

Market Place District Improvements Project

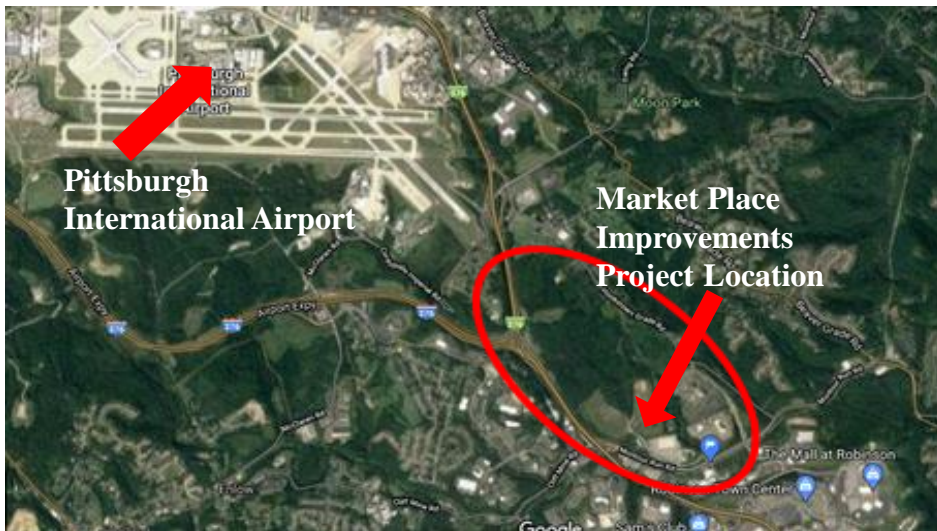
Project Description

Moon Transportation Authority (MTA) is undertaking a \$5.58 million multimodal transportation project to upgrade infrastructure and facilitate economic development on 780-acres of undeveloped land in Moon Township, Allegheny County, Pennsylvania. This Project is referred to as **Market Place District Improvements** and is the implementation of transportation infrastructure (Phase 1) that will enable subsequent Master Plan phases.

Market Place District Improvements Phase 1 consists of widening, adding turn lanes, implementing pedestrian and bike connections, and improving intersections on Montour Run Road, a state-owned arterial; and upgrading Market Place Boulevard. These improvements are mandated by the Township of Moon to upgrade safety, alleviate current and future traffic congestion, and improve air quality.

The Master Plan part of the Project consists of senior living residential apartments, three post-covid modern office buildings, 800 residential apartment units and related neighborhood restaurant and retail. All in all, this phase of vertical development investment is estimated at \$170 million.

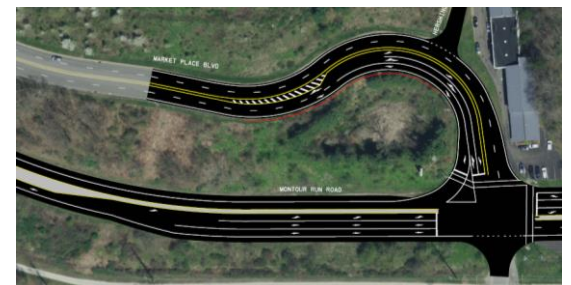
MTA coordinated a public-private partnership to undertake Phase 1. Private developers are contributing \$1.019 million to offset the \$1.319 million cost of Preliminary Engineering and Final Design. MTA is responsible for the rest of the design cost and is seeking funds for construction, which is estimated currently at \$4.1 million.



MARKET PLACE DISTRICT PROJECT COSTS

ACTIVITIES	COSTS
Preliminary Engineering	\$732,909
Final Design	\$586,328
Construction (incl contingency)	\$3,876,000
Construction Inspection	\$387,600
TOTAL PHASE 1	\$5,582,837

MARKET PLACE PROJECT PHASE 1 ACTIVITIES	SCHEDULE	
	BEGIN	END
Preliminary Engineering	Feb-21	Feb-22
Final Design	Mar-22	Feb-23
Construction	2023 Construction Season	



The Project Will Result in the Following Solutions:

In addition to the Project's economic benefits (described on page 2), Market Place District Improvements will address three main transportation challenges: **access, traffic, and safety**.

- Access** – Will establish multimodal access to the 780-acres Market Place site especially to the 300-acre Master Plan and an additional 480-acres of land-locked properties.
- Traffic** – Through and turn lanes will be added to Montour Run Road to accommodate **13,000 vehicles traveling daily through the Project area and the increase in traffic** forecasted from new development.
- Safety** – Will implement modern transportation infrastructure and technology to **decrease crash rates in the Project area (1.82 crashes per one million vehicle miles of travel)**, which exceed statewide average rate (1.3-1.7) for similar roadways.

