

MOON TRANSPORTATION AUTHORITY

Mailing Address:
1000 Beaver Grade Road
Moon Township, PA 15108
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2022 AUTHORITY BOARD

Mark Scappe, *President*
John Hertzler, *Vice President*
Tom Weaver, *Secretary/Treasurer*
William Kammerer
James Vitale

Mills & Henry
Solicitor
Delta Development Group, Inc.
Executive Director

MINUTES
Monday, October 3, 2022

The Moon Transportation Authority (MTA) Board of Directors met at 6:00 p.m., Monday, October 3, 2022, 1000 Beaver Grade Road, Moon Township, Allegheny County, PA 15108.

Board Members:

John Hertzler – Present
William Kammerer – Present
Mark Scappe - Present
James Vitale – Present
Tom Weaver - Excused

Also, in Attendance:

Austin P. Henry, Esq., Mills & Henry
Todd Alexander, Esq., Mills & Henry
David Toal, The Toal Law Firm
Brian Krul, TranSystems
Joe Rusiewicz, TranSystems
Marcy Johnson, RHEA
Nate Hokenbrough, Larson Design Group

Call to Order

Mr. Scappe opened the meeting at 6:01 p.m.

Roll Call

Mr. Scappe conducted roll call. Mr. Weaver was excused.

Approval of Minutes

Motion by Mr. Vitale to approve the Minutes for the regular meeting of September 2022. Second by Mr. Hertzler. Motion passed 4-0.

Payment of August/September Invoices

Ms. Colosi presented revenues (\$574,946.44) and expenditures (\$217,390.97), specifically citing receipt of MASD real estate tax exemptions/diversions of \$574,946.44, which does not include payments from Tapestry and University Centre. (Neither Tapestry nor University Centre submitted

payment within the 2% discount deadline.)

Motion by Mr. Hertzler to pay August and September 2022 invoices as submitted by the Executive Director. Second by Mr. Vitale. Motion passed 4-0.

Cash Flow Update

Ms. Colosi reviewed with the Board the 2022 budget and cash flow projections as of September 30th, which show that MTA could end the year with approximately \$1,270,187.

Project Updates

a. Public Officials/Public Meeting Results

As per requirements for using public and grant funds for projects, MTA held meetings for public officials and the public on MTA's current projects consisting of Marketplace District Improvements, Stevenson Mill Connector (SMC), Rouser Road Connector (RRC) and related Offsite Improvements (Offsites) on University Boulevard/Business I-376 on Thursday, September 29th at the Township building. Mr. Scappe expressed the importance of the meetings and documenting those meetings in case project funders require meeting records. Ms. Colosi said that she would draft minutes for both meetings and submit those notes to the Board for review and approval at MTA's November Board meeting.

Ms. Colosi and the Board recognized the participation in the meetings of its partner, Moon Area School District (MASD), and acknowledged the Superintendent's and School Board members' input and comments. MTA's Board noted and acknowledged MASD's concern that single family residential development and students resulting from that type of development negatively impacts the District's budget. That's why, according to discussion by the Board, MTA's facilitation of commercial development and increased tax base from said development is a critical tactic for generating revenues for MASD's future budgets.

Representative Valerie Gaydos and Senator Devlin Robinson both attended the public officials' meeting and were acknowledged by MTA's Board, which expressed gratitude for their ongoing support for MTA and its projects.

Ms. Colosi recognized the private developers at Marketplace and their financial contributions to the project's soft and hard costs and input on infrastructure needs.

There was acknowledgement and a discussion about Port Vue Drive residents' concerns about the amount of right-of-way acquisition that would be necessary to improve the RRC roadway and impacts that acquisition might have on their properties. Mr. Scappe reported that reconstructing/upgrading Port Vue Drive is the Township's comprehensive plan and that the Board of Supervisors direction to MTA is to undertake this upgrade. MTA's Board stated that there are processes that need to be followed when undertaking acquisitions for public infrastructure upgrades and MTA will follow those requirements. Mr. Scappe also reiterated, as was discussed

in the public meeting, that Port Vue Drive area was previously rezoned to commercial/industrial. MTA's project will upgrade not only dilapidated infrastructure but will improve safety and emergency response times, as described by the Board.

