

**Allegheny County
Local Economic Revitalization
Tax Assistance
(LERTA)
Program Evaluation
2016**



**ALLEGHENY COUNTY
ECONOMIC DEVELOPMENT**

**Prepared by:
Allegheny County Economic Development**

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Executive Summary

The Local Economic Revitalization Tax Assistance (LERTA) program promotes economic development in Allegheny County through the creation of tax revenue and job opportunities. LERTA incentivizes private investment by providing temporary real estate tax exemption for projects on underutilized properties. Without this program many of these projects may not have occurred. These properties yielded the County an additional tax revenue of \$285,872 in the 2016 tax year over the base year. The annual tax revenue generated by these 43 properties post-development and after abatements expire will be \$1,978,257, yielding an annual aggregate increase in real property taxes in the amount of \$1,394,821 from these properties. Approximately 51% of these projects have reported their current employment levels. The total known employment created in these LERTA districts is 5,329 through 2016.

Introduction

LERTA is an important tool to encourage private investment and the rehabilitation of deteriorated property within Allegheny County (County). The County LERTA Program exists pursuant to the Commonwealth of Pennsylvania Local Economic Revitalization Tax Assistance Act 76 of 1977 (the “Act”). The Act provides a mechanism for local taxing authorities to contribute to the economic development of their respective jurisdictions through the exemption of real property tax. LERTA allows for an exemption of the assessed valuation of new construction or improvements to certain industrial, commercial or other business property in deteriorated areas to facilitate new development. An exemption can be provided on the assessment attributable to a portion of the actual cost of new construction or improvements or up to an established maximum cost of new construction or improvements uniformly established by the municipal governing body. There is no exemption granted on the assessed valuation attributable to land. The LERTA exemption can be made available for a maximum of ten (10) years.

Summary of this Report

Allegheny County Economic Development (ACED) has prepared this comprehensive inventory of the County LERTA Program effective for the 2016 fiscal year. Authorization for a LERTA can be driven either by a municipality seeking to redevelop a deteriorated area or by a developer for a specific development project. Forty-three (43) total properties in seven (7) municipalities received an exemption from County real property tax in 2016. The total County tax abated during this period is approximately \$1,093,185. During this period, however, the County realized a total of approximately \$869,308 in real property tax revenues from these same properties in 2016. When the LERTA Program is complete for all of the reported properties, the County will realize the full real property tax revenues of each property, totaling approximately \$1,978,257 annually. The total increase in county tax revenue on these 43 properties between the start of LERTA and the 2016 fiscal year is \$285,872. Upon completion of these abatements under LERTA, annual County tax revenue will see an increase of \$1,394,821 over the base year given the increases in property value due to the development of these properties. A summary of findings derived from the 2016 LERTA study can be found in the table below.

Allegheny County LERTA 2015	
Properties Utilizing LERTA Exemption	43
Municipalities with LERTA	20
Municipalities Utilizing LERTA	7
Aggregate Full Market Property Value (43 participating parcels)	\$418,236,100
Total County Real Property Taxes Collected in 2016 Tax Year	\$869,308
Total County Real Property Taxes Abated in 2016 Tax Year	\$1,093,186
Annual County Real Property Taxes to be Collected after Life of LERTA	\$1,978,257
Total Increase in County Real Property Taxes over Base Year after Life of LERTA	\$1,394,821
Total Reported Jobs Created (51% Reporting)	5,329

Report Methodology

The 2016 LERTA Report was developed in collaboration with several public and private agencies. Data was provided by the Office of Property Assessment. Other entities that aided in the process were local municipalities, real estate developers, trustees, and the County Treasurer's Office. Employment data was obtained from surveying companies within LERTA districts. The current 2016 LERTA report will continue to be used as a benchmark for future evaluations by obtaining and applying data from the entities mentioned above. These evaluations will benefit from prior annual reports due to the established relationships with these parties and use of the provided data, thus ensuring and improving reporting accuracy. Individual evaluation reports are provided for each municipality that has enacted and is utilizing the LERTA Program including:

- **LERTA Information** – legislative approval date, proposed development, termination date and maximum exemption
- **Exemption Schedule** – exemption term & rate of exemption
- **Properties Utilizing LERTA Exemption** – tax parcels that have sought exemption under the local LERTA Program

Note: Declining balance in this document is defined as the amount of exemption reduced annually during the life of the LERTA

For example, 5 years of tax exemption through LERTA at a 20% declining balance will be scheduled as follows:

