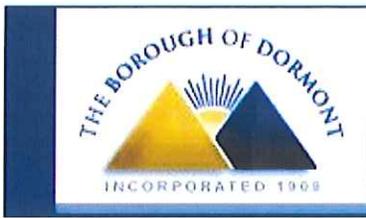


**REGULAR BUSINESS MEETING
DORMONT BOROUGH COUNCIL
SEPTEMBER 2, 2014**

1. Executive Session 6:00PM
 - A. Building Inspection Status
 - B. Real Estate Issues – Conservatorship Properties
2. Call to Order
3. Pledge of Allegiance
4. Roll Call
5. Registered Comments from the Public
6. Comments from the Mayor
7. Council Committee Reports
8. Council President’s Report
9. Borough Manager’s Report
10. Consent Agenda
 - A. Motion to accept the written report of the Borough Solicitor.
 - B. Motion to accept the written reports of Borough Officials.
 - C. Motion to approve the Minutes of the August 4, 2014 Council Business Meeting.
 - D. Motion to approve the Warrant List for August, 2014.
 - E. Motion to authorize Payment #3 and Final for Designs in Metal for \$2,425 for work on the metal railing at the Borough Building.
 - F. Motion to authorize Payment #1 for Insight Pipe Contracting, L.P. for \$38,539.01 for the 2014 Sanitary Sewer Preventative Maintenance program.
 - G. Motion to authorize the Borough Manager to execute agreements and pay the three bands playing at Street Fair for a total cost of \$3,300.
11. Action Items
 - A. **Authorization to Expend Funds for Conservatorship Properties** – Motion to authorize expenditures for the conservatorship properties located at 1447 Dormont Avenue and 2708 Broadway Avenue as outlined in the staff report – Public Safety/Public Service Committee – Joan Hodson, Chairperson
 1. Public Comment
 2. Council Discussion



- B. **Approval of Resolution No. 17-2014 Authorizing and Overhanging Awning at 3285 West Liberty Avenue** – Motion to approve Resolution No. 17-2014 authorizing an awning to overhang the sidewalk at 3285 West Liberty Avenue as outlined in the staff report - Public Safety/Public Service Committee – Joan Hodson, Chairperson
 - 1. Public Comment
 - 2. Council Discussion
- C. **Approval of Sewer Lateral Repair at 1460 Edgehill Avenue** – Motion to authorize the Borough Manager to reimburse Ms. Megan Kowalski, the owner of 1460 Edgehill Avenue, \$11,000 for repairs to the sanitary sewer lateral as outlined in the staff report – Public Safety/Public Service Committee – Joan Hodson, Chairperson
 - 1. Public Comment
 - 2. Council Discussion
- D. **Approval of SHACOG 2014 Salt Contract** – Motion to authorize the Council President to execute an agreement with Cargill for salt purchases during the 2014/2015 winter season at a cost of \$79.29 per ton as outlined in the staff report – Property, Supplies and Planning Committee – Valerie Martino, Chairperson
 - 1. Public Comment
 - 2. Council Discussion

12. Discussion Items

- A. **Recommendation from Ad Hoc Stormwater Advisory Committee** – Council President
- B. **Budget Calendar** – Borough Manager

13. Comments from the Public on Non-Agenda Items

14. Announcements

15. Adjournment



MEMORANDUM

Date: August 21, 2014
To: Jeff Naftal, Borough Manager 
From: Wayne R. McVicar, P.E., Borough Engineer
Subject: Engineer's Report – August 2014

1. COUNCIL ACTION REQUESTED

- a. 2014 Manhole Inspection and Sewer CCTV Contract Preventive Maintenance Contract - (\$49,315.00)
Contractor: Insight Pipe Contracting, LP
Recommend approval of Payment No. 1, Final Payment, in the amount of \$38,539.01 to Insight Pipe Contracting, L.P. See my August 15, 2014 Recommendation of Payment memo.
- b. 1460 Edgehill Avenue – Sewer Repair
Recommend reimbursement for sewer repairs in the amount of \$11,000.00. See my August 19, 2014 Sewer Repair memo.

