedicated in October 2016; and,

Whereas, it's been 9 years since the Pittsburgh Penguins were given the development rights to the 28 acres site; and,

Whereas, per the option agreement, one parcel of land was required to be taken down each year for development. The first take down for development was to occur by October 22, 2015. The Pittsburgh Penguins have purchased three six months extensions with respect to that take down; and,

Whereas, the second take down for development was to occur by October 22, 2016. The Pittsburgh Penguins have purchased one six month extension with respect to that take down; and,

Whereas, in September 2014, a Community Collaboration and Implementation Plan (CCIP) was entered into between the Pittsburgh Penguins and the Hill District Community with support from the City and the County. The agreement was put in place to ensure the redevelopment of the 28 acre site would serve as a catalyst for economic development throughout the Greater Hill District community and create job, business and wealth building opportunities for its residents and the City of Pittsburgh as a whole.

Whereas, it is in the City of Pittsburgh's economic and social interest to ensure the 28 acres site in the Lower Hill District is developed as reasonably and responsibly as possible. It is also in the City of Pittsburgh’s economic and social interest to ensure the goals and objectives of the CCIP are upheld. This can only be realized through development.

Be it resolved by the Council of the City of Pittsburgh as follows:

Section 1. The City Solicitor is hereby authorized to research the legal options for the City of Pittsburgh and/or the Urban Redevelopment Authority to put out a “request for proposals”, and/or a “request for qualifications” for developers and development proposals for the 28 acres site of the former Civic Arena in the Lower Hill District.

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