Year	Exemption
1	100%
2	80%
3	60%
4	40%
5	20%
6	0%

A 10 year, 10% declining balance will be scheduled as follows:

Year	Exemption
1	100%
2	90%
3	80%
4	70%
5	60%
6	50%
7	40%
8	30%
9	20%
10	10%
11	0%

I. Municipality: Findlay Township

LERTA Information

Ordinance enacted in 2008 by Findlay Township, West Allegheny School District, and Allegheny County to support construction of a national headquarters and aviation center at 345 Court Street for Dicks Sporting Goods at the Allegheny County Airport Authority Northfield Site (Phase I only)

Term—must commence activation of LERTA within 10 years of 2008 Resolution effective date

Max Tax Exemption—\$825,000 (County exemption shall not exceed \$137,527 in any single year)

Ordinance enacted in 2015 for 400 Industry Drive to support improvements made to industrial, commercial and other business property within the deteriorated area

Term—none specified

Exemption Schedule

<u>Property</u>	<u>Years</u>	<u>Exemption</u>
345 Court St.	10	50% (up to Max) in each of the first 10 years
400 Industry Dr.	5	Declining balance; to be used within 10 years of resolution effective date

Properties Utilizing LERTA Exemption:

Parcel ID	Owner	Address	Total Assessed Value (Local Assessed Bldg + Land)	2016 County Tax Abated (County Abated Bldg Amt x 0.00473)	2016 County Taxes Collected	Annual County Taxes to be Collected Post-LERTA
1048-D-100-B	Horizon DSG Associates	345 Court Street	\$85,583,700	\$137,527	\$261,938	\$404,811
696-D-396-B-8	100 Industry Drive	400 Industry Drive	\$9,273,900	\$13,160	\$30,092	\$43,866

II. Municipality: Leetsdale Borough

LERTA Information

Ordinance enacted in 1998 by Leetsdale Borough to support redevelopment of a brownfield site off PA Route 65

Term—not specified

Exemption Schedule

<u>Years</u>	<u>Exemption</u>
5	100% declining balance

Properties Utilizing LERTA Exemption:

Parcel ID	Owner	Address	Total Assessed Value (Local Assessed Bldg + Land)	2016 County Tax Abated (County Abated Bldg Amt x 0.00473)	2016 County Taxes Collected	Annual County Taxes to be Collected Post-LERTA
704-A-201	LIP III LP	800 Brickworks Drive	\$7,021,100	\$1,338	\$31,234	\$33,210

III. Municipality: Town of McCandless

LERTA Information

Ordinance enacted in 2009 by the Town of McCandless, North Allegheny School District, and Allegheny County, to support construction of infrastructure for McCandless Crossing by AdVenture Development LLC, a one million square foot mixed use project within the deteriorated area

Term—all applications must be filed within 10 years of 2009 Resolution effective date

Maximum Tax Exemption—exemption shall not exceed \$220,000 in any single year

Exemption Schedule

<u>Years</u>	<u>Exemption</u>
10	100% (up to Max)

Properties Utilizing LERTA Exemption:

Parcel ID	Owner	Address	Total Assessed Value (Local Assessed Bldg + Land)	2016 County Tax Abated (County Abated Bldg Amt x 0.00473)	2016 County Taxes Collected	Annual County Taxes to be Collected Post-LERTA
826-P-100-B	Lowes Homes Centers Inc.	9051 Saint Simon Way	\$7,896,200	\$38,970	\$0	\$37,349
715-C-50-B	Fidelity Bank	617 Duncan Road	\$642,300	\$3,038	\$0	\$3,038
715-K-1	Realty Income PA Properties	8700 Duncan Ave	\$10,326,700	\$25,061	\$23,308	\$48,845
715-C-75-B	CVS	611 Duncan Ave	\$1,791,500	\$8,474	\$0	\$8,474
715-C-1	Adventure Champion Partners LP	9020 Saint Simon Way	\$3,200,000	\$11,777	\$3,292	\$15,136
715-K-25	McCandless Hotel Ownership	8630 Duncan Ave	\$10,441,900	\$39,680	\$9,516	\$49,390
715-B-75	MCCPA-Duncan LP	8900 Duncan Ave	\$2,108,400	\$7,016	\$2,897	\$9,973

IV. Municipality: Monroeville

LERTA Information

Ordinance enacted in 2008 by the Municipality of Monroeville, Gateway School District, and Allegheny County as a mechanism to finance certain infrastructure improvements necessary to facilitate the renovation of a building for use as a regional headquarters for Bechtel.

