

# Allegheny County Council

*County of Allegheny  
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## **Committee Meeting Minutes**

**Thursday, August 20, 2009**

**4:00 PM**

**Conference Room 1**

## **Committee on Economic Development & Housing**

*Mike Finnerty, Chair; Jim Burn, Joan Cleary, John DeFazio, Matt Drozd, Nick Futules, Amanda Green, Bob Macey, and Jan Rea - Members*

**I. Call to Order**

**Summary:** *The meeting was called to order at 4:00 p.m.*

**Invited Guests:**

**Jim Flynn, County Manager or Designee**

**Dennis Davin, Director, Economic Development or Designee**

**Summary:** *Invited Guests Present: Derek Uber, Deputy County Manager; Mike Pehur, Economic Development Department*

*Recognized Attendees: Lynn Heckman, Economic Development Department; Dusty Elias Kirk, Esq., Pepper Hamilton, LLP; Jeff Mills, Esq., Pepper Hamilton, LLP; Kevin Dougherty, AdVenture Development, LLC; Robert McGurk, AdVenture Development, LLC*

*Council Staff Present: Jared Barker; Joe Catanese; Jennifer Liptak; Stephanie Buka*

**II. Roll Call**

***Roll Call:*** Present: Matt Drozd, Nick Futules, and Michael Finnerty  
Absent: Jim Burn, Joan Cleary, John DeFazio, Bob Macey, and Jan Rea  
Phone: Amanda Green

**III. Approval of Minutes**

**5035-09** Motion to approve the minutes of the February 10, 2009 Economic Development & Housing Committee Meeting.

**Action:** **A motion was made by Drozd, seconded by Futules, that this matter be Passed.**  
**The motion carried unanimously.**

**5036-09** Motion to approve the minutes of the March 24, 2009 Economic Development & Housing Committee Meeting.

**Action:** **A motion was made by Drozd, seconded by Futules, that this matter be Passed.**  
**The motion carried unanimously.**

**5037-09** Motion to approve the minutes of the June 11, 2009 Economic Development & Housing Committee Meeting.

**Action:** **A motion was made by Drozd, seconded by Futules, that this matter be Passed.**  
**The motion carried unanimously.**

**IV. Agenda Items**

**Resolutions**

**4204-08**

A Resolution of the County of Allegheny, Commonwealth of Pennsylvania, expressing support for the continuation of feasibility studies of a commuter rail line between Pittsburgh and the Alle-Kiski valley, with the ultimate aim of opening commuter service with all deliberate speed.

**Sponsors:** Nick Futules

**Summary:**

*Ms. Heckman told members that this legislation would continue the feasibility studies of a commuter rail line between Pittsburgh and the Alle-Kiski Valley.*

*In 2008, Representative Jason Altmire announced \$500,000 in federal funding to go towards the feasibility study. The Westmoreland County Transit Authority has to date contributed \$500,000 toward commuter rail studies of both the Alle-Kiski Valley line and a proposed line between Greensburg and Pittsburgh.*

*Ms. Heckman explained that the Norfolk Southern railroad operations will need to be evaluated, at an approximate cost of \$350,000.*

*Ms. Heckman noted that enabling legislation is required in order for Public-Private Partnership (PPP) transit projects.*

**Action:**

**A motion was made by Chair Finnerty, seconded by Futules, that this matter be Affirmatively Recommended. The motion carried unanimously.**

**5064-09**

A Resolution providing for a program of temporary exemption from county real property taxes for improvements, including repairs, construction, or reconstruction, made on industrial, commercial or business property in a deteriorated area in the Town of McCandless, County of Allegheny, Commonwealth of Pennsylvania, pursuant to the Local Economic Revitalization Tax Assistance Act, Pa. Stat. Ann. Tit. 72 §4722 et seq.

**Sponsors:** Chief Executive

**Summary:**

*Mr. Pehur provided a summary of the McCandless Crossing project. He said the total development cost is estimated at \$126 million. The project involves significant infrastructure improvements, including a stormwater system upgrade, and pedestrian improvements.*

*Mr. Pehur stated that the LERTA exemption is a follow-up by the Town of McCandless and the town's real estate taxes have paid for the project thus far (Duncan Road extension). He estimated the road improvement portion of the project to cost \$2.5 million.*

*Mr. Pehur told members that the 10 year tax exemption for the developer will be \$220,000 in annual County taxes, and any figure which exceeds this amount will be provided to the County.*

*Mr. McGurk explained that a dam structure will be constructed to hold back water and control flooding problems of the Pine Creek watershed, particularly in the communities of Millvale and Etna. They are developing 36 acres of land.*

*Mr. Dougherty said they have obtained the necessary permits for this mixed-use*

*development which will include retail, office, hotel, entertainment and residential space.  
He added that Lowe's has made a commitment to the project.*

**Action:** **A motion was made by Futules, seconded by Drozd, that this matter be  
Affirmatively Recommended. The motion carried unanimously.**

**V. Adjournment**

**Summary:** *The meeting adjourned at 4:25 p.m.*