2. ENGINEERING IN PROGRESS

- a. Sewer Repair Contract - 2014
Based upon the results of the 2013 & 2014 O&M CCTV contract, a listing of sewer repairs for 2014 will be generated for bidding.
- b. Voelkel Avenue Sidewalk Drain Project
The design of the project is proceeding.
- c. 6th Alley Storm & Sanitary Sewer Modifications
Field survey of existing conditions was completed on August 15, 2014. Design is proceeding.
- d. Municipal Building Water Proofing
Leak testing was completed August 19, 2014. Investigation identified 2 points of infiltration, the corner of the building outside the small conference room and wall/planter area outside the rear gym entrance. Repair design is proceeding.

3. **CONSTRUCTION IN PROGRESS**

a. **Road Reconstruction/Resurfacing Project – 2014 (\$269,685.24)**

Contractor: Niando Construction, Inc.

Construction at the pool parking lot is complete. Parking lot, including striping was completed on May 20, 2014.

Texas Avenue –Construction is complete except for minor punch list items.

McNeilly Avenue - The resurfacing agreement has been forwarded to the City of Pittsburgh for the resurfacing of McNeilly Avenue from Midland Street to Pioneer Avenue. Receipt of a fully executed agreement is expected by end of September. Concrete restoration was completed by August 18, 2014 with landscape restoration completed by August 19, 2014. The City of Pittsburgh, who is responsible for the final milling and paving of the street, has been advised of this anticipated completion date. Although the first week of September has been discussed, we are waiting on the City for a firm paving date.

b. **Imprinted Crosswalk Project (\$48,040.00)**

Contractor: Laurel Asphalt, LLC.

Contracts have been processed. Notice to Proceed was issued on August 18, 2014. A pre-construction meeting was held August 21, 2014.

c. **2014 Preventive Maintenance Contract (\$49,315.00)**

Contractor: Insight Pipe Contracting, LP

Proposal was approved at the June 2, 2014 council meeting. All scheduled CCTV work and pipe cleaning has been completed. Contractor has requested payment #1.

c. **Masonry Repairs To Municipal Building (\$15,475.00)**

Contractor: Falcone Brothers Construction

Project is now complete with the installation of the handrails.

d. **Masonry Repairs To Gymnasium**

Contractor: Falcone Brothers Construction

The contractor has gone out of business and will not be proceeding with the masonry work. I am in the process of soliciting new quotes for the masonry work.

e. **Masonry Repairs To Recreation Center**

Contractor: Falcone Brothers Construction

Contractor started construction on March 17, 2014. Three (3) of the lintels have been replaced. As advised previously, contractor has gone out of business and will not be proceeding with the masonry work. I am in the process of soliciting new quotes for the masonry work. I have received two and anticipate at least one more.

Parks Department

Monthly Report July 2014

Set up for the 4th of July

Tear down and cleanup after the 4th of July

Maintain Recreation Center (Daily)(Day Camp)

Empty trash throughout the Parks (as needed)

Clean and inspect all playground equipment

Make repairs to playground equipment

Lawn Equipment Maintenance

Building Maintenance

Maintain swimming pool

Maintain Pavilions

Clean bathrooms in the parks (Daily)

Clean Pool Filters (As needed)

Drag Ballfields (As needed)

Replace small slide (Castle Playground)

Update marquis as needed

Maintain Radar Devices

Cut grass throughout the parks

Cut grass (Beggs Snyder)

Replace large slide (Castle Playground)

Paint men's & woman's bathroom (Large pavilion)

Pressure wash (Large pavilion)

Repair chlorine feeder filter room



BOROUGH OF DORMONT

MEMORANDUM

TO: Jeff Naftal
Borough Manager

THRU:

FROM: Patrick Kelly
Building Inspector / Code Enforcement Officer

DATE: AUGUST 4, 2014

SUBJECT: MONTHLY REPORT FOR JULY 2014

CODE ENFORCEMENT

The following is a summary of our activities for July 2014. During the month of July the Borough received ninety-one (91) complaints relating to code enforcement and borough ordinances. Of these:

- 4 were for abandon vehicle on property
- 1 was for brush/limb
- 6 were for accumulation of rubbish
- 1 was for accumulation of trash
- 2 were for animals/rodents & pest
- 1 was for animals
- 3 were for miscellaneous
- 21 were for overgrown weeds
- 1 was for no building permit
- 1 was for dilapidated structure
- 2 were for exterior surfaces
- 2 were for exterior violations
- 1 was for a fence violation
- 4 were for foundation/retaining wall
- 1 was for garbage collection
- 24 were for high grass and weeds
- 1 was for a pool
- 1 was for protective treatment
- 3 were for sidewalks and driveways
- 1 was for sidewalk repairs
- 2 were for stop work orders
- 2 were for storage containers
- 1 was for illegal sign

