

Bill No. 2134-05

No. 46-05-OR

AN ORDINANCE

Authorizing the County of Allegheny to vacate a 1.448 acre area of excess right-of-way at 333 Baldwin Road (County No. 6014-02) north of its intersection with Campbell's Run Road (County No. 6072-03) in Robinson Township to PACEC, Ltd., the adjacent private developer.

Whereas, the County Council of Allegheny County deems it advisable to vacate a certain 1.448 acre area of excess right-of-way of Baldwin Road, being part of the same right-of-way acquired from Pennsylvania Department of Transportation by its right-of-way drawing for LR 1016, Section 8A R/W, recorded 1/26/1968 in State Highway Plan Book 49, Pages 1-75 and by its Deed of Confirmation dated June 27, 2005 and recorded in Deed Book Volume 12507, Page 276 and located at 333 Baldwin Road (County No. 6014-02) north of its intersection with Campbell's Run Road (County No. 6072-03) in Robinson Township, County of Allegheny and Commonwealth of Pennsylvania, which is depicted on the drawing that is attached hereto as Exhibit "A" and incorporated herein by reference (the "Property"); and

Whereas, PACEC, Inc., a private land developer owning the adjacent real estate at 333 Baldwin Road (the "Developer"), has indicated an interest in acquiring the Property for consideration in the amount of \$8,700.00, in order to provide room for the 45,000 square foot expansion of a professional office building and addition of approximately 100 jobs; and

Whereas, such consideration amount is based on a review of an appraisal prepared for the Developer by a certified general real estate appraiser under contract with the County of Allegheny; and

Whereas, EAS, the County shall reserve drainage and slope easements over the Property necessary to support Baldwin Road; and

Whereas, this vacation will return the Property to the real estate tax rolls; and

Whereas, in accordance with Section 701.03 F of the County Administrative Code, the County Executive has authorized vacation of the Property by Executive Action No. 950-05 dated August 8, 2005.

The Council of the County of Allegheny hereby enacts as follows:

SECTION 1. Incorporation of Preamble.

The provisions set forth in the preamble to this Ordinance are incorporated by reference in their entirety herein.

SECTION 2. Authorization To Vacate Excess Baldwin Road Right-of-Way To Adjacent Property Owner.

Council deems it advisable and necessary to vacate a certain 1.448 acre parcel of land designated herein as the Property to PACEC, Inc., the adjacent property owner and designated herein as Developer, for consideration in the amount of EIGHT THOUSAND, SEVENHUNDRED AND 00/100 (\$8,700.00) DOLLARS. The County shall reserve in such vacated Property all necessary drainage and slope easements for support of Baldwin Road as determined by its Department of Public Works. The Director of Public Works or his designee is authorized to execute in the name of the County such instruments of conveyance and other documents that may be necessary to accomplish the vacation and transfer of the Property to the Developer.

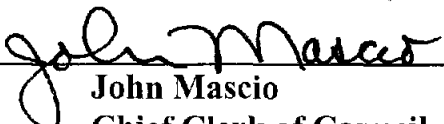
SECTION 3. Severability. If any provision of this Ordinance shall be determined to be unlawful, invalid, void or unenforceable, then that provision shall be considered severable from the remaining provisions of this Ordinance which shall be in full force and effect.

SECTION 4. Repealer. Any Resolution or Ordinance or part thereof conflicting with the provisions of this Ordinance is hereby repealed so far as the same affects this Resolution.

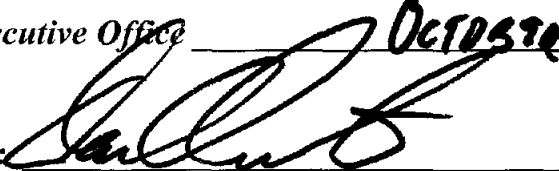
Enacted in Council, this 18th day of October, 2005,


Council Agenda No. 2134-05.


Rich Fitzgerald
President of Council

Attest: 
John Mascio
Chief Clerk of Council

Chief Executive Office October 21, 2005

Approved: 
Dan Onorato
Chief Executive

Attest: 
Donna Beltz
Executive's Secretary

SUMMARY FOR 333 BALDWIN ROAD/PACEC ORDINANCE

SUBMITTED FOR COUNCIL MEETING 9/20/05

The attached draft ordinance requests authorization to vacate excess right-of-way at 333 Baldwin Road to support a business expansion opportunity in Allegheny County.

