

**BOROUGH OF PITCAIRN**  
**COUNTY OF ALLEGHENY, PENNSYLVANIA**  
**ORDINANCE NO. 2017 of 2016**

**AN ORDINANCE OF THE BOROUGH OF PITCAIRN, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AUTHORIZING THE COUNCIL PRESIDENT ON BEHALF OF THE BOROUGH OF PITCAIRN TO ENTER INTO AN INTERGOVERNMENTAL COOPERATION AGREEMENT, OR AGREEMENTS WITH OTHER PARTICIPATING MUNICIPALITIES AND TAXING JURISDICTIONS OF ALLEGHENY COUNTY FOR THE PURPOSE OF FORMING, ESTABLISHING AND JOINING A LAND BANK TO BE KNOWN AS THE TRI-COG LAND BANK.**

WHEREAS, THE BOROUGH OF PITCAIRN is fully aware of the cost of blight and desires to join with other municipalities to address blight and to transition abandoned properties to beneficial reuse using a unified, predictable, and transparent process in order to revitalize neighborhoods and strengthen the tax base;

WHEREAS, Section 1202(24) of the Borough Code authorizes BOROUGH OF PITCAIRN to enter into a contract with the Tri-COG Land Bank and to make appropriations therefor, through an Intergovernmental Cooperation Act, 53 Pa.C.S. §2301, et seq., as amended (the 'Act'); and

WHEREAS, the Land Bank Act, Act 153 of 2012, enacted by the Pennsylvania General Assembly and signed into law by the Governor on October 24, 2012 and codified at 68 Pa.C.S. §2101 et. seq. authorizes BOROUGH OF PITCAIRN to create a land bank in combination with other municipalities pursuant to an intergovernmental cooperation agreement pursuant to the Land Bank Act, 68 PA.C.S. §2104(c) (the 'Agreement'); and

WHEREAS, a municipality may enter into an intergovernmental cooperation agreement upon the passage of an ordinance by its governing body pursuant to the Act;

WHEREAS, BOROUGH OF PITCAIRN desires to enter into the Tri-COG Land Bank Intergovernmental Cooperation Agreement (the 'ICA') with other participating municipalities to establish and join the Tri-COG Land Bank.

NOW, THEREFORE, BE IT ENACTED and ORDAINED by the BOROUGH COUNCIL of BOROUGH OF PITCAIRN, Allegheny County, as follows:

Section 1. The Title and Background of this Ordinance as set forth above are incorporated herein by reference.

Section 2. The BOROUGH COUNCIL of BOROUGH OF PITCAIRN hereby approves entering into the Agreement, a copy of which is attached hereto and incorporated herein by reference (and which shall be filed with the minutes of the meeting at which this Ordinance was enacted), with the intent and effect that the BOROUGH OF PITCAIRN shall be bound by the Agreement.

Section 3. The COUNCIL PRESIDENT is hereby authorized and directed on behalf of the BOROUGH COUNCIL : (i) to execute and deliver the Agreement; and (ii) to execute and deliver such additional instruments, and to take such further actions, as may be necessary or appropriate to carry forth the Agreement and the transactions to be effected under the Agreement, including financial commitments as set forth.

Section 4. All action of any officer, agent or other representative of the BOROUGH OF PITCAIRN of heretofore taken in the pursuit of the establishment of the Tri-COG Land Bank and or the BOROUGH OF PITCAIRN 's participation therein are hereby ratified and approved in all respects.

Section 5. The COUNCIL PRESIDENT is hereby authorized to take such other action as may be necessary or appropriate to carry out the purposes of this Ordinance and of the Agreement.

Section 6. As required by the Act, the following matters are specifically found and determined:

- (a) The conditions of the Agreement are set forth in the Agreement;
- (b) The duration of the Agreement is set forth in the Agreement;
- (c) The purposes, objectives, powers and scope of authority granted in the Agreement are set forth in the Recital clauses of the Ordinance and in the Agreement;
- (d) The manner and extent of financing the Agreement is through the allocation of real estate taxes and budgetary contributions set forth in Sections 6.6 and 8.2, respectively, of the Agreement, among other things;
- (e) The corporate organizational structure of the Tri-COG Land Bank shall be comprised of a Board of Directors in accordance with its Bylaws as a Land Bank (the "Bylaws");
- (f) All property, real or personal, of the Tri-COG Land Bank shall be acquired, managed, licensed or disposed of in accordance with the terms of the Agreement and the Bylaws;
- (g) The Tri-COG Land Bank is empowered to enter into contracts for policies for group insurance and employee benefits for its employees, if any, pursuant to the Agreement.

