

May 18, 2021

The Honorable Bob Casey
United States Senator, Pennsylvania
393 Russell Senate Office Building
Washington, DC 20510

SUBJECT: Market Place District Improvements Project, Moon Township, Allegheny County, PA

Dear Senator Casey:

Moon Transportation Authority (MTA) is a unique agency that plans, designs and constructs transportation infrastructure to facilitate economic development on behalf of and at the direction of Moon Township, Allegheny County, Pennsylvania. Moon Township's number one priority transportation infrastructure initiative is Market Place District Improvements (the Project), which MTA fully supports and intends to deliver.

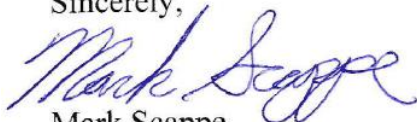
MTA has a longstanding successful track record and is considered a best practice in Pennsylvania for the collaborative way we undertake projects. We use real estate taxes from new and reconstructed commercial buildings in Moon Township to leverage grants, loans, and private investment, all tailored to accomplish each specific project the Township sets before the Authority. Since 1986, MTA has planned, designed, and constructed four major interchanges along I-376 in the Pittsburgh International Airport corridor and a parkway extension resulting in 2.1 million square feet of commercial development that is assessed at more than \$300 million and generates \$9.3 million in annual real estate taxes for the local taxing bodies.

The \$5.583 million transportation infrastructure that MTA is designing and constructing as part of the Market Place District Improvements Project will unlock 780-acres for development and create 1,300 ongoing good jobs in the Airport corridor.

We respectfully request your consideration of Market Place District Improvements as an essential Project and one worthy of a Federal appropriation and welcome your support. If you have any questions, please do not hesitate to contact MTA's Executive Director, Lynn Colosi, at 412-443-1746. MTA welcomes the opportunity to meet with you to discuss this Project in more detail.

Thank you for your time and interest.

Sincerely,



Mark Scappe
President, Board of Directors
Moon Transportation Authority



MOON TOWNSHIP

ALLEGHENY, COUNTY - PENNSYLVANIA

May 21, 2021

The Honorable Bob Casey
United States Senator, Pennsylvania
393 Russell Senate Office Building
Washington, DC 20510

SUBJECT: Market Place District Improvements Project, Moon Township, Allegheny County, PA

Dear Senator Casey:

On behalf of Moon Township, I am writing to demonstrate our support for Market Place District Improvements, a community project being undertaken by Moon Transportation Authority (MTA).

At the Township's direction, MTA has been planning and designing Market Place District Improvements (the Project), which consists of multimodal transportation infrastructure that supports Market Place District Master Plan. The Master Plan is an ambitious proposal to develop 780-acres that includes senior living residential apartments, three post-COVID office buildings, 800 residential apartment units, and related neighborhood restaurant and retail amenities. Full build-out of Market Place District hinges on the Project and its traffic mitigation and multimodal infrastructure implementations along Montour Run Road and Market Place Boulevard.

Since the Township resolved to create the Authority in 1986, MTA has undertaken five large-scale and complicated transportation infrastructure projects earning them an outstanding reputation here and statewide. Their projects have produced more than 2 million square feet of commercial development, thousands of jobs and more than \$9 million annually in local, school district and county real estate taxes. As such, the Township has the utmost confidence in MTA's ability to complete Market Place District Improvements Project with the assistance of Federal appropriations. The completion of these transportation enhancements not only facilitate development of new live, work, play space but create meaningful and well-paying jobs.

I respectfully request your consideration of Market Place District Improvements for a Federal appropriation, as it is the Township's number one transportation and economic development priority. If you have any questions about our role in the Project and its importance, please do not hesitate to contact me at 412-262-1700 or dlane@moontwp.us.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott Brillhart".

Scott Brillhart
Asst. Township Manager
Moon Township

Southwestern Pennsylvania Commission Transportation Improvement Program Regional Support

Handout 2

SOUTHWESTERN PENNSYLVANIA COMMISSION DISTRICT 11-0 PROGRAM April 15, 2021

Discussion:

- District 11-0 is requesting the following program adjustments to the 2021-2024 TIP. This request includes administrative actions.
- Any fiscal modifications being requested to the 2021-2024 TIP will keep the year-to-year funding in balance.