- 1 was for roofs and drainage
- 1 was for weeds
- 1 was for sewer problem
- 1 was for street and pothole problems
- 1 was for tree problems

Of the above mentioned cases:
Forty-nine (49) are active
Forty-two (42) are resolved

YEAR TO DATE FOR COMPLAINTS 447

Permit Activities

The following is a summary of the permit activities for the Borough for July 2014. The Borough issued seventy-six (76) licenses / permits relating to building / zoning for July 2014:

Of these:

- 14 were for PA1 calls
- 1 was for planning commission
- 14 were for building permits
- 13 were for dye test
- 20 were for deed transfer
- 1 was for HVAC
- 3 were for occupancy permits
- 1 was for roof permit
- 5 were street and sidewalk opening permits
- 3 were for sign permits
- 1 was for an alarm permit

The total estimated cost of permit related work was \$108,345.52.
Per that amount the Borough collected \$4,043.00 in permit fees.

Year to date on permits.

TOTAL NUMBER OF PERMITS: 570

TOTAL ESTIMATED VALUE: \$1,198,453.30

TOTAL PERMIT FEE: \$33,150.80

**DORMONT VOLUNTEER FIRE DEPARTMENT
MONTHLY ALARM SUMMARY**

MONTH YEAR	TOTAL ALARMS	TOTAL DRILLS	TOTAL DAMAGES
JULY 2014	30	1	\$5,000.00
07/01/14	1135 McNeilly Rd.	C O Alarm	None
07/02/14	W.Liberty@Lasalle	Vehicle Accident	None
07/02/14	1015 Biltmore Ave.	Water Condition	None
07/03/14	1300 McNeilly Rd.	Gas Leak	None
07/03/14	1104 Arkansas Ave.	Vehicle Accident	None
07/03/14	1322 Illinois Ave.	Child vs. Vehicle	None
07/06/14	3200 W. Liberty Ave.	False Alarm	None
07/06/14	3200 W. Liberty Ave.	False Alarm	None
07/06/14	Potomac@Broadway	Vehicle Accident	None
07/08/14	1214 Biltmore Ave.	Lockout	None
07/08/14	2900 W.Liberty Ave.	Wire Down	None
07/09/14	2903 Voelkel Ave.	False Alarm	None
07/11/14	2912 W. Liberty Ave.	False Alarm	None
07/12/14	2893 W. Liberty Ave.	Smoke Investigation	None
07/14/14	1455 Hillsdale Ave.	Dept. Drill	None
07/15/14	1000 Bowerhill Rd.	False Alarm (Mutual Aid)	None
07/15/14	3040 Texas Ave.	Chimney Bricks Falling	None
07/16/14	1732 Potomac Ave.	Medical Assit	None
07/19/14	720 Roselawn Dr.	Smoke Smell (Mutual Aid)	None
07/19/14	342 Mansfield Ave.	Structure Fire (Mutual Aid)	None
07/20/14	1607 Potomac Ave.	False Alarm	None
07/21/14	1309 Mississippi Ave.	Smoke Odor	None
07/23/14	370 Castle Shannon	Smoke Showing (Mutual Aid)	None
07/23/14	370 Castle Shannon	Smoke Showing (Mutual Aid)	None
07/23/14	3058 W. Liberty Ave.	Vehicle Accident	None
07/25/14	15 Bowerhill Rd.	Kitchen Fire(Mutual Aid)	None
07/26/14	1607Potomac Ave.	False Alarm	None
07/26/14	2717 Glenmore Ave.	Garage Fire	\$5,000.00
07/27/14	1607 Potomac Ave.	False Alarm	None
07/29/14	1422 Great Oak Dr.	Dwelling Fire (Mutual Aid)	None
07/31/14	2602 Broadway Ave.	Vehicle Accident	None