Market Place District Improvements Project *(Continued)*

Economic Benefits

- The Project is the first phase of a **Master Plan** to upgrade capacity of Montour Run Road and implement Market Place Boulevard to **unlock 780-acres for private development**.
- Phase 1 enables Master Plan development of 300-acres, a **\$170 million private investment that will yield \$4.3 million in annual real estate tax revenues**.
- **Build-out of Market Place will create 912 direct construction jobs and another 476 indirect and induced jobs (\$55,500 average annual salary)** that support construction of the 780-acre development.
- **Employers** locating to Market Place **will create 1,296 permanent jobs with an average salary estimated at \$71,500**.
- Considering all economic activity as a result of the full development plan, **ongoing local and state tax revenues are forecasted at more than \$14 million annually**.
- Jobs created at Market Place are anticipated to **support new development and businesses at Pittsburgh International Airport**.



For More Information Contact:

Lynn Colosi, Executive Director
Moon Transportation Authority
412-443-1746
lcolosi@deltaone.com

Market Place District Improvements Project Current Condition Photos

[MARKET PLACE PROJECT LOCATION](#) [GOOGLE MAPS LINK](#)

PICTURE #1: MONTOUR RUN ROAD WESTBOUND LANE AND ROADWAY MEDIAN



PICTURE #2: MONTOUR RUN ROAD WESTBOUND AND EASTBOUND LANES



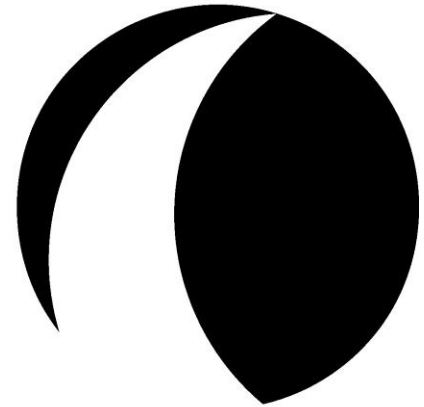
PICTURE #3: MONTOUR RUN ROAD ENTRANCE TO MONTOUR TRAIL



PICTURE #4: MONTOUR RUN ROAD AT MARKET PLACE BOULEVARD



THE MOON TRANSPORTATION AUTHORITY



Developing the roadways that develop life

Presentation for 2021



Lynn Colosi
Executive Director
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Delta Development Group, Inc. is a management consultant firm contracted by Moon Transportation Authority to administer MTA's daily operations, oversee planning, design and construction of infrastructure projects, and develop financial strategies to fund projects.

<http://www.moontwp.com/boards/moon-transportation-authority.php>

CONGRATULATIONS!



February 11, 2021

Ms. Samantha Kemock, Marketing Coordinator
L.R. Kimball
615 West Highland Avenue
Ebensburg, PA 15931

Subject: ASCE Pittsburgh Section 2020 Civil Engineering Achievement Award

Dear Ms. Kemock:

It is our pleasure to inform you that the **Thorn Run Interchange Upgrade Project** was selected for the **ASCE Pittsburgh Section 2020 Civil Engineering Achievement Award**. This Project tackled serious safety traffic and mobility concerns at an important interchange for the Moon Township Authority. The Project demonstrated resourcefulness in the planning and solution to the design challenges, including, sensitivity to the community needs, special requirements for the 911th Airlift Wing and Pittsburgh International Airport, environmental safety, budget limitations, and aesthetics. It was carefully and safely constructed with consideration for navigation and environmental concerns while minimizing traffic interruptions to the surrounding communities.

The ASCE Pittsburgh Section typically recognizes our awardees during the Engineers Week Banquet. The Engineers Week Banquet is one of our Section's signature events where our community of ASCE members, faculty, students, and guests gather celebrate our Region's achievements. Unfortunately, we will not be scheduling a Banquet this year due to the current pandemic guidelines and in the interest protecting the health and safety of our communities. This year's celebration will be presented virtually through an online program and will also be featured in the Engineers Week special coverage in the Pittsburgh Business Times. Award plaques for this achievement will be made out to the Project Team: Project Owner, Prime Consulting Firm, and Contractor. Please advise where the plaques should be sent and we will be happy to send it to you. If you wish to order additional plaques, they are available for an additional \$100 each. Please let us know if you'd like to order additional plaque by February 15th so we can include it with the order."

On behalf of our Section Board of Directors, congratulations! We look forward to celebrating virtually with you!

