

Allegheny County Council

*County of Allegheny
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Committee Meeting Minutes

Tuesday, March 24, 2009

5:00 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 5:10 PM*

Invited Guests:

Jim Flynn, County Manager or Designee

Dennis Davin, Director, Economic Development or Designee

Michael Wojcik, Allegheny County Solicitor

Dennis Biondo, Director, Kane Regional Centers

Summary: *Invited guests in attendance: Derek Uber for Mr. Flynn, Mr. Davin, Mr. Wojcik, and Mr. Biondo.*

Council Staff in attendance: John Mascio, Jennifer Liptak, and Jared Barker

Recognized attendees: Ralph A Falbo, Chairman and CEO, Ralph A. Falbo, Inc.; Michael A. Polite, President, Ralph A. Falbo, Inc.; and Nathan Wetzel, Economic Development.

II. Roll Call

Roll Call: Present: Joan Cleary, Matt Drozd, Nick Futules, Amanda Green, Bob Macey, Michael Finnerty, and Rich Fitzgerald

Absent: Jim Burn, John DeFazio, and Jan Rea

III. Approval of Minutes

4733-09 Motion to approve the minutes of the February 12, 2009, Economic Development & Housing Committee Meeting.

Action: **A motion was made that this matter be Passed. The motion carried by the following vote:**

Votes: Yes: 6 - Cleary, Futules, Green, Macey, Finnerty and Fitzgerald

Abstain: 1 - Drozd

Absent: 3 - Burn, DeFazio and Rea

IV. Agenda Items

Ordinances

4696-09 An Ordinance Of The County Of Allegheny, Commonwealth Of Pennsylvania, Authorizing The Conveyance of The County Of Allegheny's Interest In A Parcel To The American Ukrainian Citizens Club.

Sponsors: Chief Executive

Summary: *The Chair read the title of the bill and deferred to Mr. Wojcik, who provided the Committee with a summary of the bill. He said that this parcel was acquired by the County, the Borough of Wilmerding and the East Allegheny School District through Sheriff's Sale. The property is a small parcel containing an abandoned house. He said that the Borough was approached by a potential bidder, The American Ukrainian*

Citizens Club (AUCC). The Borough requested and received approval from the County to advertise the potential sale at public bid for a minimum \$1,000. The AUCC submitted a sealed bid which was accepted by the Borough and School District. The AUCC intends to demolish the structure and turn the parcel into a parking lot.

He also explained the Three Taxing Bodies sale transaction.

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

4697-09

An Ordinance authorizing the development of certain portions of County owned property known as the Kane Regional Center-Ross and the transfer of the County's interest in such property to the developer in phases through deed or ground lease

Sponsors: Chief Executive

Summary: *The Chair deferred to Mr. Biondo, who provided the Committee with a summary of the bill. He said that the bill would authorize the development of certain portions of County owned property known as the Kane Regional Center-Ross and the transfer of the County's interest in such property to the developer in phases through deed or ground lease.*

He said that in In May 2007, development teams were solicited to develop land on the Kane Ross Township site and unused sections of the Ross Regional Center to provide for a practical implementation of the Action Plan for the Kane Regional Centers. For the Ross Township Kane campus, this included:

Construct up to 120 units of independent living for seniors.

Provide assisted living for seniors on the campus.

Provide a community day care senior center.

Advise as to the feasibility of sale or other use of unneeded land on the Ross campus.

Twenty-two solicitation letters were sent. Four developers responded with a written proposal and a presentation of the same in the summer of 2007. The Falbo-Pennrose development team was selected for this project.

Mr. Falbo distributed a hard copy of a power point presentation (on file) which contained a detailed description of the project. Mr. Falbo described the concept of the project. Mr. Polite described the financing and provided the Committee with a detailed page by page explanation on the contents of the power point presentation.

Ms. Green asked whether this project was subject to competitive bidding. Mr. Wetzel said it was and explained to the Committee the bidding process.

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

V. Adjournment

Summary: *The meeting adjourned at 6:15 PM*