Legislation Details (With Text)

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Title:	Resolution authorizing the Urban Redevelopment Authority of Pittsburgh to pursue a tax increment financing proposal for portions of the Lower Strip District Redevelopment Area (pending certification). (Council District 6).		
Sponsors:			
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Date	Ver.	Action By	Action	Result
9/28/2010	1	Mayor	Signed by the Mayor	
9/21/2010	1	City Council	Passed Finally	Pass
9/15/2010	1	Standing Committees		
9/7/2010	1	City Council	Read and referred	

Presented by Mr. Dowd

Resolution authorizing the Urban Redevelopment Authority of Pittsburgh to pursue a tax increment financing proposal for portions of the Lower Strip District Redevelopment Area (pending certification). (Council District 6).

Whereas, Pennsylvania's Tax Incremental Financing Act (53 P.S. § 6930.01 et seq., as amended) (the "Act") provides local taxing bodies 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 "URA") is legally empowered to prepare a tax increment financing ("TIF") proposal ("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 to present such proposal to the City for its consideration; and

Whereas, a preliminary proposal has been presented to the City for the tax increment financing of certain residential and commercial development and public infrastructure improvements in an area located generally between the Allegheny River to the North, Smallman Street to the South, 11th Street to the West, and 21st Street to the East, as such boundaries may be expanded or contracted by the TIF Proposal (the "Lower Strip District"); and

Whereas, the URA is in the process of certifying an area encompassing the Lower Strip District as a "Redevelopment Area" pursuant to the Act; and

Whereas, the City is expected to benefit from the use of tax increments in the Lower Strip District 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 Proposal 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.

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

Section 1. The TIF concept for financing the cost of certain residential and commercial development and public infrastructure improvements in the Lower Strip District is endorsed and the URA is requested to prepare a detailed TIF Proposal for the Lower Strip District in the manner required by the Act.

Section 2. The respective governing bodies of the County of Allegheny and the School District of Pittsburgh will be notified of this action and requested to undertake similar favorable consideration and cooperation in implementing a TIF Proposal with respect to the Lower Strip District.

Section 3. The appropriate public officials of the City are hereby directed to take such actions in cooperation with the URA and any participating taxing bodies in furtherance of the development of an acceptable TIF Proposal that will be brought before this Council 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 Proposal.

Section 4. The Director of Finance, or his/her designee, is hereby designated as the City's representative to work with the URA in preparing the TIF Proposal.

Section 5. 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 6. Any Ordinance or Resolution or part thereof conflicting with the provisions of this Resolution is hereby repealed in so far as the same affects this Resolution.

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