




County of Allegheny

OFFICE OF THE COUNTY MANAGER

JAMES M. FLYNN, JR.
COUNTY MANAGER

KATHLEEN K. MCKENZIE
DEPUTY COUNTY MANAGER

TO: John R. Mascio
County Council Chief Clerk

FROM: James M. Flynn, Jr. 
County Manager

DATE: September 23, 2005

RE: Bill 2134-05

Per the request of Council member Price, enclosed please find the following:

1. A copy of the drawing referenced in the preamble of the above mentioned legislation as "Exhibit A";
2. A copy of the appraisal conducted by Allegheny County on the property;
3. A copy of the letter of support issued by Robinson Township on June 29, 2005.

As always, if Council needs additional information, please feel free to contact my office.

ENCLOSURES



2005 NOV -4 PM 12:28

July 20, 2005

David L. Wright, P.E.
Department of Public Works
Allegheny County
501 County Office Building
Pittsburgh, PA 15219

RE: Appraisal Review
Baldwin Road Property
Robinson Township
Allegheny County, Pennsylvania

Dear Mr. Wright:

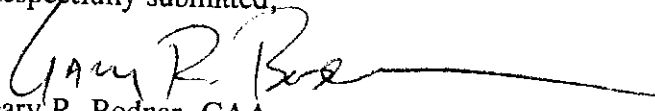
Pursuant to your request, I have completed my review appraisal of the above-captioned property. This review was conducted in compliance with USPAP (Uniform Standards of Professional Appraisal Practice). The function of the review is to determine the credibility and accuracy of the original appraisal in light of a possible disposition by Allegheny County- the present owner of the subject property.

The effective date of the original appraisal is May 9, 2005. The date of the review however is July 20, 2005. This review is being conducted in the context of market conditions applicable as of the date of valuation.

The following report summarizes my review.

Should you require any additional information, do not hesitate to contact me at your earliest convenience.

Respectfully submitted,


Gary R. Bodnar, GAA
Certified General Appraiser
PA GA-000173-L

GRB/jlb

Appropriateness of Appraisal Methods

Given the current state (vacant land) and the concluded "Highest and Best Use" of the subject property, the appraiser utilized only the Sales Comparison Approach. The reviewer is in complete agreement with this methodology and technique. The reviewer agrees that this approach is appropriate for this assignment.

Although the Cost Approach and Income Approach clearly do not apply, there is no explanation by the appraiser stating same. This statement's omission, however, does not impact the credibility of the report.

Appropriateness and Reasonableness of Analyses, Opinions and Conclusions

The Sales Comparison Approach is applicable and appropriate given 1.) the nature of the subject property and 2.) the adequacy of data. These sales are described thoroughly and accurately as they relate to the analysis. Each sale is reviewed in light of certain "elements of comparison"- these include conditions of sale, market conditions or time, location, size, topography and access. The appraiser considers "qualitative comparisons" where a comparable is simply said to be "inferior", "superior" or "similar". Typically no numerical value or percentage is assigned for the adjustment. Although sometimes it is difficult to ascertain the degree of "inferiority" or "superiority" for each sale, in a case such as this, i.e. with uncomplicated, rather small vacant land sales, it makes sense to perform this analysis. The review appraiser has familiarized himself with all of the comparable properties. In terms of a review of the elements of comparison, the review appraiser would generally agree with the appraiser's analyses with the following exceptions:

1. Sales 3 and 4.... in Murrysville and Plum Townshipare superior to the subject with respect to location.
2. In terms of "size", although the appraiser states that larger parcels typically sell for lower unit prices, his larger parcels do not seem to be consistent with that statement.

The value conclusion with respect to this approach may be affected by the above exceptions.

The Highest and Best Use conclusion is logical and accurate. It is also rather obvious given the current state and physical attributes of the subject property.

The analyses and opinions in all approaches are reasonable and appear to be based upon adequate knowledge and data. Conclusions of valuation are based upon well-explained reconciliation in keeping with general appraisal guidelines and principles.

Conclusions

The structure of this report is in keeping with USPAP (Uniform Standards of Professional Appraisal Practice).

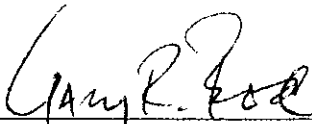
As a consultant/ reviewer, I agree with the methodology and techniques employed by the appraiser in this assignment. Given the above exceptions to the adjustment process, it is my opinion that the increase in market as a result of same would be rather nominal. In this case, perhaps on the order of 15% to 20%. Therefore, a market value range would approximate the concluded \$7,250 to \$8,700.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- Gary R. Bodnar has made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.

Date: July 20, 2005



Gary R. Bodnar, GAA
PA Certification No. GA 000173-L



Township of Robinson

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Chairman
HARRY POSTUFKA
Vice-Chairman
DAVID WINNING
DANIEL TALLON
CHARLES MARKS
BOARD MEMBERS

June 29, 2005

Robert D. Hurley
Deputy Director, Development & Business Development
Allegheny County Department of Economic Development
425 Sixth Avenue, Suite 800
Pittsburgh, PA 15219

Dear Mr. Hurley,

Please be advised that Robinson Township fully supports the county's conveyance of a portion of its land along Baldwin Road to Civil & Environmental Consultants (CEC) enabling CEC to complete their facility expansion.

Robinson Township is also fully committed to the expansion project undertaken by CEC which will add 45,000 sq/ft to their existing facility. The addition will enable CEC to maintain their facility within the township as well as add up to 100 new jobs at the present site.

Please let me know if there is anything else Robinson Township can do to assist with the expansion.

Thank you.

Sincerely,

Rick Urbano
Robinson Township Planning Director

RU/pw

Hurley.doc