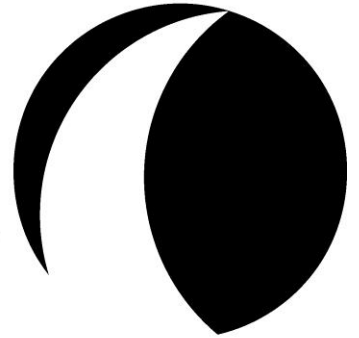


THE MOON TRANSPORTATION AUTHORITY



Developing the roadways that develop life

Marketplace District Transportation Improvements Project Briefing Booklet

Moon Township, Allegheny County, Pennsylvania

July 2023

MOON TRANSPORTATION AUTHORITY

1

Responsible for planning, designing, and constructing critical transportation infrastructure that facilitates economic activity, increases tax base, and creates jobs in Moon Township, Allegheny County.

2

Funds projects by using real estate taxes on exempted commercial buildings that are contributed by property owners to MTA to implement transportation infrastructure (referred to as LERTA RAP program).

3

For 35+ years, MTA, which was established by the Township and School District in 1986, has completed major transportation infrastructure including Thorn Run Interchange, Ewing Interchange, Cargo Interchange, Cherrington Parkway and Thorn Run Interchange Reconstruction.

4

These projects facilitated over 2.1 million square feet of commercial development that generates \$9.2 million annually/forever for the Township, School District and Allegheny County.

MARKETPLACE DISTRICT TRANSPORTATION IMPROVEMENTS

DESCRIPTION

Marketplace District Transportation Improvements is a 1.25-mile reconstruction of Montour Run Road, which includes adding through lanes and turn lanes, and upgrading intersections, and a quarter-mile reconstruction of Marketplace Boulevard, which includes road widening, adding turn lanes, and installing sidewalk, all of which are required to enable private development of 700-acres at Marketplace District, Moon Township.

- **Access**– Establishes multimodal access to the 700-acre Marketplace District site especially to the 300-acre Diamond Ridge Master Plan plus an additional 400-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.

MARKETPLACE DISTRICT TRANSPORTATION IMPROVEMENTS

PROJECT BUDGET & STATUS

PROJECT ELEMENT	COST	STATUS
MONTOUR RUN-MARKETPLACE		
Planning	\$40,008	Complete
Pre Engineering	\$732,909	Complete
PE Supplement	\$249,729	Underway
Final Design	\$618,792	Underway
Construction	\$6,277,173	2024
ROW	\$50,000	
Utilities	\$200,000	
Construction (+ contingengy)	\$5,479,248	
Construction Inspection	\$547,925	
<i>SUBTOTAL</i>	\$7,918,611	

MARKETPLACE DISTRICT TRANSPORTATION IMPROVEMENTS

BENEFITS SUMMARY

- The Project upgrades capacity of Montour Run Road and Marketplace Boulevard to accommodate private development of 700-acres.
- Development currently underway at Marketplace District (which is sometimes referred to as Diamond Ridge) is a 300-acre, \$200+ million private investment that will yield \$4 million in annual real estate tax revenue.
- Full build-out of Marketplace District will create 1,917 direct construction jobs (\$55,775 average annual salary) plus another 1,346 indirect and induced jobs.
- Employers locating to Marketplace will create 1,489 permanent jobs including office, retail and restaurant with an average salary estimated at \$65,102.43 plus 1,343 indirect and induced jobs that support ongoing operations.
- Considering all economic activity as a result of the development plan, ongoing local and state tax impacts are forecasted at nearly \$14 million annually.
- The roadway infrastructure upgrades, and private development implemented at Marketplace are anticipated to support new development and businesses at Pittsburgh International Airport.