DORMONT VOLUNTEER FIRE DEPARTMENT

MONTHLY SUMMARY REPORT

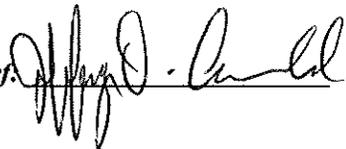
July 2014

<i>Total Alarms</i>	<i>30</i>
<hr/>	
<i>Drills.</i>	<i>1</i>
<hr/>	
<i>False Alarms.</i>	<i>8</i>
<hr/>	
<i>Alarms in Houses.</i>	<i>9</i>
<i>Alarms in Buildings.</i>	<i>11</i>
<i>Mutual Aid (Given to other Departments)</i>	<i>6</i>
<hr/>	
<i>Alarms Involving Automobiles and Trucks.</i>	<i>7</i>
<hr/>	
<i>Alarms Involving Brush, Rubbish, Misc.</i>	<i>0</i>
<i>Day Alarms 06:00 AM. To 1800 Hrs.</i>	<i>20</i>
<hr/>	
<i>Night Alarms 1800 Hrs.. To 06:00 AM.</i>	<i>9</i>
<i>Total Number of Volunteers at Alarms.</i>	<i>135</i>
<hr/>	
<i>Total Number of Volunteers at Drills</i>	<i>13</i>
<hr/>	
<i>Total Number of Apparatus Operators at Alarms.</i>	<i>30</i>
<hr/>	
<i>Total Number of Apparatus Operators at Drills</i>	<i>4</i>
<hr/>	
<i>Estimated Value of Property Involved in Fires</i>	<i>\$5,000.00</i>
<hr/>	
<i>Estimated Property Lost Due to Fire</i>	<i>\$5,000.00</i>
<hr/>	
<i>Single Largest Fire Loss.</i>	<i>\$5,000.00</i>
<hr/>	
<i>Monthly Stipend</i>	<i>\$ 1,428.00</i>
<hr/>	

**FIRE DEPARTMENT MEMBERS OR RESIDENTS INJURED OR TREATED AT ALARMS
MUTUAL AID GIVEN OR RECEIVED**

14-00000197 Dormont Fire Assist Mt. Lebanon Fire
14-00000200 Dormont Fire Assist Mt Lebanon Fire
14-00000205 Dormont Fire Assist Mt. Lebanon Fire
14-00000206 Dormont Fire Assist Mt. Lebanon Fire
14-00000208 Dormont Fire Assist Mt. Lebanon Fire
14-00000212 Dormont Fire Assist Mt. Lebanon Fire

Dormont Fire Chief



Date: July 2014



BOROUGH OF DORMONT

EXECUTIVE SESSION 6:00 PM

REGULAR MEETING OF THE DORMONT BOROUGH COUNCIL HELD ON MONDAY, AUGUST 4, 2014 7:00PM IN THE DORMONT MUNICIPAL CENTER COUNCIL CHAMBERS

Council President Bill McCartney called the Meeting of the Dormont Borough Council to order at 7:00PM

McCartney informed that there was an Executive Session to discuss a Personnel Matter and a Legal Matter in regards to the Tax Collector receiving a bonus.

PLEDGE OF ALLEGIANCE

ROLL CALL

The following members of Council responded to roll call:

Onnie Costanzo, Jeff Fabus, Joan Hodson, Val Martino, Bill McCartney

Also present: Jeffrey Naftal, Manager
John Rushford, Borough Solicitor
Mayor Phil Ross

REGISTERED COMMENTS FROM THE PUBLIC

None.

COMMENTS FROM THE MAYOR

Mayor Ross informed that the Police Department responded to 317 calls for service during the month of July. Ross briefed on an Awards Dinner put on by Keystone Oaks School District that he attended in May; Conor Boston received the Mayoral Community Service Award and a \$200.00 check for obtaining 400 hours in Community Service.

COUNCIL COMMITTEE REPORTS

Finance and Legal: Nothing at this time.

Community Affairs/Recreation: Fabus gave updates on the Farmers Market and DABA baseball. Fabus briefed on the upcoming events which include the FODP Fundraiser August 16th and the final Movie in the Park. Fabus informed that the Dormont Pool has been averaging around 343 guests per day. The 8th Annual Street Fair and Halloween are coming in October.

Public Safety/Service: Hodson briefed on the July MRTSA meeting and the financial reports. Hodson informed that during the month of July EMS responded to 80 calls for service and the DVFD responded to 30 fire calls.

Property, Supplies and Planning: Nothing at this time.

COUNCIL PRESIDENT REPORT

McCartney briefed on Stormwater issues.

BOROUGH MANAGER REPORT

Naftal asked for an approval from Council to donate \$100.00 to the KO Gridiron Club for an Ad in the football program. *Council gave approval.*

Naftal briefed on the Flood Mitigation Grant for Athens Alley. Naftal informed that the Grant was submitted on July 18th and hopes that the Borough will get a response by November 20th.