BUSINESS: Civil and Environmental Consultants, Inc. / Colliers Penn (joint ownership of parcel)

LOCATION: 333 Baldwin Road (north of its intersection with Campbell's Run Road) in Robinson Township

PROJECT OVERVIEW: Civil and Environmental Consultants, Inc. (CEC) approached Allegheny County about acquiring a portion of land along Baldwin Road so that they may expand their current building by 45,000 sq. ft., thereby allowing CEC to remain in Robinson Township and add as many as 100 jobs at the site.

PROJECT DESCRIPTION: The land requested by CEC is a 1.448 acre steeply sloped right of way (ROW) that the County acquired through condemnation during the construction of the Baldwin Road interchange. As presently configured, the land is excess ROW. It is unable to be used by another party, and therefore has no other logical use. The parcel will be added to the adjacent parcel owned by CEC. The appraised value of the land is \$8,700. By expanding their parcel, CEC will be able to execute the needed expansion of their enterprise by building an addition to their existing building. With the addition to their parcel, CEC will remain in Robinson Township. The expansion of their business will allow them to add 100 jobs. While the County will vacate the land, it will retain slope support and drainage easements.

PROJECT STATUS: A letter of support from Robinson Township was received on June 29, 2005. The appropriate Executive Action was approved on August 8, 2005.

MEMORANDUM
OFFICE OF THE COUNTY MANAGER

TO: John Mascio
Chief Clerk

FROM: James M. Flynn, Jr.
County Manager

DATE: September 15, 2005

RE: Proposed Ordinance



ALLEGHENY COUNTY COUNCIL

'05 SEP 15 AM 9:48

Attached is an Ordinance authorizing the County of Allegheny to vacate a 1.448 acre area of excess right-of-way at 333 Baldwin Road (County No. 6014-02) north of its intersection with Campbell's Run Road (County No. 6072-03) in Robinson Township to PACEC, Ltd., the adjacent private developer.

The Allegheny County Law Department has reviewed this legislation prior to submitting it to Council.

Please place this on the next agenda for County Council approval.

Thank you.




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

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

1000 Church Hill Road
Pittsburgh, PA 15205-9006
(412) 788-8120
FAX: (412) 788-8126

WILLIAM BLUMLING
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



OFFICE OF THE COUNTY COUNCIL

County of Allegheny

ROOM 119 • 436 GRANT STREET • PITTSBURGH, PA 15219
PHONE (412) 350-6490 • FAX (412) 350-6499

MEMO

To: All Council Members
From: President Rich Fitzgerald
Date: October 17, 2005, 2005
Re: Bill No. 2134-05, Baldwin Road

Bill No. 2134-05 completes the conveyance of 1.448 acres of excess right of way adjacent to 333 Baldwin Road in Robinson Township. I anticipate that a motion will be made at the October 18 Regular meeting of Council to pull this bill from committee due to time constraints on the project for which the conveyance is being made (see below).

Civil and Environmental Consultants, Inc. (CEC) approached Allegheny County about acquiring this parcel so that they may expand their current headquarters building by 45,000 sq. ft., thereby allowing CEC to remain in Robinson Township and add as many as 100 to 150 jobs at the site. CEC is locally headquartered, and conducts its environmental consulting business throughout the country. The company was founded in 1989, and currently has roughly 300 employees in eight offices. CEC's total revenues in 2003 were over \$34 million, and they have been named one of the top 500 design firms and one of the top 200 environmental firms in the country by the Engineering News Record. CEC has also been named one of the 100 fastest growing businesses by the Pittsburgh business Times on seven occasions.

The land requested by CEC is a 1.448 acre steeply sloped right of way (ROW) that the County acquired at no cost through condemnation during the construction of the Baldwin Road interchange. As presently configured, the land is excess ROW. It cannot be used by any other party, and therefore has no logical use to anyone other than CEC. CEC will pay the County the appraised value (\$8,700) for this parcel, and this conveyance will permit CEC to execute the needed expansion of their enterprise and remain in Robinson Township. While the County will vacate the land under the terms of the agreement, it will retain slope support and drainage easements.

This transaction is at the point of becoming time-pressured. In order to complete this project, the sloped area that is to be conveyed will need to be filled, and this must be done while weather permits it in 2005 so that construction can continue on schedule in 2006. CEC will need to have the appropriate permits from Robinson Township granted at the Township's November 2 meeting for this timeline to remain intact. For Robinson Township to issue these permits, however, the conveyance must be completed and approved by County Council before the Township meeting date.

A letter of support from Robinson Township was received on June 29, 2005. The appropriate Executive Action was approved on August 8, 2005. An appraisal analysis, map, and a copy of Robinson Township's letter are in all Council Members' packets for this Tuesday's meeting, and a copy of the full appraisal document is available in the Chief Clerk's office for any Member that wishes to review it.