Term—all applications must be within 10 years of 2008 Resolution effective date

Maximum Tax Exemption—\$150,000 (County exemption shall not exceed \$27,000 in any single year)

Exemption Schedule

<u>Years</u>	<u>Exemption</u>
10	100% (up to Max)

Properties Utilizing LERTA Exemption:

Parcel ID	Owner	Address	Total Assessed Value (Local Assessed Bldg + Land)	2016 County Tax Abated (County Abated Bldg Amt x 0.00473)	2016 County Taxes Collected	Annual County Taxes to be Collected Post-LERTA
744-J-386	Jamison Lane LP	3500 Technology Drive	\$14,515,600	\$26,550	\$41,266	\$68,659

V. Municipality: Neville Township

LERTA Information

Ordinance enacted in 2011 by Neville Township, Cornell School District, and Allegheny County

Term—all applications must be filed within 5 years of Resolution effective date

Exemption Schedule

<u>Years</u>	<u>Exemption</u>
5	20% declining balance

Properties Utilizing LERTA Exemption:

Parcel ID	Owner	Address	Total Assessed Value (Local Assessed Bldg + Land)	2016 County Tax Abated (County Abated Bldg Amt x 0.00473)	2016 County Taxes Collected	Annual County Taxes to be Collected Post-LERTA
273-S-23	Neville Island Commons LP	6104 Grand Ave	\$1,900,000	\$2,773	\$6,089	\$8,987
211-C-55	JLS Land Company LLC	4800 Grand Ave	\$3,595,600	\$5,189	\$11,582	\$17,007

VII. Municipality: South Fayette Township

LERTA Information

Ordinance enacted in 2003 in South Fayette Township, South Fayette School District, and Allegheny County to facilitate redevelopment of several areas including the Campbell Airport site, the Millers Run Corridor, Abele Business Park, the Mayview Hospital Site and industrial property off Thoms Run Road and Presto-Sygan Road

Term—until terminated by County, otherwise not specified

Exemption Schedule

Industrial Properties:

<u>Years</u>	<u>Exemption</u>
5	20% declining balance

Year	Exemption
1	80%
2	60%
3	40%
4	20%
5	10%
6	0%

Properties Utilizing LERTA Exemption:

Parcel ID	Owner	Address	Total Assessed Value (Local Assessed Bldg + Land)	2016 County Tax Abated (County Abated Bldg Amt x 0.00473)	2016 County Taxes Collected	Annual County Taxes to be Collected Post-LERTA
323-D-5	Bridgeville Hotel Associates	150 Old Pond Road	\$6,300,000	\$15,164	\$14,343	\$29,799
324-A-19	EBY Distribution LP	206 W Bridge Drive	\$854,000	\$651	\$3,321	\$4,039
397-A-7	Sword Enterprises LLC	Washington Pike	\$2,153,400	\$7,072	\$3,052	\$10,186
482-G-1	Alpine Partners II LP	4000 Energy Drive	\$2,503,500	\$2,557	\$9,099	\$11,842

VI. Municipality: City of Pittsburgh

LERTA Information & Exemption Schedule

The City of Pittsburgh uses a number of tax abatement programs and schedules. To view the specific details, please refer to Appendix C: “City of Pittsburgh: Real Estate Tax Abatement Programs.”

Properties Utilizing LERTA Exemption:

Parcel ID	Owner	Address	Total Assessed Value (Local Assessed Bldg + Land)	2016 County Tax Abated (County Abated Bldg Amt x 0.00473)	2016 County Taxes Collected	Annual County Taxes to be Collected Post-LERTA
1-M-10	7 Contestoga Associates	7 Wood Street	\$2,695,900	\$3,547	\$9,020	\$12,752
1-H-61	111 Wood Street Associates	111 Wood Street	\$1,900,600	\$1,395	\$7,443	\$8,990
1-H-306	Pele Capital LLC	345 4th Street	\$2,431,700	\$3,535	\$7,808	\$11,502
1-H-286	Iron City Ventures LLC	308 Forbes Ave	\$460,000	\$485	\$1,691	\$2,176
1-M-145	Smithfield Properties LP	100 Smithfield Street	\$1,700,000	\$1,928	\$5,990	\$8,041
11-J-2	LMS Fifth LP	1800 5th Ave	\$7,294,100	\$26,612	\$7,731	\$34,501
2-J-260	Try Street Associates LP	620 2nd Ave	\$9,897,500	\$27,894	\$18,543	\$46,815
1-G-43	River Vue Associates LP	300 Liberty Ave	\$19,644,600	\$61,709	\$30,586	\$92,919
1-G-75	201 Stanwix Street Associates	201 Stanwix Street	\$18,513,900	\$45,066	\$36,747	\$87,571
11-J-68	Shanahan Housing Association	1801 Forbes Ave	\$3,241,500	\$11,972	\$3,293	\$15,332
2-G-6	Blue Line Capital LP	1008 5th Ave	\$2,898,000	\$3,240	\$10,467	\$13,708
9-N-105	930 Penn Associates LP	930 Penn Ave	\$2,750,000	\$4,582	\$8,257	\$13,008