Sincerely,

Jonathan Shimko
President, ASCE Pittsburgh Section

Robert W. Dengler II, P.E.
on behalf of the Section Awards Committee

CIVIL ENGINEERING ACHIEVEMENT AWARD

- Seriously upgrading safety and mobility
- Demonstrated resourcefulness and solutions design
- Overcoming challenges and accounting for community needs, 911th Air Lift Wing, Pittsburgh International Airport, environmental safety, budget limitations and aesthetics



BOARD OF DIRECTORS

- Mark Scappe, President (MASD) - 2025
- John Hertzler, Vice President (BOS) - 2021
- Thomas Weaver, Secretary/Treasurer (Business) - 2024
- Michael Hauser, Board Member (MASD) - 2022
- James Vitale, Board Member (BOS) – 2023

Mills & Henry, Solicitor

The Toal Law Firm, Special Counsel

*Regular Board meetings –
1st Monday every month, 6 p.m.*

How Does MTA Work?

Undertake Critical Transportation Infrastructure

New Roads/Interchanges

Multimodal Connections



To Facilitate Economic Investment/Development

New Commercial Buildings

Reconstructed Commercial Buildings



That Would Not Exist But For MTA

\$9.3 Million/Year for Taxing Body Partners

2019
Township Ordinance
MASD Resolution

Expanded and ratified
MTA's jurisdiction,
processes and projects

- Acknowledged that MTA has catalyzed significant economic development and increased tax revenue for taxing bodies
- Concurred with LERTA RAP as a mechanism to finance transportation infrastructure improvements
- **Approved expansion of MTA's program to enable further development in Market Place District**
- Agreed that this expansion will stimulate significant development thus enhancing Township's and MASD's tax base
- Approved extension of MTA and Township's and MASD's participation in LERTA RAP through April 2036
- **Stated intention and desire for MTA to fund costs to analyze, plan, design and construct new transportation infrastructure in Market Place District**



LERTA RAP DISTRICT



Description of the LERTA RAP District

- Geographic area spanning from about Flaugherty Run to the west and Market Place to the east; bound to the south by I-376 and north by Beaver Grade Road
- Within which all newly constructed, reconstructed, repurposed or improved commercial buildings and deteriorated properties are exempted from real estate taxes by the taxing bodies (Ordinary upkeep and maintenance, single family residential and land are not subject to LERTA RAP exemptions)
- The Township and MASD, since 2016, have approved and directed MTA to undertake 3 projects in the LERTA RAP District utilizing the exemptions: 1) Market Place District Improvements 2) Rouser Road Connector and 3) Stevenson Mill Connector

MTA
Undertakes
Projects at
the Direction
of the
Township
and approval
by MASD

Projects Completed since 1986

- **Thorn Run Interchange (1991)**
- **Ewing Interchange (1999)**
- **Cargo Interchange (2003)**
- **Cherrington Parkway Ext. (2008)**
- **Thorn Run (aka Robert E. Harper) Interchange Reconstruction (2020)**



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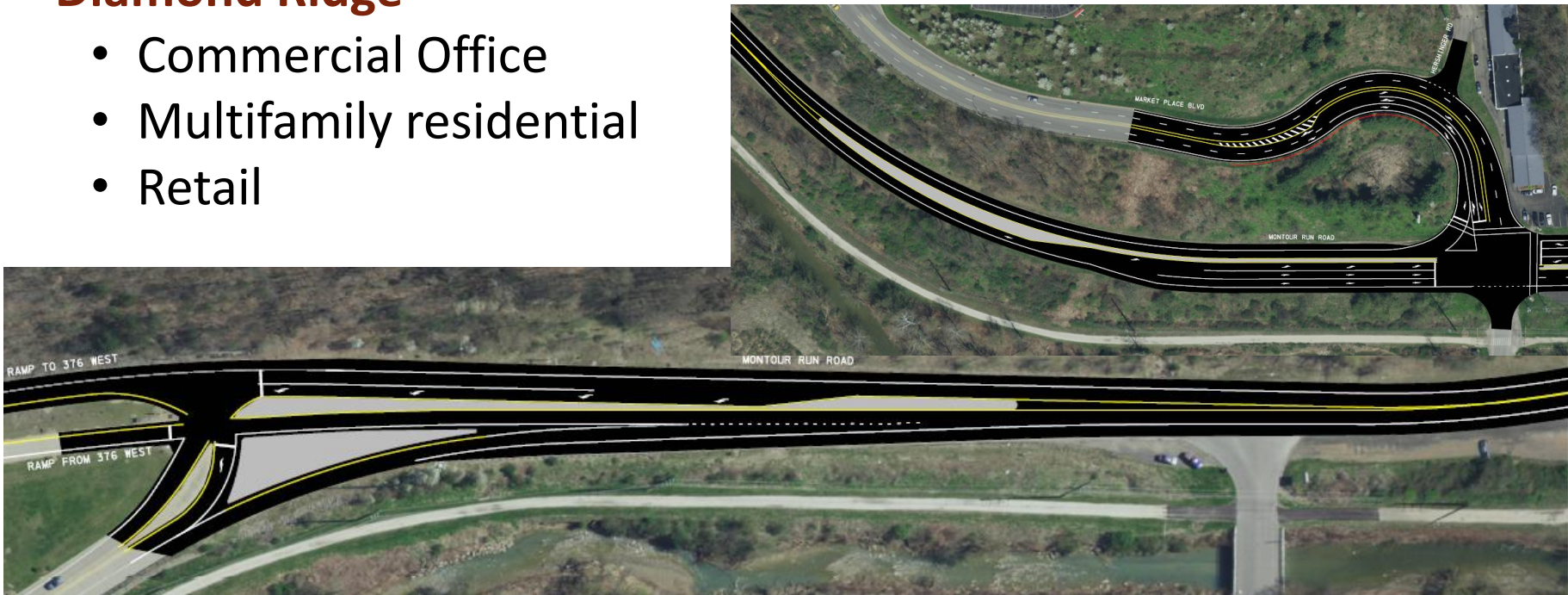
Current Projects