Naftal informed that the Port Authority is going to make repairs to the Potomac Avenue T Crossing on Friday, September 19th thru Sunday, September 21st. The intersection will be close for the entire weekend.

The entrance to the Municipal Center will be open this coming Wednesday.

Naftal informed that Pool Paddle Fitness starts tomorrow at Dormont Pool and you can get more information on our website.

The first workshop for the Zoning re-write was held on July 30th and both the PowerPoint and audio from that meeting can be found on our website.

Naftal informed that our contract with Cargill for our road salt is up and SHACOG went out for bid. The price increased 40% from \$57.00/ton to \$79.29/ton. Naftal informed that he would like to reach out to COSTARS about purchasing our salt through them.

CONSENT AGENDA

Motion by Hodson, second by Fabus to accept Consent Agenda Items A, B, C, D (A. Motion to accept the written report of the Borough Solicitor, B. Motion to approve the written reports of Borough Officials, C. Motion to approve the Minutes of the July 7, 2014 Council Business Meeting, D. Motion to approve the Warrant List for July, 2014).

Motion carried 5-0.

ACTION ITEMS

Motion by Hodson, second by Fabus to approve Reserved Accessible Parking Space at 1217 Kelton Avenue for Ms. Christine Kallon as recommended by the Traffic and Parking Planning Commission.

Public Comment: None.

Council Discussion: None.

Motion carried 5-0.

B. Motion by Costanzo, second by Hodson to authorize the Council President and Borough Manager to execute an agreement with the Pennsylvania Department of Transportation to provide reimbursement to the Borough for our snow removal of various State roads as outlined in the staff report.

Public Comment: None.

Council Discussion: None.

Motion carried 5-0.

C. Motion by Martino, second by Fabus to authorize the Borough Manager to seek Requests for Development Proposals for the property located at Hillsdale and West Liberty Avenues now used as a park and parking lot recommended by the Planning Commission.

Public Comment: Darren Stroh, 3101 Gaylord Avenue: Asked what the taxes would be on the property and the about the previous CDBG grant.

Seth Davis, 3061 Latonia Avenue: public space and green space.

Steve Douglas, 1705 Potomac Avenue: Planning Commission Meeting not on the event calendar.

Ed Massery, 1222 Dormont Avenue: Planning Commission Meeting not on the event calendar; procedure and public space.

Jennifer Jannon-Fisher, 3052 Windermere Avenue: Briefed on Passive Park.

Sarann Fisher, 1214 Hillsdale Avenue: What is Passive Park zoned? (Commercial) Green space. Stormwater issues.

Council Discussion: McCartney briefed on the process. Martino gave her opinion on Passive Park and asked about stipulations. Costanzo would like to keep as green space.

Roll Call: Costanzo, Yes; Fabus, Yes; Hodson, Yes; Martino, Yes; McCartney, Yes. Motion carried 5-0.

D. Motion by Martino, second by Hodson to authorize the Borough Manager to purchase a new air conditioning unit for the Fire Station for \$2,958.00 from Caruso Heating & Air Conditioning, Inc.

Public Comment: None.

Council Discussion: None.

Motion carried 5-0.

E. Motion by Martino, second by Fabus to authorize the Borough Manager to repair the air conditioner that services Lifespan in the Borough Building at a cost of \$3,865.00 as outlined in the staff report.

Public Comment: None.

Council Discussion: Naftal briefed on why we are repairing and not replacing the unit.

Motion carried 5-0.

F. Motion by Hodson, second by Fabus to authorize the Borough Manager to make repairs to Street Department Truck #110 for \$2,900.00 from Woltz & Wind Ford, Inc. as outlined in the staff report.

Public Comment: None.

Council Discussion: None.

Motion carried 5-0.

G. Motion by Hodson, second by Martino to approve Resolution No. 16-2014 adopting a revised Emergency Management Plan for the Borough as required by State law.

Public Comment: None.

Council Discussion: None.

Motion carried 5-0.

H. Motion by Fabus, second by Martino to approve a temporary sign permit for 3 signs for the Main Street "Taste of Dormont" event to be held on September 13, 2014 and a temporary tent permit for the same event.

Public Comment: None.

Council Discussion: None.

Motion carried 5-0.

I. Motion by Hodson, second by Fabus to authorize the Borough Manager to engage a contractor to raise a manhole at 3065 Dwight Avenue at a cost not to exceed \$3,400.00 as outlined in the staff report.