Board members stated that, for the record, Ms. Colosi handled the public officials and public meetings very well by demonstrating respect for all participants and diffusing difficult situations.

b. Stevenson Mill Connector/Rouser Road Connector/Offsites

Mr. Krul and Mr. Rusiewicz, TranSystems, and Ms. Johnson, RHEA, presented an update on SMC/RRC and Offsites project. Ms. Johnson's report focused on the status of erosion and sediment control items and the status of environmental permitting. Erosion and sediment control plan is running simultaneous to TranSystems' completion of Final Design, which is anticipated to be finished in a few months.

Ms. Johnson described the timeline for submissions of permit applications and reviews by the Township, County and DEP, which are anticipated to take 90 to 120 days. Permits, once approved, are good for three to five years.

Mr. Rusiewicz presented results of retaining wall comparisons as requested by MTA's Board. All types have similar life spans - about 100-years. Maintenance costs by type are dependent on how the wall and proper drainage are installed. Of the three types of walls Mr. Rusiewicz described, the modular type seems the most prudent solution for RRC project as agreed by the Board.

Mr. Krul reported that RRC's Right of Way (ROW) Plan will be completed and ready for review in about two to four weeks. Mr. Krul will set up a meeting with Ms. Colosi and Mills & Henry to review the final draft ROW Plan.

Ms. Colosi noted that she met internally with Delta's team to identify potential funding sources for construction of MTA's projects, particularly SMC/Offsites. Mr. Toal mentioned the opportunity to turnback Moon Clinton Road to the Township for ongoing maintenance, which will alleviate PennDOT of those responsibilities and create opportunities for MTA to leverage state grant funds.

A private developer has been exhibiting interest in the land available along SMC, particularly Allegheny County Airport Authority's (ACAA) 27-acres. Ms. Colosi reported that she had preliminary discussions with ACAA, and they said they will be a pro-active partner should they receive an unsolicited development proposal from any developer. Mr. Henry added that MTA has been supportive of the ACAA's project at Cherrington/Ewing intersection, which is intended to facilitate development of several commercial buildings.

Ms. Colosi reminded the Board that TranSystems submitted scopes of work and price proposals for Final Design for SMC and Offsites and, based on Ms. Colosi's review, she advised TranSystems to make a few edits and price adjustments.

Motion by Mr. Vitale to authorize the Executive Director to amend existing TranSystem's Request for Services Contract for Stevenson Mill Connector and University Boulevard/Business I-376 Offsites with revised pricing for Final Design. Second by Mr. Kammerer. Motion passed 4-0.

c. Marketplace District Improvements

There was a brief discussion about Marketplace project and potential ROW impacts, and coordination of a meeting with Bob Wade, owner of former Wade Heating and Cooling. Mr. Henry described the issue with Wade property and that some of Wade's parking spaces are in the Township's and MTA's rights-of-way.

Mr. Hokenbrough reported on status of the Stormwater Management Plan (the PE Supplement work order).

Ms. Colosi reported that Larson Design Group (LDG) submitted a work order to conduct a Design Workshop for property owners and the Township to discuss potential needs and alignments for Marketplace Extension. Upon approval and execution of the work order, Ms. Colosi will coordinate the Design Workshop.

Motion by Mr. Hertzler authorizing the Executive Director to execute Larson Design Group's work order to conduct Marketplace Extension Design Workshop including pre- and post-workshop activities. Second by Mr. Kammerer. Motion passed 4-0.

Other Items of Interest

There was one item of interest consisting of the condemnation settlement for a property acquisition that was part of Thorn Run Interchange Construction project.

Motion by Mr. Vitale to authorize documents and execution of documents including Quit Claim deed, notice of completion and settlement check for Thorn Run Interchange Construction project. Second by Mr. Hertzler. Motion passed 4-0.

There were no other items of interest.

Comments from the Public

There were no comments from the public.

Executive Session – if necessary

No executive session was needed.

Motion to Adjourn

There being no further business before the MTA Board, the meeting was adjourned at 7:27 p.m.

Motion to adjourn the meeting at 7:27 p.m. by Mr. Hertzler. Second by Mr. Kammerer. Motion passed 4-0.