- Market Place District
- Rouser Road Connector
- Stevenson Mill Connector

Market Place District – Phase 1

- **Smith Packet Senior Living**
- **Luna Ridge**
 - Multifamily residential
 - Retail
 - Commercial
- **Diamond Ridge**
 - Commercial Office
 - Multifamily residential
 - Retail

PROJECT TASKS	COSTS
Preliminary Engineering	\$732,909
Final Design	\$586,328
Construction (incl contingency)	\$3,876,000
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TOTAL	\$5,582,837



Market Place Return on Investment

Development # 1- Senior Living Facility			
MOON TOWNSHIP	Tax Rate	Assessed Value	Total Taxes
Real Estate - General Purpose	0.00254	\$15,020,770	\$ 38,152.76
Subtotal			\$ 38,152.76
MOON AREA SCHOOL DISTRICT	Tax Rate	Assessed Value	Total Taxes
Real Estate - General Purpose	0.0226746	\$15,020,770	\$ 340,589.95
Subtotal			\$ 340,589.95
Allegheny County	Tax Rate	Assessed Value	Total Taxes
Real Estate - General Purpose	0.00473	\$15,020,770	\$ 71,048.24
Subtotal			\$ 71,048.24
Total Tax Generation			\$ 449,790.94
Development # 2- Luna Ridge			
MOON TOWNSHIP	Tax Rate	Assessed Value	Total Taxes
Real Estate - General Purpose	0.00254	\$ 57,216,000.00	\$ 145,328.64
Subtotal			\$ 145,328.64
MOON AREA SCHOOL DISTRICT	Tax Rate	Assessed Value	Total Taxes
Real Estate - General Purpose	0.0226746	\$ 57,216,000.00	\$ 1,297,349.91
Subtotal			\$ 1,297,349.91
Allegheny County	Tax Rate	Assessed Value	Total Taxes
Real Estate - General Purpose	0.00473	\$ 57,216,000.00	\$ 270,631.68
Subtotal			\$ 270,631.68
Total Tax Generation			\$ 1,713,310.23
Development # 3 - Burns Scalo			
MOON TOWNSHIP	Tax Rate	Assessed Value	Total Taxes
Real Estate - General Purpose	0.00254	\$67,500,000	\$ 171,450.00
Subtotal			\$ 171,450.00
MOON AREA SCHOOL DISTRICT	Tax Rate	Assessed Value	Total Taxes
Real Estate - General Purpose	0.0226746	\$67,500,000	\$ 1,530,535.50
Subtotal			\$ 1,530,535.50
Allegheny County	Tax Rate	Assessed Value	Total Taxes
Real Estate - General Purpose	0.00473	\$67,500,000	\$ 319,275.00
Subtotal			\$ 319,275.00
Total Tax Generation			\$ 2,021,260.50
Development # 4 - Watermark			
MOON TOWNSHIP	Tax Rate	Assessed Value	Total Taxes
Real Estate - General Purpose	0.00254	\$ 29,952,000.00	\$ 76,078.08
Subtotal			\$ 76,078.08
MOON AREA SCHOOL DISTRICT	Tax Rate	Assessed Value	Total Taxes
Real Estate - General Purpose	0.0226746	\$ 29,952,000.00	\$ 679,149.62
Subtotal			\$ 679,149.62
Allegheny County	Tax Rate	Assessed Value	Total Taxes
Real Estate - General Purpose	0.00473	\$ 29,952,000.00	\$ 141,672.96
Subtotal			\$ 141,672.96
Total Tax Generation			\$ 896,900.66
			\$ 4,278,634.45
			\$ 802,627.88

TWP & MASD

COUNTY IMPACT



Thank you for your time!

Lynn Colosi
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