Public Comment: None.

Council Discussion: Naftal briefed on the problems with the manhole.

Motion carried 5-0.

DISCUSSION ITEMS

None.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

Bob Hutchison, 1332 Illinois Avenue RE: Fire hydrant no longer being blocked.

Kathy Hartman, 3120 Wainbell Avenue RE: Graffiti in Dormont and on mailboxes.

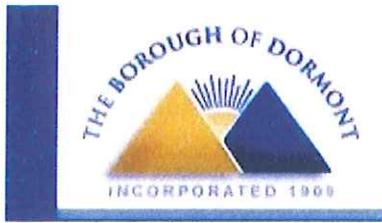
Raymond Beeson, 1002 Celeron Avenue RE: FODP fundraiser event; bathroom at shallow end of the pool.

Seth Davis, 3061 Latonia RE: Street tree grates need to be cut back and green/public space.

Fabus asked Naftal questions about the property on Broadway Avenue; Sidewalks being fixed around the Borough Building; updates on the TOD; Valet Service; the PNC building up for sale and the building at Banksville Plaza.

ANNOUNCEMENTS

ADJOURNMENT



MEMORANDUM

Date: August 14, 2014

To: Jeff Naftal, Borough Manager

From: Wayne R. McVicar, P.E., Borough Engineer *WRM*

Subject: **RECOMMENDATION FOR PAYMENT**
Designs In Metal
Municipal Building Hillsdale Avenue Entrance
Final Payment

I am in receipt of an invoice from the contractor, Designs In Metal, requesting payment. (See attached.) The payment request is in the amount of \$2,425.00 for work performed under the project referenced above. I have reviewed the invoice and find that the payment request is accurate and consistent with work performed. The initial contract was \$5,925.00. The Borough has made two prior payments totaling \$3,500.00. The contractor's invoice is for the remainder of the contract amount.

As a result of my review of the payment request, I would recommend payment in the amount of **\$2,424.00** to the contractor, **Designs In Metal**. This is the final payment.

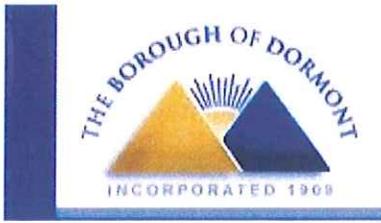
DESIGNS IN METAL
 103 ATLANTIC AVE
 PGH PA. 15237

487370
 (412)
 414-3211

ORDER INFO	customer's order no.	phone	date
	name		8/19/14
	address		
	city, state, zip		
	sold by		shipping information

quantity	description	price	amount
1			
2	RAILING INSTALLED AND COMPLETED		
3			
4			
5	BALANCE DUE		
6			
7	# 2425.00		
8			
9			
10			
11			
12			
13			
14			

received by: _____
 date: _____



MEMORANDUM

Date: August 15, 2014

To: Jeff Naftal, Borough Manager

From: Wayne R. McVicar, P.E., Borough Engineer 

Subject: 2014 PREVENTIVE MAINTENANCE CONTRACT
RECOMMENDATION FOR PAYMENT
Payment #1; Insight Pipe Contracting, L.P.
Pay Period: 7/1/14 – 7/31/14

Enclosed herewith are three (3) copies of the Contractor's Application For Payment No. 1 in the amount of **\$38,539.01** submitted by Insight Pipe Contracting, L.P. for the above referenced project.

All copies have been duly signed and I recommend payment in full.

CONTRACTORS APPLICATION FOR PAYMENT

TO OWNER: BOROUGH OF DORMONT 1444 Hillside Avenue, Suite 10 Pittsburgh, PA 15216	PROJECT NAME: 2014 PREVENTIVE MAINTENANCE CONTRACT
FROM CONTRACTOR: Insitic Pipe Contracting, L.P. 232 East Landcaster Road Harmony, PA 16037	PROJECT NUMBERS: BOROUGH: _____ CONTRACTOR: _____
CONTRACTOR'S APPLICATION FOR PAYMENT	
See attached continuation sheet	
CHANGE ORDER SUMMARY	
Number	Additions
Deductions	
1. ORIGINAL CONTRACT PRICE..... \$ 49,315.00	
2. Net change by Change Orders..... \$	
3. Current Contract Price (Line 1 + 2)..... \$ 49,315.00	
4. TOTAL COMPLETED AND STORED TO DATE	
(Column F on Progress Estimate)..... \$ 42,821.12	
5. RETAINAGE:	
a. 10% X _____ \$42,821.12 Work Completed..... \$ 4,282.11	
b. X _____ Stored Material..... \$	
c. Total Retainage (Line 5a + Line 5b)..... \$ 4,282.11	
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)..... \$ 38,539.01	
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... \$	
8. AMOUNT DUE THIS APPLICATION..... \$ 38,539.01	
9. BALANCE TO FINISH, PLUS RETAINAGE	
(Column G on Progress Estimate + Line 5 above)..... \$ 10,775.99	

