

LEGAL NOTICE

In connection with the proposed development of a 266-unit multi-family apartment facility to be constructed above a 350-space parking garage (the **Development**) to be located on approximately 4 acres of land at the border between the Borough of Homestead, Allegheny County, Pennsylvania (**Homestead**) and the Borough of West Homestead, Allegheny County, Pennsylvania (**West Homestead**) and, together with Homestead, the **Boroughs**, with street addresses of 185 W. Waterfront Drive, Homestead and 201 W. Waterfront Drive West Homestead, each Borough is proposing the creation of a new tax increment district and a new neighborhood improvement district within the boundaries of the Development located in each respective Borough. The proposed new tax increment district and proposed new neighborhood improvement district to be created in each Borough will share the same boundaries. Accordingly, the Borough Councils of the Boroughs will hold a joint public hearing on May 14, 2024, at 4:15 p.m. at 456 West 8th Avenue, West Homestead, Pennsylvania 15120, for the following purposes:

- (i) **Neighborhood Improvement District** – to take comments from affected property owners within (a) the proposed new Homestead Waterfront Apartments Neighborhood Improvement District (the **Homestead NID District**) and (b) the proposed new West Homestead Waterfront Apartments Neighborhood Improvement District (the **West Homestead NID District**) and, together with the Homestead NID District, the **NID District**), such comments to relate to the Neighborhood Improvement District Plan for the Waterfront Apartments Project in the Boroughs of Homestead and West Homestead (the **NID Plan**) that has previously been provided to all property owners and lessees of property owners, if any, within the proposed NID District; and
- (ii) **Tax Increment District** – to provide an opportunity to the public to express their views on the proposed creation of (a) a new tax increment district by Homestead to be known as the Homestead Waterfront Apartments Tax Increment Financing District (the **Homestead TIF District**) and (b) a new tax increment district by West Homestead to be known as the West Homestead Waterfront Apartments Tax Increment Financing District (the **West Homestead TIF District**) and, together with the Homestead TIF District, the **TIF District**), such comments to relate to the Waterfront Apartments Tax Increment Financing Plan in the Boroughs of Homestead and West Homestead (the **TIF Plan**).

As detailed in the TIF Plan and the NID Plan, bonds are proposed to be issued by the Wilkins Area Industrial Development Authority to fund costs related to public improvements to be made within the TIF District/NID District. The proposed bonds are to be payable from (a) incremental real estate tax revenues expected to be generated as a result of the Development and made available by the taxing bodies in the TIF District in accordance with the TIF Plan and (b) special assessments, if any, imposed on parcels in the NID District in accordance with the NID Plan. A copy of the TIF Plan and the NID Plan are available for inspection in the offices of the Borough Managers prior to the public hearing.

Boroughs of Homestead and West Homestead, Allegheny County, Pennsylvania