

MOON TRANSPORTATION AUTHORITY

Mailing Address:
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AUTHORITY BOARD

Mark Scappe, *President*
John Hertzler, *Vice President*
Tom Weaver, *Secretary/Treasurer*
Joseph Wise
Michael Hauser

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

MINUTES

Monday, November 4, 2019

The Moon Transportation Authority (MTA) Board of Directors met on Monday, November 4, 2019 at 6:00 p.m. in the Moon Township Municipal Building, 1000 Beaver Grade Road, Moon Township, Allegheny County, PA 15108.

Board Members:

Michael Hauser - Present
John Hertzler - Present
Mark Scappe - Present
Tom Weaver - Present
Joseph Wise - Present

Also in Attendance:

Lynn Colosi, Delta Development Group, Inc.
Todd Alexander, Esq., Mills & Henry
Austin P. Henry, Esq., Mills & Henry
Brian Krul, TranSystems
Joseph Rusiewicz, TranSystems
Dimitri Rossi, TranSystems
Lauren Greenfield, RHEA
James Scalo, Burns & Scalo

Call to Order

Mr. Scappe opened the meeting at 6:00 p.m.

Roll Call

Mr. Scappe conducted roll call. All Board members were present except for Mr. Hauser who arrived at 6:07 p.m.

Approval of Minutes

Motion by Mr. Wise to approve the Minutes for the regular meeting of October 2019. Second by Mr. Hertzler. Motion passed 4-0.

Financials

a. Payment of August/September 2019 Invoices

Ms. Colosi presented invoices for September/October 2019 time-period. The Board questioned LR Kimball's (CDI) invoice, which lacked detail and appropriate back-up information. The Board directed Ms. Colosi to request a more detailed invoice from LR Kimball for the Board's review and consideration.

Motion by Mr. Weaver to approve payment of September/October 2019 invoices except for LR Kimball's invoice. Second by Mr. Hertzler. Motion passed 5-0.

b. Cash Flow/Budget Update

Ms. Colosi reported that the Pennsylvania Infrastructure Bank (PIB) loan agreement documents were executed and will be sent to the state the week of November 11th. Ms. Colosi stated that she would update MTA's financials and cash flow to reflect the PIB loan proceeds and subsequent release of the Letter of Credit (LOC) and forecast 2019 year-end financials accordingly.

Comments from the Public

James Scalo, developer with Burns & Scalo, attended the meeting and discussed his perspective on the importance of Moon Transportation Authority's (MTA) involvement in Market Place Boulevard district. Mr. Scalo talked about the benefits of MTA's leadership on planning, designing and constructing critical transportation infrastructure that enables private investment. For the Market Place project, about \$18 million to potentially \$30 million will be needed to design and construct major transportation infrastructure, a financial burden too heavy and complicated for one or a few developers to undertake, according to Mr. Scalo. Mr. Scalo said that if not for MTA's involvement, Burns & Scalo likely won't be able to develop the 450,000 square foot, modern office complex his company is planning to build there.

Project Updates

a. Thorn Run Interchange Project

i. Project Update

Ms. Colosi and Mr. Scappe provided an update on construction of Thorn Run Interchange focusing mainly on the status of the reconstructed segment of Cherrington Parkway and the overall schedule for completion.

ii. PIB and Letter of Credit

The PIB loan, which will be used to pay for a portion of Thorn Run Interchange construction, was discussed previously by Ms. Colosi. Please see Financials, item b. Cash Flow/Budget Update.

iii. Stream Mitigation Project

Ms. Colosi reported that the Stream Mitigation project is status quo. LR Kimball is currently modifying the mitigation plan for resubmission to the Department of Environmental Protection (DEP) for approval.

b. Stevenson Mill Connector (SMC)/Rouser Road Connector (RRC)

i. Project Update

Mr. Krul, Project Engineer with TranSystems, provided a report via PowerPoint and presented a summary of the status of both projects. Mr. Krul was accompanied by Joe Rusiewicz, Project Engineer, and Dimitri Rossi. Mr. Krul reported that PennDOT District 11 provided another round of comments on the Categorical Exclusion (CE) and Traffic Impact Study (TIS) submissions. Mr. Krul also reported on the status of the agreement with Port Authority for access to their property to conduct environmental work. Mr. Krul and his team responded to Port Authority's request for additional information and are waiting to hear back from Port Authority.

Mr. Krul handed the presentation over to Lauren Greenfield with RHEA to discuss storm water design. Ms. Greenfield presented the Board with three options for stormwater, all of which included green infrastructure elements.

- Option 1 (\$1.095 million) – 2 ponds, one that spans multiple parcels, with lots of piping
- Option 2 (\$920,000) – 4 ponds with lots of piping and no issues with pond locations
- Option 3 (\$1.115 million) – 2 ponds, underground storage and low associated maintenance costs

Following questions, answers and discussion by Board members, MTA's Board requested that Ms. Greenfield provide more refined cost estimates, however, at this time, prefer Option 3.

Mr. Krul reported that TranSystems is revising the Rouser Road alignment to accommodate the Army's setback requirements and will have the engineering drawings completed and submitted to MTA by Monday, November 25th.

c. LERTA RAP Program Expansion

i. LERTA RAP Expansion Update

Mr. Scappe provided an update on the LERTA RAP expansion into Market Place Boulevard district and outcome of conversations with County Executive Rich Fitzgerald. The Board discussed potential strategies for accomplishing the County's participation and

ultimately consideration and approval by County Council.

ii. Transportation Impact Assessment Project

Mr. Krul and Mr. Rusiewicz presented results of the Market Place Boulevard Transportation Impact Assessment Project. Based on current and speculative development on the 500+ acres at Market Place, nearly \$18 million in transportation infrastructure improvements will be needed to build-out the whole district. Improvements and cost estimates are depicted in the table to the below. Following discussion about the report, the Board provided TranSystems with a few minor changes, which TranSystems will make and resubmit to MTA.

Mitigation / Improvement Location	Cost
Montour Run Rd	\$ 4,187,000.00
Market Place Blvd	\$ 8,262,000.00
Montour Run Rd - Market Place Blvd/Scott Rd	\$ 364,000.00
Montour Run Rd - FedEx Dr/Park Manor Blvd	\$ 928,000.00
Hookstown Grade Rd - Montour Run Rd	\$ 709,000.00
376 West Ramps - Montour Run Rd	\$ 1,299,000.00
Ewing Rd - 376B West Ramp/Hookstown Grade Rd	\$ 419,000.00
Ewing Rd - 376B West Ramp	\$ 812,000.00
Ewing Rd - Beaver Grade Rd	\$ 41,000.00
Hookstown Grade Rd - Market Place Blvd	\$ 770,000.00
	<u>\$ 17,791,000.00</u>

Other Items of Interest

Joe Wise, long-standing and valued member of MTA’s Board, attended his final Board meeting on November 4th. Mr. Scappe thanked Mr. Wise for his service, leadership and advice on MTA’s operations and capital projects. Mr. Wise’s always-sound perspective played in integral part in MTA’s success.

Executive Session – if necessary

There was no executive session.

Motion to Adjourn

Motion to adjourn the meeting by Mr. Hertzler at 8:20 p.m. Second by Mr. Hauser. Motion passed 5-0.