

# **Allegheny County Council**

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## **Meeting Minutes - Approved**

**Wednesday, August 19, 2015**

**4:00 PM**

**Conference Room 1**

## **Committee on Public Works**

*Bob Macey, Chair  
Members: Jim Ellenbogen  
Michael Finnerty  
Nick Futules  
Heather Heidelbaugh  
Ed Kress  
William Russell Robinson*

**I. Call to Order**

*The meeting was called to order at 4:00.*

**Invited Guests:**

**William D. McKain, CPA-County Manager or Designee**

**Stephen G. Shanley P.E.- Director, Public Works or Designee**

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

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

*Mr. Szefi and Mr. Woltz were present from the Law Department.*

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

**II. Roll Call**

**Members Present:** 1 - Macey

**Members Absent:** 3 - Michael Finnerty, Heather Heidelbaugh and William Robinson

**Members Phone:** 3 - Jim Ellenbogen, Nick Futules and Ed Kress

**Members** 1 - Sue Means

**Non-Members:**

**III. Approval of Minutes**

[9124-15](#)

Motion to approve the minutes of the Public Works Committee meeting of Allegheny County Council held on July 7, 2015

**Passed**

**IV. Agenda Items****Ordinances**

[9065-15](#)

An Ordinance approving the sale of approximately 2.2508 acres of County property located on Library Road in the Municipality of Bethel Park, Pennsylvania, 15102 identified as Lot & Block Nos. 392-F-225 and 392-F-175 and collectively known as the Department of Public Works District 5 Warehouse, for the sale price of \$325,000 to First Link of Pennsylvania, LP, a Pennsylvania Limited Partnership.

**Sponsors:** Chief Executive

*At the request of the Chair, the clerk read the title of the bill and Mr. Hurley summarized its provisions with a brief presentation describing the property, the history of negotiations with First Link, LP relating to the transaction, proposed post-sale use of the property, and zoning considerations. Mr. Hurley noted that the developer's full project budget is roughly \$2 million, and also reminded the committee that the transaction would both remove the responsibility for site remediation from the County and result in the property becoming taxable.*

*In response to questions from the Chair, Mr. Hurley noted that the job creation potential could be as high as 30, depending upon the use to which the property is ultimately put, as well as the timeline for negotiating and finalizing the agreement to transfer the property.*

*Ms. Means noted that the municipality of Bethel Park appears to be supportive of the transfer, with zoning considerations borne in mind.*

*In response to questions from Ms. Means, Mr. Hurley noted that the cost of remediating the property is significant, and that this cost needed to be taken into consideration in determining a fair value for the transaction.*

*In response to a question from Ms. Means, Mr. McKain noted that the sale will not impact County maintenance operations in any fashion.*

*In response to a question from Ms. Means, Mr. Hurley discussed the potential zoning issues, noting that the use(s) to which the property ultimately is put will depend on how the parcel ends up zoned.*

*Mr. Ellenbogen noted that the building is well beyond its useful life for a number of reasons, and asked about response times for snow removal purposes after the transaction. Mr. McKain noted that the snow removal trucks had been based elsewhere for the past two winters, so there would be no impact.*

*Mr. Futules expressed support for the transaction.*

*In response to a question from Mr. Kress, Mr. Hurley noted that the appraisal was performed by Interstate Acquisition Services, that this was the only appraisal performed, and noted that no additional appraisals were performed due to the nature and condition of the properties.*

*In response to questions from Mr. Kress, Mr. Hurley described the process of bidding for a property sale of this nature, and noted that the legislative authorization for the sale precedes negotiation and finalization of the terms of the sale.*

*Mr. Kress and Mr. Hurley discussed the prior removal of underground storage tanks on the site, with Mr. Hurley noting that the property has been cleared for sale by the Commonwealth.*

*In response to a question from Mr. Kress, Mr. McKain noted that there had not yet been any reports of vandalism at the site, but that it would certainly be possible if the property were retained in its current condition.*

*Mr. Ellenbogen discussed the characteristics of the site, and indicated that he believes that site remediation should not present any insurmountable issues.*

**Affirmatively Recommended**

## **V. Adjournment**

*The meeting was adjourned at 4:23.*