

Allegheny County Council

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Meeting Minutes - Approved

Thursday, September 25, 2014

5:00 PM

Conference Room 1

Committee on Public Works

Bob Macey, Chair

Members: Barbara Daly Danko, Jim Ellenbogen

Michael Finnerty

Nick Futules

Heather Heidelbaugh

Ed Kress

William Russell Robinson

I. Call to Order

The meeting was called to order at 5:02.

Invited Guests:

William D. McKain, CPA-County Manager or Designee

Deputy Director Stephen G. Shanley P.E., Interim Director-Public Works

Mr. McKain was present from the Office of the County Manager.

Mr. Davin, Mr. Hurley and Mr. Earley were present from the Department of Economic Development.

Mr. Massaro was present from Massaro Properties.

Mr. Cardella was present from Niles Bolton Associates.

Mr. Barker and Mr. Szymanski were present from the Office of County Council.

II. Roll Call

Members Present: 2 - Macey and Michael Finnerty

Members Absent: 4 - Barbara Danko, Heather Heidelbaugh, Ed Kress and William Robinson

Members Phone: 2 - Jim Ellenbogen and Nick Futules

III. Approval of Minutes

[8504-14](#)

Motion to approve the minutes of the Public Works Committee meeting of Allegheny County Council held on August 21, 2014
Held in Committee

IV. Agenda Items

Ordinances

[8499-14](#)

An Ordinance, amending Ordinance No. 41-09-OR enacted November 17, 2009, as amended, approving the sale of certain real property owned by the County of Allegheny, Pennsylvania known as 3333 Forbes Avenue and identified as Block and Lot 28-J-97 to an ownership/development group for the sale price of \$4,900,000.00, for the purpose of restating the scope of the proposed development on the property.

Sponsors: Chief Executive

At the request of the Chair, the Clerk read the title of the bill and Mr. Davin explained the purpose and effect of the bill.

The Chair asked whether there is any possibility of the development being conveyed to a tax-exempt entity in the future. Mr. Davin discussed the terms of the development agreement, to the extent that they require that the development remain on the tax rolls for a period of ten years from completion.

Mr. Massaro and Mr. Cardella made a brief presentation describing the nature and extent of the currently proposed project, indicating that the total cost of the proposed construction is roughly \$90 million, a rental range of \$1200 to \$2000 per month for the apartment units, and roughly 700 construction jobs.

Mr. Cardella answered a number of questions from Mr. Finnerty to place the building renderings in context.

In response to a question from the Chair, Mr. Cardella discussed stormwater management and other sustainability measures.

Mr. Davin indicated that the project should yield about \$2 million in combined tax revenues per year.

In response to a question from Ms. Means, Mr. Massaro indicated that some of the parcels to be included in the development were the sites of two houses acquired by the development group separately from the County property, and Mr. Davin provided additional detail regarding the proposed change of scope to be contained within the ordinance.

Ms. Means asked if construction would begin prior to approval of this change to the authorization. Mr. Davin noted that the development group already owns the site, and that they could in theory start site preparation and the like; the change will only relate to what is actually built.

In response to questions from Ms. Means, Mr. Massaro and Mr. Davin discussed the purchase price, as well as the lack of any request for TIF or LERTA abatements for the site.

Ms. Means asked for additional detail relating to stormwater management, which Mr. Cardella provided.

Ms. Means asked if there was any time pressure relating to this bill. The Chair noted that he would not be available for a meeting next week, so he opted to schedule the meeting accordingly.

In response to a question from Ms. Means, Mr. Massaro provided details relating to the principals in the entities that comprise the development group.

Mr. Finnerty expressed approval of the stormwater management features of the development, and noted that the development group has not changed since the Council last evaluated an authorization relating to the bill.

Affirmatively Recommended

Enactment No: 16-14-OR

V. Adjournment

The meeting was adjourned at 5:35.