

Allegheny County Council

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Meeting Minutes - Approved

Tuesday, November 25, 2014

4:00 PM

Conference Room 1

Committee on Economic Development & Housing

Amanda Green Hawkins, Chair

Members:

Tom Baker

Barbara Daly Danko

Michael Finnerty

Nick Futules

Ed Kress

Bob Macey

John Palmiere

Jan Rea

I. Call to Order

Invited Guests:

William D. McKain, CPA-County Manager or Designee

Dennis Davin-Director, Economic Development or Designee

II. Roll Call

Members Present: 3 - Green Hawkins, Barbara Danko and Michael Finnerty

Members Absent: 5 - Nick Futules, Ed Kress, Bob Macey, John Palmiere and Jan Rea

Members Phone: 1 - Tom Baker

III. Approval of Minutes

[8636-14](#)

Motion to approve the minutes of the Economic Development and Housing Committee meeting of Allegheny County Council held on September 30, 2014.

Passed

IV. Agenda Items

Ordinances

[8573-14](#)

An Ordinance authorizing the County of Allegheny to convey a parcel of land in the Borough of Braddock, known as Block 237-G, Lot 65 (the "Parcel") to the Josh Steel Company, Inc., a Pennsylvania Corporation.

Sponsors: Chief Executive

Casa Collange was invited to the table to present on the proposed parcel transfer. Ms. Collange presented a power point overview of the parcel stating that Josh Steel is in the business of scrap metal and has been in business for 66 yrs employing around 20 people.

The Borough of Braddock posted a public bid in March to which Josh Steel Inc. was the only responder. The Borough and School District have already approved the sale and the proceeds will be divided among the three taxing bodies according to millage.

Ms. Danko inquired about an adjacent lot under the Rankin Bridge and its usage. Ms. Collange was unsure of the answer.

Affirmatively Recommended

Enactment No: 28-14-OR

Resolutions

[8600-14](#)

A Resolution approving a project for the benefit of Environmental Charter School at Frick Park (the "Borrower") to be financed by the Authority for Improvements in Municipalities (the "Authority") by the issuance of the

Authority's tax-exempt note, to be issued in one or more series, in a principal amount not expected to exceed \$6,000,000 (the "Note"), provided that the taxing power of the County of Allegheny, Pennsylvania (the "County") shall not be obligated in any way with respect to the Note, and declaring the financing of such project as desirable for the health, safety and welfare of the people in the County.

Sponsors: Chief Executive

The clerk read the title of the bill into the record and Ms. Hicks approached the table to review its provisions.

Christopher J. Rayl of th Campbell & Levine, LLC was present representing the Authority and Ms. Kate Dattilo of the Environmental Charter School were introduced by Angie Hicks of Economic Development.

Ms. Danko inquired about previous ownership of the buildings in use by ECS and Ms. Dattilo provided a history of ECS's partnerships with private corporations and the rental rates which they have been paying for the two locations as a result.

Ms. Danko inquired about new construction and Ms. Dattilo stated that currently there is no new construction but recently there had been upgrades to the buildings.

Ms. Danko inquired about the number of students at the Milton location and Ms. Dattilo replied there were about 130 students currently.

Mr. Finnerty asked for clarification on the three past purchases involved for this building which had been owned by two Real Estate Investment Trusts in the recent past. Mr. Finnerty further asked what the proposed purchase price was for the building. Ms. Dattilo informed Mr. Finnerty that there was no purchase agreement as of yet but they assumed that the purchase price would be about 5million.

Ms. Means inquired as to the public status of the school. Ms. Dattilo explained the nature of the charter designation and the source of funds; both State and Federal. Ms. Means inquired about a dollar amount spent per student, Ms. Dattilo estimated about 13K per student and up to 23K for special need students.

Ms. Means inquired about teachers. Ms. Dattilo stated that there are 49 teachers with a ratio of 25 students per teacher.

Ms. Dattilo estimated the total cost of renovation to be around 775,000.

Ms. Means inquired as to the nature of the note issuance and the County's involvement. Mr. Rayl gave an overview of the note issuance and the Council involvement.

Ms. Danko inquired about the tax exempt status of the property after the purchase. Mr. Rayl stated that the note was tax exempt but could not speak to the building. Ms. Dattilo stated that the school would most likely pursue tax exempt status for the building after purchase as ECS is a tax exempt institution.

Ms. Danko suggested that the approval be held until three years of audits be provided.

Ms. Green Hawkins stated that the bill will be held until the audit information be handed

over to the Committee.

Ms. Hicks, Ms. Dattilo, and Mr. Rayl assured that the information could be provided in a timely manner.

The Chair clarified that if the gathering of information was key in making informed decisions in making an approval based on the health and safety of the citizens.

Held in Committee

Enactment No: 37-14-RE

V. Adjournment