ECONOMIC MODEL RESULTS

SUMMARY DATA

Estimated Economic Impacts of Development							
				Construction Full Build-Out (one time)		Operations Full Build-Out (annual, on-going)	
Employment Impact ^{(1) (2)}							
Employment							
Direct				1,917		1,489	
Indirect & Induced				1,346		1,343	
Total Job Creation				3,263		2,832	
Employee Compensation							
Direct				\$106,938,613		\$96,937,518	
Indirect & Induced				\$64,843,839		\$69,774,306	
Total Employee Compensation				\$171,782,452		\$166,711,824	
State/Local Tax Impact ⁽³⁾							
Household Expenditures ⁽⁴⁾							
Income Tax				\$2,486,673		\$2,084,401	
Non-Taxes (Fines- Fees)				\$297,299		\$249,204	
Motor Vehicle License				\$89,393		\$74,931	
Property Taxes				\$49,674		\$2,764,649	
Other Tax (Fish/Hunt)				\$56,149		\$47,066	
Sub-Total				\$2,979,187		\$5,220,251	
Business Expenditures ⁽⁵⁾							
Sales Tax				\$835,519		\$3,865,780	
Property Tax				\$686,549		\$3,955,469	
Motor Vehicle License				\$12,134		\$56,144	
Severance Tax				\$0		\$0	
Other Taxes				\$119,149		\$551,278	
S/L Non-Taxes						\$13,076	
Sub-Total				\$1,653,352		\$8,441,747	
Enterprises (Corporations)							
Corporate Profits Tax				\$482,754		\$240,768	
Dividends				\$34,757		\$17,335	
Sub-Total				\$517,511		\$258,103	
Total State/Local Tax Impact				\$5,150,050		\$13,920,101	
<i>Sources: IMPLAN Group LLC, 2019</i>							

ECONOMIC MODEL RESULTS

JOBS AND INCOME DATA

Construction Benefits		
Direct Construction Employees		1,917
Direct Employee Compensation		\$106,938,613
Average Compensation		\$55,774.87
Local and State Taxes		\$5,150,050
Estimated Employment at Full Build-Out by Type		
Office		1,151
Retail		135
Neighborhood Commercial		175
Senior Living Community		28
Total Employees at Full Build Out		1,489
Employment Summary for Operations at Full Build-Out		
Total Employees at Full Build-Out		1,489
Annual Compensation for Direct Employees		\$96,937,518
Average Annual Compensation		\$65,102.43
Allegheny County Median Household Income		\$56,333

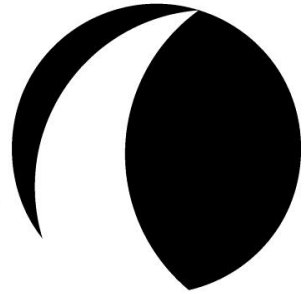
ECONOMIC MODEL RESULTS

TAX REVENUE

Tax Impact - Moon Township (Land and Building) - Includes Residential		
Realty Transfer	\$ 2,094,784.29	construction cost x rate
Real Estate - General Purpose	\$ 1,147,941.79	construction cost x rate
Earned Income - Nonresident	\$ 508,921.97	earned income x municipal rate
Earned Income - Resident	\$ 254,460.98	earned income x municipal rate
Local Service Tax (LST)	\$ 69,983.00	total employees x municipal rate
Total Municipal Tax Revenue	\$ 4,076,092.04	
Tax Impact - Moon Area School District (Land and Building) - Includes Residential		
Realty Transfer	\$ 2,094,784.29	construction cost x rate
Real Estate - General Purpose	\$ 8,869,316.70	construction cost x rate
Earned Income - Resident	\$ 254,460.98	earned income x municipal rate
Local Service Tax (LST)	\$ 7,445.00	total employees x municipal rate
Total Moon Area SD Tax Revenue	\$ 11,226,006.98	

Property Tax (Buildings Only) No Residential			
Taxing Body	Real Estate - General Purpose	Total Taxes	
Moon Township	0.00274	\$	378,421.31
Moon Area School District	0.021170	\$	2,923,787.97
Allegheny County	0.00473	\$	653,260.14
Total		\$	3,955,469.41

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FOR MORE INFORMATION, PLEASE CONTACT:

Lynn Colosi, MTA Executive Director

412.443.1746

lclosi@deltaone.com