

# Allegheny County Council

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## Meeting Minutes

Wednesday, December 12, 2018

4:00 PM

Conference Room 1

## **Committee on Economic Development & Housing**

*Dewitt Walton, Chair; Tom Baker, Patrick Catena, Sam DeMarco, Nick Futules, Bob Macey and John Palmiere, Members*

## I. Call to Order

*The meeting was called to order at 4:01.*

### Invited Guests:

**William D. McKain, CPA, Allegheny County Manager or designee(s)**  
**Lance Chimka, Director, Allegheny County Department of Economic Development**

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

*Mr. Szefi was present from the Law Department.*

*Mr. Earley was present from the Department of Economic Development.*

*Mr. Barker was present from the Office of County Council.*

## II. Roll Call

**Members Present:** 2 - John Palmiere and DeWitt Walton

**Members Absent:** 2 - Sam DeMarco and Bob Macey

**Members Phone:** 3 - Tom Baker, Patrick Catena and Nick Futules

**Members** 2 - Sue Means and Cindy Kirk

**Non-Members:**

## III. Approval of Minutes

## IV. Agenda Items

[10892-18](#) Motion to approve the minutes of the November 29, 2018 meeting of the Committee on Economic Development & Housing.

**A motion was made by Palmiere, seconded by Baker, that this matter be Passed. The motion carried by a unanimous vote.**

## Appointments

## Ordinances

[10888-18](#) An Ordinance approving the sale of a parcel of property identified as 4991 Library Road, Bethel Park PA, comprised of Block and Lots 392-F-225, 392-F-215, 392-F-175, 392-F-165, 392-G-110 and 392-F-200, to 25R624 Realty, LLC a Pennsylvania Limited Liability Company for the sale price of \$400,000.00.

**Sponsors:** Chief Executive

*At the request of the Chair, the clerk read the title of the bill and Mr. McKain noted that both of the property conveyance approvals on the Committee's agenda involved similar issues. Mr. Szefi summarized the provisions of the bill, noting that the sale and price are identical to those previously approved by Council, but the buyer had set up a new holding company to own the real estate involved in the transaction. Mr. Szefi indicated*

*that the landscaping business would still be owned by the company that the owner had originally set up for that purpose.*

*In response to questions from Ms. Means, Mr. Szefi noted that this purchaser submitted the only bid for the property, and indicated that assessed values are generally not reliable indicators of fair market value for government-owned property, as there is no particular incentive to refine the accuracy of assessments for tax-exempt parcels. The Chair discussed the timeline of the sale.*

*In response to a question from Ms. Means, Mr. Earley noted that the buyer is amenable to retaining the current footprint of the Montour Trail on the property in question.*

**A motion was made by Futules, seconded by Baker, that this matter be Affirmatively Recommended. The motion carried by a unanimous vote.**

[10889-18](#)

An Ordinance approving sale of approximately 8.2031 gross acres [7.9993 net acres] of County property located on McIntyre Road in Ross Township, Pennsylvania, 15237 identified as a portion of Lot & Block No. 612-S-64 known as the John J. Kane Regional Center-Ross Township, to Regional Development Partners - McKnight Road LP for the sale price of \$1,250,000.00.

**Sponsors:** Chief Executive

*At the request of the Chair, the clerk read the title of the bill and Mr. Szefi summarized its provisions, noting that the developer to whom the sale was originally authorized had restructured, and that the new approval was merely to account for the new company name.*

*In response to a question from Mr. Palmiere, Mr. Szefi indicated that the developer was contemplating a restaurant and retail space, and Mr. Earley noted that there had been some consideration of office, hotel, and other mixed uses, as well.*

*In response to a question from Ms. Means, Mr. Szefi noted that the sale encompasses roughly 8 acres at a price of \$1.25 million.*

*Ms. Kirk and Mr. McKain discussed the characteristics of the property, and Mr. McKain noted that the appraisal valued the property at approximately \$900,000.*

**A motion was made by Catena, seconded by Palmiere, that this matter be Affirmatively Recommended. The motion carried by a unanimous vote.**

## V. Adjournment

*The meeting adjourned at 4:14.*