Section 7. Repeal of Ordinances. Any ordinance or part of ordinances conflicting with the provisions of the Ordinance are hereby repealed insofar as they are inconsistent with the Ordinance provisions.

Section 8. Severability. If any article, section, subsection, provision, regulation, limitation, restriction, sentence, clause, phrase or word in this Ordinance, is, for any reason declared to be illegal, unconstitutional or invalid, by any Court of competent jurisdiction, this decision shall not affect or impair the validity of the Ordinance as a whole, or any other article, section, subsection, provision, regulation, limitation, restriction, sentence, clause, phrase, word, or remaining portion of the within

Ordinance. The BOROUGH OF PITCAIRN declares that it would have adopted the within Ordinance and each article, section, subsection, provision, regulation, limitation, restriction, sentence, clause, phrase or word thereof, irrespective of the limitations, restrictions, sentences, clauses, phrases, or word that may be declared illegal, unconstitutional or invalid.

Section 9. Effective Date. This Ordinance shall become effective at the earliest date permitted by law.

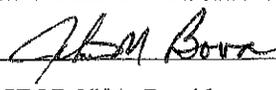
Section 10. Code of Ordinances. The Code of Ordinances, as amended, of the BOROUGH OF PITCAIRN of Allegheny County, Pennsylvania shall be and remain unchanged and in full force and effect except as amended, supplemented, and modified by this Ordinance. This Ordinance shall become a part of this Code of Ordinances upon adoption.]

DULY ORDAINED and ENACTED as an Ordinance this 11th day of July, 2016.

ATTEST:

  
ANNETTE DIETZ, Manager

BOROUGH OF PITCAIRN:

  
JOHN BOVA, President,  
Pitcairn Borough Council

EXAMINED AND APPROVED by me this 11<sup>th</sup> day of July, 2016,

  
Margaret P. Stevick, Mayor

APPROVED AS TO FORM:

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Michael J. Witherel, Solicitor

RESOLUTION OF COUNCIL OF THE BOROUGH OF Pitcairn APPROVING THAT THE ACQUISITION AND SUBSEQUENT DISPOSITION OF NUMEROUS PARCELS OF VACANT PROPERTY KNOWN AS BLOCK AND LOT NUMBERS 747-B-157 WOULD BE IN ACCORD WITH THE COMPREHENSIVE PLAN OF THE MUNICIPALITY

RESOLUTION 23-2016

WHEREAS, the BOROUGH of Pitcairn hereinafter referred to as "Municipality", in cooperation with the County of Allegheny and the Redevelopment Authority of Allegheny County are participating in the Allegheny County Vacant Property Program (Program); and

WHEREAS, certain properties have been submitted to the County for consideration under the Program known and identified as Block and Lot Numbers: 747-B-157 and;

WHEREAS, under the Program the Municipality is required to review the property acquisition and propose disposition, and submit its approval to the County that said acquisition and proposal resale is in accordance with the Municipality's comprehensive plan.

NOW, THEREFORE, BE IT RESOLVED by the Pitcairn BOROUGH Council as follows:

1. That the above listed properties have been reviewed by the Municipality and it approves that its acquisition and subsequent disposition under the Program would be in accordance with the comprehensive plan of the Municipality.
2. That a certified copy of this Resolution should be forwarded to the County of Allegheny and the Redevelopment Authority.

RESOLVED this 8<sup>th</sup> day of August, 2016

ATTEST:

BOROUGH OF Pitcairn

Annette Dietz  
Borough Secretary

John Booz  
President of Council

EXAMINED AND APPROVED by me this 8<sup>th</sup> day of August, 2016

Wynne P. Stewart  
Mayor