City of Pittsburgh (continued)

Parcel ID	Owner	Address	Total Assessed Value (Local Assessed Bldg + Land)	2016 County Tax Abated (County Abated Bldg Amt x 0.00473)	2016 County Taxes Collected	Annual County Taxes to be Collected Post-LERTA
8-S-109	Century Building Housing	130 7th Street	\$3,800,000	\$1,417	\$16,226	\$17,974
8-S-122	BIT Holdings Sixty-Five, Inc.	100 7th Street	\$21,630,200	\$54,054	\$47,292	\$102,311
1-D-268	Downtown Streets Pittsburgh LP	225 Forbes Ave	\$19,297,700	\$32,054	\$58,040	\$91,278
24-S-190	Big River Development LP	2349 Railroad Street	\$25,254,700	\$60,512	\$57,764	\$119,455
25-N-13	Cork Factory II Apartments	2404 Railroad Street	\$10,712,000	\$38,701	\$11,728	\$50,668
1-D-24	PMC 526 Penn Ave Associates	526 Penn Ave	\$2,000,000	\$14,457	\$0	\$9,460
9-N-158	Penn Ave Renaissance III	907 Penn Ave	\$4,015,500	\$13,276	\$5,603	\$18,993
1-D-66	PMC 717 Liberty Avenue	701 Liberty Ave	\$34,452,500	\$110,220	\$51,685	\$162,960
9-G-9	Smallman Hotel Associates	1410 Smallman Street	\$14,893,400	\$60,620	\$9,630	\$70,446
25-J-164	Oxford Urban Flex Partnerships	Railroad Street/2501 Smallman Street	\$7,521,600	\$29,842	\$5,736	\$35,577
25-C-212	Pittsburgh Decorative Center	3080 Smallman Street	\$1,656,800	\$2,998	\$4,742	\$7,837
48-S-221	Butler Doughboy LP	3437 Butler Street	\$425,500	\$722	\$1,267	\$2,013
48-S-231	Doughboy Square Apartments	3451 Butler Street	\$5,920,700	\$26,993	\$992	\$28,005
84-M-206-A	Bakery Square 2 Living LP	6480 Living Place	\$23,119,900	\$109,357	\$0	\$109,357

Conclusion

It is evident in this year's Allegheny County LERTA Program Evaluation that the program is an effective tool for promoting economic development. The effects of LERTA can be measured by the effective use of underutilized property, and the creation of new jobs and additional new tax revenue, which may not otherwise have been generated without this program. This incentivized approach to economic development has been a significant benefit to developers, municipalities, and County residents. LERTA will continue to be an effective tool to induce development and have a quantifiable benefit in years to come.

