

MOON TRANSPORTATION AUTHORITY

1000 Beaver Grade Road
Moon Township, PA 15108
412-443-1746

2024 AUTHORITY BOARD

John Hertzler, *President*
William Kammerer, *Vice President*
James Vitale, *Secretary/Treasurer*
Lynn DeLorenzo
Adam Gill

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

MINUTES

Monday, March 4, 2024

The Moon Transportation Authority (MTA) Board of Directors met on Monday, March 4, 2024, at 6:00 p.m. at Moon Township Municipal Building, 1000 Beaver Grade Road, Moon Township, Allegheny County, PA 15108.

Board Members:

John Hertzler – Present
William Kammerer - Present
James Vitale – Present
Lynn DeLorenzo – Present
Adam Gill - Present

Also, in Attendance:

Lynn Colosi, Delta Development Group, Inc.
Trent Miller, Delta Development Group, Inc.
Austin P. Henry, Esq., Mills & Henry
Todd Alexander, Esq., Mills & Henry
David Toal, The Toal Law Firm
Joe Rusiewicz, TranSystems
Damon Rhodes, Larson Design Group
Pamela and Glenn Cobb, Port Vue Drive residents

Call to Order

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

Roll Call

Mr. Hertzler conducted roll call. All Board members were present.

Approval of Minutes

Motion by Mr. Gill to approve the Minutes for the regular meeting of February 2024. Second by Ms. DeLorenzo. Motion passed 5-0.

Financial

a. Payment of January/February 2024 Invoices

Ms. Colosi presented the revenues and expenditures for January/February 2024. MTA received \$1,958 in February from Jordan Tax Service, which reconciled an inadvertent shortfall of LERTA RAP payments submitted by Tapestry Senior Living to Jordan Tax Service. Expenditures for the month totaled \$263,735, which included an \$80,240 refund to Tapestry Senior Living for its successful 2022 and 2023 assessment appeals and a bi-annual loan payment of \$127,047 to PNC Bank.

Motion by Mr. Kammerer to pay January/February 2024 invoices as submitted by the Executive Director. Second by Mr. Gill. Motion passed 5-0.

b. 2024 Administrative and Capital Budget

Ms. Colosi handed out copies of the administrative and capital budget, with amended items shaded in red. The focus of the discussion was on the refund of real estate taxes to Tapestry for their successful building assessment appeals from 2022 and 2023. Ms. Colosi also informed that Board that she revised the 2024 LERTA RAP revenue forecasts to account for interim assessments completed by Allegheny County on the Prism at Diamond Ridge apartment buildings. Her forecasts increased, according to Ms. Colosi, from an estimate of \$1,447,890 to an estimate of \$1,999,049. Ms. Colosi said she will finalize the forecasts after confirming the LERTA RAP estimates with Jordan Tax Service, which is conducting an independent calculation.

c. Financial Institution Research

At the previous Board meeting, Mr. Kammerer requested that Ms. Colosi research other lending institutions to determine whether better financial terms can be achieved from other bank(s). Ms. Colosi reported that WesBanco offered the MTA favorable terms for monthly fees (\$100 a month versus \$580 a month from PNC) and interest rates (4.5 percent versus 2.84 percent from PNC.) Mr. Henry reported that he and his team reviewed the MTA's loan agreement with PNC to determine whether there were any terms or conditions that precluded the MTA from moving its funds. According to Mr. Henry, there were no restrictions.

Motion by Mr. Kammerer to move the MTA's funds, except for the Debt Reserve Account, from PNC to WesBanco, which will then serve as the Financial Institution of Record for the Authority. Second by Mr. Gill. Motion passed 5-0.

At this point (6:24 p.m.), Mr. Kammerer and Mr. Gill departed to attend a Moon Area School District meeting.

Project Updates

a. Stevenson Mill Connector/Rouser Road Connector/Offsites

Mr. Rusiewicz, TranSystems' project manager, reported on the status of SMC and RRC.

He informed the Board that TranSystems received stormwater/outflow information from Moon Township and his team is reviewing the data and determining impacts, if any, to the SMC project.

Relative to RRC, Mr. Alexander requested that Mr. Rusiewicz begin revising RRC properties and titles so Mr. Alexander can work on RRC Right-of-Way (ROW) plan color-coding.

b. Marketplace District Improvements

Mr. Hokenbrough, Larson Design Group (LDG), project engineer, reported on the status of the Montour Run-Marketplace Reconstruction project. According to Mr. Hokenbrough, PennDOT District 11 provided comments on the Line & Grade plan, which LDG promptly addressed and resubmitted to District 11. MTA and LDG held a Safety Committee meeting with District 11. LDG summarized the meeting and submitted minutes to District 11 and is currently waiting for approval of the minutes by District 11. MTA and LDG held a Stormwater meeting with District 11 two weeks ago. Mr. Hokenbrough said that, based on LDG's submission and conversation with Allegheny County Conservation District (ACCD), an NPDES permit will not be needed but a Waterway permit will. MTA and LDG also had a meeting last week with Utility companies that have lines/infrastructure in the project area and will continue to coordinate with them throughout the project.

Ms. Colosi provided an update on Hirshinger Ped/Bike Pathway Master Plan. She reported that she is drafting the Request for Proposals to hire a consultant team to conduct the Master Plan.

Ms. Colosi reported that the Land Development Plan for Marketplace Boulevard Extension has been completed and is being finalized with a few modifications to land use types and square footage.

Other Items of Interest

Ms. DeLorenzo inquired whether there are plans to make improvements at the Ewing Road/Beaver Grade Road intersection. A discussion ensued about the Allegheny County Airport Authority's (ACAA) upgrade of the Ewing Road/Cherrington Parkway intersection and the lack of development interest on ACAA's properties. Ms. Colosi responded that there has been no directive from the Township Board of Supervisors on Ewing/Beaver Grade intersection.

Ms. DeLorenzo also informed the Board that owner of the Pittsburgh International Business Park (PIBP) buildings is exploring opportunities to modify their buildings for flex space, most notably lab and research and development space because they are experiencing vacancies.

There were no other items of interest.

Comments from the Public

Mr. Cobb commented that there seem to be a lot of vacancies along Cherrington Parkway. Ms. DeLorenzo replied that Moon Township is in a better position than most communities.

Executive Session – if necessary

Motion by Mr. Vitale to enter Executive Session at 7:00 pm to discuss real estate/property acquisition matters. Second by Ms. DeLorenzo. Motion passed 3-0.

Motion by Mr. Vitale to exit Executive Session at 7:43 pm. Second by Ms. DeLorenzo. Motion passed 3-0.

Motion to Adjourn

There being no further business before the MTA Board, the meeting was adjourned at 7:43 pm.

Motion by Mr. Vitale to adjourn the meeting at 7:43 pm. Second by Ms. DeLorenzo. Motion passed 3-0.