



THE BOROUGH OF BRENTWOOD

MUNICIPAL BUILDING – 3624 BROWNSVILLE ROAD
PITTSBURGH, PA 15227-3199

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BOROUGH OF BRENTWOOD SPECIAL MEETING MINUTES OCTOBER 30, 2014 7:00 P.M.

- 1. Call to Order.** The meeting was called to order at 7:30 P.M. by Council President Martin Vickless.
- 2. Pledge of Allegiance.** The Pledge of Allegiance was recited by all present.
- 3. Roll Call.**

Member	Present	Absent	Member	Present	Absent
Mr. Trent	X		Ms Fox	X	
Mr. Carnevale	X		Mr. Schubert		X
Mr. Frombach		X	Mr. Vickless	X	
Dr. Pasquantonio		X	Mayor Troy	X	
			Manager Zboyovsky	X	

President Vickless mentioned several School District Board Members were present.

- 4. Introductions/Welcome** – President Vickless: Welcomed the audience members, including several School District Board members.

5. Presentation – SUMMA Development

- Mr. John Verbanac – CEO Summa Development, introduced the Summa Development Team (See attached sign in sheet)

Mr. Verbanac: Commended Council on focusing on the central bus district. The current location is very valuable. There is a potential for development at 3735 Brownsville Road; one of the only places that can handle this project. However, there are a lot of environment concerns. As such, this project is actually a CBD Redevelopment Project.

- Discussed the process.
- Takes Risk out.
- Triple Net Lease makes most sense.

Mr. Mike Terrel: Massaro – Design/Build Firm.

Mr. Tony Pacoso – Discussed floor plans

Mayor Troy: Thank you. I believe this is the best location; it puts two (2) properties on the tax rolls. I do not believe that cutting the floor plan area is a dollar for dollar savings.

Mr. John Verbanac: I concur.

Mr. Jason Adams, Massaro – Discussed costs, stated a larger sized building may save costs if reduced; but not one of this size.

Mayor Troy: Questioned about the contingency. The government usually carries 10%-15%; they are only carrying 7%. Mayor also questioned if Massaro use union workers.

Mr. John Verbanac: The costs did include prevailing wage across the board.

Ms Stephanie Fox:: I am concerned about police access onto Hillman Street.

President Vickless: Environmental concerns are so severe that the Borough would have to **remed** **????**

Mr. John Verbanac: I agree.

Mr. Pat Carnevale: Questioned what would the buyout would be after 25 years?

Mr. John Verbanac: I would be willing to discuss purchase options or Right of Refusal.

Dean Trent: What is the time frame? Do you foresee any issues with residents during the abatement?

Mr John Verbanac: The approximate time frame is 11 months. No. I don't see any resident issues with the abatement.

Mr. John Verbanac: Discussed taxes. An estimate for taxes: \$3.00 -\$3.50 per square foot on \$45,000.

6. Old Business –

7. New Business –

8. Adjournment.

BOROUGH OF BRENTWOOD COMMUNITY VISION STATEMENT

The Borough of Brentwood is a unified, family-oriented community with a strong commitment to civic pride and traditions. While preserving these standards, ideals and traditions, the community shall strive to provide a high quality of life for all, a superior educational system and residential areas with a more suburban character. The community shall support established businesses while encouraging future economic development and effective local government, all within a safe and clean environment.