Appendix A - Master List of 2016 LERTA Properties

LERTA District	Ward	Parcel ID	Owner	Address	Total Assessed Value (Local Assessed Bldg + Land)	2016 County Tax Abated (County Abated Bldg Amt x 0.00473)	2016 County Taxes Collected*	Annual County Taxes to be Collected Post-LERTA
City of Pittsburgh	1st	1-M-10	7 Contestoga Associates	7 Wood Street	\$2,695,900	\$3,547	\$9,020	\$12,752
City of Pittsburgh	1st	1-H-61	111 Wood Street Associates	111 Wood Street	\$1,900,600	\$1,395	\$7,443	\$8,990
City of Pittsburgh	1st	1-H-306	Pele Capital LLC	345 4th Street	\$2,431,700	\$3,535	\$7,808	\$11,502
City of Pittsburgh	1st	1-H-286	Iron City Ventures LLC	308 Forbes Ave	\$460,000	\$485	\$1,691	\$2,176
City of Pittsburgh	1st	1-M-145	Smithfield Properties LP	100 Smithfield Street	\$1,700,000	\$1,928	\$5,990	\$8,041
City of Pittsburgh	1st	11-J-2	LMS Fifth LP	1800 5th Ave	\$7,294,100	\$26,612	\$7,731	\$34,501
City of Pittsburgh	1st	2-J-260	Try Street Associates LP	620 2nd Ave	\$9,897,500	\$27,894	\$18,543	\$46,815
City of Pittsburgh	1st	1-G-43	River Vue Associates LP	300 Liberty Ave	\$19,644,600	\$61,709	\$30,586	\$92,919
City of Pittsburgh	1st	1-G-75**	201 Stanwix Street Associates	201 Stanwix Street	\$18,513,900	\$45,066	\$36,747	\$87,571
City of Pittsburgh	1st	11-J-68	Shanahan Housing Association	1801 Forbes Ave	\$3,241,500	\$11,972	\$3,293	\$15,332
City of Pittsburgh	1st	2-G-6	Blue Line Capital LP	1008 5th Ave	\$2,898,000	\$3,240	\$10,467	\$13,708
City of Pittsburgh	2nd	9-N-105	930 Penn Associates LP	930 Penn Ave	\$2,750,000	\$4,582	\$8,257	\$13,008
City of Pittsburgh	2nd	8-S-109	Century Building Housing	130 7th Street	\$3,800,000	\$1,417	\$16,226	\$17,974
City of Pittsburgh	2nd	8-S-122	BIT Holdings Sixty-Five, Inc.	100 7th Street	\$21,630,200	\$54,054	\$47,292	\$102,311
City of Pittsburgh	2nd	1-D-268	Downtown Streets Pittsburgh LP	225 Forbes Ave	\$19,297,700	\$32,054	\$58,040	\$91,278
City of Pittsburgh	2nd	24-S-190	Big River Development LP	2349 Railroad Street	\$25,254,700	\$60,512	\$57,764	\$119,455
City of Pittsburgh	2nd	25-N-13	Cork Factory II Apartments	2404 Railroad Street	\$10,712,000	\$38,701	\$11,728	\$50,668
City of Pittsburgh	2nd	1-D-24	PMC 526 Penn Ave Associates	526 Penn Ave	\$2,000,000	\$14,457	\$0	\$9,460
City of Pittsburgh	2nd	9-N-158	Penn Ave Renaissance III	907 Penn Ave	\$4,015,500	\$13,276	\$5,603	\$18,993
City of Pittsburgh	2nd	1-D-66	PMC 717 Liberty Avenue	701 Liberty Ave	\$34,452,500	\$110,220	\$51,685	\$162,960
