

Mt. Lebanon

Land Use Ad-Hoc Committee

December 13, 2010

ROW, Tax Delinquent, & Golf Course

Sub-Group Executive Summary:

Intentions: Review of Golf Course, Tax Delinquent Properties, and Undeveloped Rights of Way to look for ways to increase municipal tax base & revenue stream.

- **Item 01 - Golf Course - Development**
 - **Partial Development: Possible Sale of Portion of Golf Course for Housing Development and Possible Enhancement of Golf Facility for Increased Revenue Generation**
 - **25-30 Acres Available**
 - **Assume 60% Developable (18 total acres)**
 - **15-20 Home Sites (Mixed: Townhomes, Single Family)**
 - **Assume ½ to 1 Acre Home Sites w/ \$250,000-\$450,000 Fair Market Value Post Development**
 - **Golf Practice Facility: Increase Facility Use, Additional Revenue Stream**
 - **Issues: Access, Infrastructure Development**
 - **Full Development: Possible Sale of Entire Golf Course for Mixed Use Development**
 - **95 Total Acres**
 - **Assume 60% Developable (57 Total acres)**
 - **50-60 Home Sites (Mixed: Townhomes, Single Family)**
 - **Assume ½ to 1 Acre Home Sites w/ \$250,000-\$450,000 Fair Market Value Post Development**
 - **Issues: Access, Infrastructure Development, Loss of Amenity**
- **Item 02 - Tax Delinquent**
 - **Single Residential Tax Delinquent Properties**
 - **Existing System in place for Tax Collection & Sheriff Sales**
 - **Increase in "Reminder Letters" to Owners**
 - **Commercial & Multiple Tracks of Residential Properties**
 - **Pursue Acquisition & Sale of Multiple Adjacent Tracks For New Development**
 - **Pursue Liens on Commercial Lands**
- **Item 03 - Right of Way**
 - **Develop Policy to get ROW into Tax Base**
 - **Must be "Information Campaign"**
 - **Provide Information to Residents about process to acquire ROW Properties**

Preliminary Findings:

- **Item 01 - Golf Course - Development**
 - **The development of the Golf Course, either fully or partially, could provide a potential increase in both Property Taxes and EIT for the Municipality and increase revenue generation capability of facility.**
 - **Based on Preliminary Investigation, the Development of the Golf Course could provide the municipality with additional taxable properties (both residential & commercial). These increases will depend on the extent of the development (partial vs full) and the actual amount of developable land. It could also provide an additional revenue stream for the facility.**
 - **Partial Development – Approximately 25-30 Acres**
 - **Full Development – Approximately 95 Acres**
 - **There are various issues with the development of the golf course that could make it infeasible; Access from Castle Shannon Blvd (PennDOT Ratings), Overload of Sewer & Sanitary System, Increase in Municipality Maintenance (Roads, Garbage, Snow Removal), etc.**
 - **Partial Development**
 - **Area 'A' - End of Thornwood Drive - Possible Single Family Home Development**
 - **3-5 Acres**
 - **Access from Thornwood**
 - **Area 'B' - Hillside above Sleepy Hollow RD - Possible Townhome Developments**
 - **8-10 Acres**
 - **Access from Castle Shannon (Arch Ave)**
 - **Area 'C' - Valley adjacent to Club House - Possible Revenue Generating Practice Facility**
 - **8-10 Acres**
 - **Least Desirable for Development due to topography, access, & location**
 - **Increase Revenue Generation of Facility at Minimal Investment**



- **Item 02 - Tax Delinquent**

- There are basically two categories of Tax Delinquent Properties; Commercial/Multiple Lots, and Single Family.
- The Commercial/Multiple Lots present an opportunity for the Municipality to increase tax base while removing properties that are currently left to deteriorate. There are several examples of failed development of Residential Lots for Single Family Homes; Briarwood Ave & Sleepy Hollow, End of Pennsylvania Blvd. Both the commercial lots and multiple lots that are tax delinquent represent lost revenue for the Municipality and should be pursued for collection on commercial back taxes, re-introduction into the market, or for repurposing of tracts that are not capable of supporting housing.
- The Single Family Lots that are Tax Delinquent can be handled with existing policies for back tax collection. There can be an increase in the pursuit of these taxes and in many cases a simple notification to the owners may resolve the issue.



- **Item 03 - Right of Way**
 - **Currently there are multiple Undeveloped and Partially Developed Rights of Ways and Paper Streets in the Municipality. The uses of these ROW's vary from municipality maintained neighborhood pedestrian access to private gardens. A majority of these ROW's were included in the Sub-Division Development Plan and are recorded as Public ROW's.**
 - **The Municipality does not currently have a policy or information for residents on the way to acquire these properties. Although the Municipality does not have the legal ability to dispose of the properties, it should develop a policy and provide information to residents about the process to acquire these ROW's.**

Recommendations & Conclusions:

- **Item 01 - Golf Course - Development**
 - **Feasibility Study Required to determine if development (full or partial) makes sense or if Status Quo is Best**
 - **Multiple Issues with Development: Access, Infrastructure, Loss of Amenity**
- **Item 02 - Tax Delinquent**
 - **Pursue existing channel of collection more aggressively**
 - **Look for Opportunities for Resale or Repurposing of Multiple Contiguous Lots**
- **Item 03 - Right of Way**
 - **Case by Case Basis**
 - **Public "Information Campaign"**
 - **Limited Municipal Involvement**