Amendments:

<u>SR</u>	<u>SEC</u>	<u>PROJECT</u>	<u>Proj ID</u>	<u>COUNTY</u>	<u>PROJECT CLASS</u>	<u>PROJECT SPONSOR</u>
MTA		MTA Mkt Place Blvd	115555	Allegheny	Highway Reconstruction	Moon Township
		○ Located on Market Place Blvd,(Old Kmart site) including the intersection at Montour Run Road in Moon Township, Allegheny County.				
		○ Phase 1 consists of widening, adding turn lanes, implementing pedestrian and bike connections, and improving intersections				
		○ Add project phases, PE, FD, UTL, ROW and CON, to TIP at request pf sponsor, 100% local funding only.				
		○ LPN Action Required: Level 2 LPN/Connect Form				

May 20, 2021

The Honorable Bob Casey
United States Senator, Pennsylvania
393 Russell Senate Office Building
Washington, DC 20510

SUBJECT: Market Place District Improvements Project, Moon Township, Allegheny County, PA

Dear Senator Casey:

On behalf of Burns Scalo Real Estate (BSRE), I am writing to demonstrate our company's support for Market Place District Improvements, a community project being undertaken by Moon Transportation Authority (MTA).

BSRE is a local commercial developer that is partnering with a national multifamily residential developer to design and construct a post-Covid living and work project called Diamond Ridge in Moon Township. Our project, however, is contingent upon traffic mitigation and multimodal infrastructure implementations along Montour Run Road and Market Place Boulevard in Moon Township. Those transportation enhancements, called Market Place District Improvements, are being undertaken by our public partner, MTA.

The implementation and success of our development is contingent upon construction of Market Place District Improvements. That is why BSRE, and our multifamily residential partner are contributing more than \$642,000 to MTA to offset engineering and design costs of the Market Place project.

MTA has a longstanding local and state-wide reputation for delivering complicated transportation and economic development projects using innovative funding strategies that save time and money. Market Place District Improvements is one of those projects. We are happy to be part of this unique partnership to complete a project that will benefit the residents of Moon Township for decades to come.

I respectfully request your consideration of Market Place District Improvements for a Federal appropriation. If you have any questions about our role in the project and its importance, please do not hesitate to contact me at 724-494-7066 or swhittingham@burnsscalo.com.

Thank you for your time and interest.

Sincerely,



Steven Whittingham

Director of Development



KOSSMAN DEVELOPMENT COMPANY
ELEVEN PARKWAY CENTER / SUITE 300 / PITTSBURGH, PA 15220
PHONE: (412) 921-6100 FAX: (412) 921-0913

May 18, 2021

The Honorable Bob Casey
United States Senator, Pennsylvania
393 Russell Senate Office Building
Washington, DC 20510

SUBJECT: Market Place District Improvements Project, Moon Township, Allegheny County, PA

Dear Senator Casey:

On behalf of Kossman Development Company, I am writing to express my company's support for the Market Place District Improvements, a community project being undertaken by our partner, Moon Transportation Authority (MTA).

The Kossman Development Company is a Pittsburgh-centered commercial developer working on the design and construction of a large-scale mixed-use community called *The Park at Luna Ridge* in Moon Township. The efficacy of our project and conditions for its future residents and tenants is contingent upon traffic mitigation and multimodal infrastructure implementations along Montour Run Road and Market Place Boulevard in Moon Township. These transportation enhancements, called Market Place District Improvements, are being undertaken by MTA.

We are excited that MTA is leading this transportation infrastructure Project and enabling Kossman Development to undertake *The Park at Luna Ridge*, which features 596 apartments and approximately 67,543 square feet of professional office and retail space as well as 200,000 square feet of assisted living space. It will be a marquis development for decades to come and help sustain Moon Township as a place where people decide to live, work and play.

MTA has a well-known reputation for delivering complicated transportation and economic development projects using innovative funding strategies. We are happy to be working with them under this unique private-partnership arrangement.

As such, I respectfully request your consideration of Market Place District Improvements for a Federal appropriation. If you have any questions about the importance of this Project to our work, please do not hesitate to contact me at Curtis@Kossman.com or 412-921-6100.

Thank you for your time and interest.

Sincerely,

Curtis Kossman
President
Kossman Development Company