City of Pittsburgh	2nd	9-G-9	Smallman Hotel Associates	1410 Smallman Street	\$14,893,400	\$60,620	\$9,630	\$70,446
City of Pittsburgh	2nd	25-J-164	Oxford Urban Flex Partnerships	Railroad Street/2501 Smallman Street	\$7,521,600	\$29,842	\$5,736	\$35,577
City of Pittsburgh	6th	25-C-212	Pittsburgh Decorative Center	3080 Smallman Street	\$1,656,800	\$2,998	\$4,742	\$7,837
City of Pittsburgh	6th	48-S-221	Butler Doughboy LP	3437 Butler Street	\$425,500	\$722	\$1,267	\$2,013
City of Pittsburgh	6th	48-S-231	Doughboy Square Apartments	3451 Butler Street	\$5,920,700	\$26,993	\$992	\$28,005
City of Pittsburgh	7th	84-M-206-A	Bakery Square 2 Living LP	6480 Living Place	\$23,119,900	\$109,357	\$0	\$109,357
Leetsdale		704-A-201	LIP III LP	800 Brickworks Drive	\$7,021,100	\$1,338	\$31,234	\$33,210
Monroeville		744-J-386	Jamison Lane LP	3500 Technology Drive	\$14,515,600	\$26,550	\$41,266	\$68,659
Findlay		1048-D-100-B	Horizon DSG Associates	345 Court Street	\$85,583,700	\$137,527	\$261,938	\$404,811
Findlay		696-D-396-B-8	100 Industry Drive	400 Industry Drive	\$9,273,900	\$13,160	\$30,092	\$43,866
McCandless		826-P-100-B	Lowe's Home Centers Inc.	9051 Saint Simon Way	\$7,896,200	\$38,970	\$0	\$37,349
McCandless		715-C-50-B	Fidelity Bank	617 Duncan Road	\$642,300	\$3,038	\$0	\$3,038
McCandless		715-K-1	Realty Income PA Properties	8700 Duncan Ave	\$10,326,700	\$25,061	\$23,308	\$48,845
McCandless		715-C-75-B	CVS	611 Duncan Ave	\$1,791,500	\$8,474	\$0	\$8,474
McCandless		715-C-1	Adventure Champion Partners LP	9020 Saint Simon Way	\$3,200,000	\$11,777	\$3,292	\$15,136
McCandless		715-K-25	McCandless Hotel Ownership	8630 Duncan Ave	\$10,441,900	\$39,680	\$9,516	\$49,390
McCandless		715-B-75	MCCPA-Duncan LP	8900 Duncan Ave	\$2,108,400	\$7,016	\$2,897	\$9,973
Neville		273-S-23	Neville Island Commons LP	6104 Grand Ave	\$1,900,000	\$2,773	\$6,089	\$8,987
Neville		211-C-55	JLS Land Company LLC	4800 Grand Ave	\$3,595,600	\$5,189	\$11,582	\$17,007
South Fayette		323-D-5	Bridgeville Hotel Associates	150 Old Pond Road	\$6,300,000	\$15,164	\$14,343	\$29,799
South Fayette		324-A-19	EBY Distribution LP	206 W Bridge Drive	\$854,000	\$651	\$3,321	\$4,039
South Fayette		397-A-7	Sword Enterprises LLC	Washington Pike	\$2,153,400	\$7,072	\$3,052	\$10,186
South Fayette		482-G-1	Alpine Partners II LP	4000 Energy Drive	\$2,503,500	\$2,557	\$9,099	\$11,842
				Totals	\$418,236,100	\$1,093,185	\$869,308	\$1,978,257

*Most properties received the 2% discount for early payment TV x 0.00473 x .98

**\$3,6747.14 paid; \$5,658.32 due 12/31/2016

***New in 2016

Appendix B										Note: Millage Rate varies by year. 2016 -2013: 4.73 2012: 5.69 Up To 2011: 4.69
County Tax Abated by Year										
#	Owner	Lot & Block Number	2016	2015	2014	2013	2012	2011	2010 & Earlier	Total Tax Abated
1	7 Contestoga Associates	1-M-10	\$3,547	\$4,138	\$4,138	\$4,730	\$5,690	\$5,276	\$17,000	\$44,519
2	111 Wood Street Associates	1-H-61	\$1,395	\$1,627	\$1,627	\$1,859	\$2,237	\$2,079	\$6,685	\$17,509
3	Pele Capital LLC	1-H-306	\$3,535	\$4,124	\$4,124	\$4,713	\$5,670	\$5,257	\$16,940	\$44,363
4	Iron City Ventures LLC	1-H-286	\$485	\$545	\$545	\$606	\$729	\$0	\$0	\$2,910
5	Smithfield Properties LP	1-M-145	\$1,928	\$2,250	\$0	\$0	\$0	\$0	\$0	\$4,178
6	LMS Fifth LP	11-J-2	\$26,612	\$2,250	\$0	\$0	\$0	\$0	\$0	\$28,862
7	Try Street Associates LP	2-J-260	\$27,894	\$31,879	\$31,879	\$35,863	\$43,142	\$39,511	\$39,511	\$249,679
8	River Vue Associates LP	1-G-43	\$61,709	\$61,709	\$68,566	\$68,566	\$0	\$0	\$0	\$260,550
9	201 Stanwix Street Associates	1-G-75	\$45,066	\$50,074	\$50,074	\$0	\$0	\$0	\$0	\$145,214
10	Shanahan Housing Association	11-J-68	\$11,972	\$13,303	\$13,303	\$0	\$0	\$0	\$0	\$38,578
11	Blue Line Capital LP	2-G-6	\$3,240	\$3,240	\$0	\$0	\$0	\$0	\$0	\$6,480
12	930 Penn Associates LP	9-N-105	\$4,582	\$4,582	\$5,346	\$5,346	\$7,350	\$14,814	\$70,365	\$112,385
13	Century Building Housing	8-S-109	\$1,417	\$1,620	\$1,620	\$1,822	\$25,677	\$23,516	\$19,988	\$75,660
14	BIT Holdings Sixty-Five, Inc.	8-S-122	\$54,054	\$54,054	\$63,063	\$63,063	\$70,328	\$57,968	\$275,350	\$637,880
15	Downtown Streets Pittsburgh LP	1-D-268	\$32,054	\$32,054	\$36,060	\$36,060	\$48,199	\$4,874	\$0	\$189,301
16	Big River Development LP	24-S-190	\$60,512	\$70,597	\$70,597	\$80,682	\$97,058	\$90,000	\$296,877	\$766,323
17	Cork Factory II Apartments	25-N-13	\$38,701	\$43,001	\$43,001	\$0	\$0	\$0	\$0	\$124,703
18	PMC 526 Penn Ave Associates	1-D-24	\$14,457	\$16,063	\$16,063	\$0	\$0	\$0	\$0	\$46,583
19	Penn Ave Renaissance II	9-N-158	\$13,276	\$13,276	\$0	\$0	\$0	\$0	\$0	\$26,552
20	PMC 717 Liberty Avenue	1-D-66	\$110,220	\$110,220	\$0	\$0	\$0	\$0	\$0	\$220,440
21	Smallman Hotel Association	9-G-9	\$60,620	\$0	\$0	\$0	\$0	\$0	\$0	\$60,620
22	Oxford Urban Flex Partnerships	25-J-164	\$29,842	\$0	\$0	\$0	\$0	\$0	\$0	\$29,842
23	Pittsburgh Decorative Center	25-C-212	\$2,998	\$3,426	\$3,426	\$3,854	\$4,637	\$4,246	\$4,246	\$26,833
24	Butler Doughboy LP	48-S-221	\$722	\$802	\$802	\$0	\$0	\$0	\$0	\$2,326
25	Doughboy Square Apartments	48-S-231	\$26,993	\$26,993	\$0	\$0	\$0	\$0	\$0	\$53,986
26	Bakery Square 2 Living LP	84-M-206-A	\$109,357	\$109,357	\$0	\$0	\$0	\$0	\$0	\$218,714
27	LIP III LP	704-A-201	\$1,339	\$2,677	\$4,015	\$5,354	\$16,605	\$10,577	\$30,242	\$70,809
28	Jamison Lane LP	744-J-386	\$26,550	\$26,550	\$26,550	\$26,550	\$31,939	\$26,325	\$159,302	\$323,766
29	Horizon DSG Associates	1048-D-100-B	\$137,527	\$137,527	\$137,527	\$137,527	\$137,527	\$137,527	\$0	\$825,162
30	100 Industry Drive	696-D-396-B-8	\$13,160	\$0	\$0	\$0	\$0	\$0	\$0	\$13,160
31	Lowe's Home Centers Inc.	826-P-100-B	\$38,970	\$38,970	\$38,970	\$38,970	\$46,880	\$38,641	\$0	\$241,401
32	Fidelity Bank	715-C-50-B	\$3,038	\$3,038	\$3,038	\$3,038	\$2,161	\$1,781	\$0	\$16,094
33	Realty Income PA Properties	715-K-1	\$25,061	\$25,061	\$25,061	\$25,061	\$30,148	\$0	\$0	\$130,392
34	CVS	715-C-75-B	\$8,474	\$8,474	\$8,474	\$8,474	\$1,945	\$0	\$0	\$35,841
35	Adventure Champion Partners LP	715-C-1	\$11,777	\$11,777	\$11,777	\$11,777	\$0	\$0	\$0	\$47,108
36	McCandless Hotel Ownership	715-K-25	\$39,680	\$39,680	\$39,680	\$0	\$0	\$0	\$0	\$119,040
37	MCCPA-Duncan LP	715-B-75	\$7,016	\$7,016	\$0	\$0	\$0	\$0	\$0	\$14,032
38	Neville Island Commons LP	273-S-23	\$2,773	\$4,160	\$5,547	\$6,933	\$0	\$0	\$0	\$19,413
39	JLS Land Company LLC	211-C-55	\$5,189	\$7,783	\$10,377	\$12,971	\$0	\$0	\$0	\$36,320
40	Bridgeville Hotel Associates	323-D-5	\$15,164	\$22,745	\$30,327	\$0	\$0	\$0	\$0	\$68,236
41	EBY Distribution LP	324-A-19	\$651	\$1,302	\$1,953	\$0	\$0	\$0	\$0	\$3,906
42	Sword Enterprises LLC	397-A-7	\$7,072	\$0	\$0	\$0	\$0	\$0	\$0	\$7,072
43	Alpine Partners II LP	482-G-1	\$2,557	\$3,835	\$5,114	\$0	\$0	\$0	\$0	\$11,506
		Totals	\$1,093,185							\$5,418,247

Appendix C

City of Pittsburgh: Real Estate Tax Abatement Programs									
Program	Type of Abatement	Participating Taxing Body and Annual Abatement Limit	Abatement Period	Increment Abated	Current Use of Property	Future Use of Property	Eligible Area	Application Review	
Act 42 Residential <i>Pittsburgh Code Chapter 265</i>	Assessment Reduction ¹	City	\$86,750 <i>for New Construction</i> \$36,009 <i>for Renovations</i>	3 years	100% Increase in tax due to improvement	Residential or Vacant Land	Residential, For-sale or Rental	City-wide	Allegheny County
		School ²	\$86,750 <i>for New Construction</i> \$36,009 <i>for Renovations</i>						
		County	\$66,000 <i>for Renovations</i>	2 years					
Act 42 Enhanced Residential <i>Pittsburgh Code Chapter 265, Ordinance 9</i>	Assessment Reduction ¹	City	\$250,000	10 years	100% Increase in tax due to improvement	Residential or Vacant Land	Residential, For-sale or Rental	28 Defined Areas	City of Pittsburgh
School ²	\$250,000								
Commercial LERTA <i>Pittsburgh Code Chapter 267</i>	Tax Credit ³	City	\$50,000	5 years	100% Increase in tax due to improvement	Commercial, Industrial or Vacant Land	Commercial or Industrial, For-sale or Rental	City-wide	Allegheny County
Residential LERTA ⁴ <i>Pittsburgh Code Chapter 267, Ordinance 10</i>	Tax Credit ³	City	\$150,000	10 years	100% Increase in tax due to improvement	Commercial or Industrial	Residential Rental or Hotels	4 Defined Areas	Urban Redevelopment Authority
		School	\$250,000	10 years	100% in Years 1 & 2; 90% in Years 3 & 4; 80% in Years 5 & 6; and so on				
Residential Enhanced LERTA <i>Pittsburgh Code Chapter 267, Ordinance 10</i>	Tax Credit ³	City	\$2,700	10 years	100% Increase in tax due to improvement	Commercial or Industrial	Residential, Separately assessed units	4 Defined Areas	Urban Redevelopment Authority
		School ²	\$3,480						
Local Economic Stimulus ⁵	Tax Credit ³	City	\$250,000	10 years	100% in Years 1 & 2; 90% in Years 3 & 4; 80% in Years 5 & 6; and so on	Commercial, Industrial or Vacant Land	Residential, Commercial or Industrial	City-wide	City of Pittsburgh
Visitability Residential ⁶	Tax Credit ³	City	\$2,500	5 years	100% Increase in tax due to improvement	Residential, Vacant Land, Commercial or Industrial	Residential, Single family, Duplex, Triplex, Adaptive reuse	City-wide	Allegheny County
		County	\$2,500						

¹As assessment reductions, the total tax benefits of the Act 42 programs can change depending on the millage rate.

²The School District participation in these programs became effective August 1, 2014.

³As tax credits, the maximum benefits of the LERTA programs and the Local Economic Stimulus program cannot exceed the amounts listed above.

⁴Applications filed on or after July 1, 2012 through June 30, 2017 receive an abatement for the 100% increase in tax due to improvements for City taxes only.

⁵The Local Economic Stimulus applies to the incremental increase in taxes as a result of construction or improvements costs in excess of one million dollars (\$1,000,000).

⁶The Visitability tax credit can be used concurrently with other residential tax abatement programs.

Addendum

Allegheny County municipalities with LERTA ordinances:

- Carnegie Borough
- City of Pittsburgh*
- Elizabeth Twp.
- Findlay Twp.*
- Harmar Twp.
- Harrison Twp.
- Leetsdale Borough*
- McCandless Twp.*
- McKees Rocks Borough
- Millvale Borough
- Monroeville*
- Moon Twp.
- Mt. Oliver Borough
- Neville Twp.*
- North Versailles Twp.
- North Fayette Twp.
- South Fayette Twp.*
- Stowe Twp.
- Swissvale Borough
- West Mifflin Borough

* = *active LERTA*

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