CONTRACTOR'S CERTIFICATION

The undersigned Contractor certifies that to the best of its knowledge: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

CONTRACTOR: *Insitic Pipe Contracting, L.P.*

By: *[Signature]* Date: *8/12/14*

Payment of:	\$	\$38,539.01	(Line 8 or other - attach explanation of the other amount)
is recommended by:		<i>[Signature]</i>	(Engineer)
		<i>8/15/14</i>	(Date)
Payment of:	\$		(Line 8 or other - attach explanation of the other amount)
is approved by:			(Owner)
Approved by:			(Date)
			Funding Agency (if applicable)
			(Date)

Progress Estimate

Contractor's Application

For Contract: 2014 PREVENTIVE MAINTENANCE CONTRACT		Application Number: 1									
Application Period: 7/1/14-7/31/14		Application Date: 8/11/14									
Item											
A	B	C	D	E	F						
Bid Item No	Description	Bid Item Quantity	Units	Unit Price	Bid Value (\$)	Quantity Installed	Installed Value	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
1	8" Sanitary Sewer Preventive Maintenance Cleaning, complete in place	5700	LF	\$1.65	\$9,405.00	4698.7	\$7,752.86		\$7,752.86	32.4%	\$1,652.15
2	10" Sanitary Sewer Preventive Maintenance Cleaning, complete in place	870	LF	\$1.65	\$1,435.50	665.5	\$1,098.08		\$1,098.08	76.5%	\$337.43
3	12" Sanitary Sewer Preventive Maintenance Cleaning, complete in place	7800	LF	\$1.65	\$12,870.00	8080.8	\$13,333.32		\$13,333.32	103.6%	-\$463.32
4	15" Sanitary Sewer Preventive Maintenance Cleaning, complete in place	230	LF	\$1.65	\$379.50	64.4	\$106.26		\$106.26	28.0%	\$273.24
5	15" Storm Sewer Preventive Maintenance Cleaning, complete in place	400	LF	\$3.00	\$1,200.00	355.3	\$1,065.90		\$1,065.90	88.8%	\$134.10
6	Locating Manholes for Work Access, complete in place	5	HR	\$50.00	\$250.00	0.84	\$42.00		\$42.00	16.8%	\$208.00
7	Pre-Cleaning CCTV Inspections, utilized only if there is no cleaning	1000	LF	\$1.65	\$1,650.00	377.4	\$622.71		\$622.71	37.7%	\$1,027.29
8	Removal of Preexisting Service Traps, complete in place	15	HR	\$200.00	\$3,000.00	5.5	\$1,100.00		\$1,100.00	36.7%	\$1,900.00
9	Manhole Inspections, complete in place	251	EA	\$75.00	\$18,825.00	232	\$17,400.00		\$17,400.00	92.4%	\$1,425.00
10	Traffic Control, complete in place	1	LS	\$300.00	\$300.00	1	\$300.00		\$300.00	100.0%	
Totals					\$49,315.00	\$42,821.12	\$42,821.12	\$6.63	\$6,493.88		



MEMORANDUM

Date: August 19, 2014
To: President, Vice-President, Council and Mayor
From: Jeff Naftal, Borough Manager *JN*
Subject: Band Payments – Street Fair Performances

Background:

Street Fair, on October 11, 2014, will have three performances this year from 4 PM until 11 PM. The headline performer selected for this year are the Bastard Bearded Irishman, and along with the Good Guys Band and Ray Ryan are the three bands playing that day.

Discussion:

Attached are contracts for the three bands performing at Street Fair. Each of their performances is scheduled for two (2) hours. The contracts are a simple contract requiring their performance at the event and our payment to them of \$1,300 for the headline band and \$1000 each for the other two bands, payable by the end of their performance. This is basically the same amount we paid to our bands last year except that the headline band asked for additional funds of \$300. Funds are available for this expenditure in the Street Fair line item.

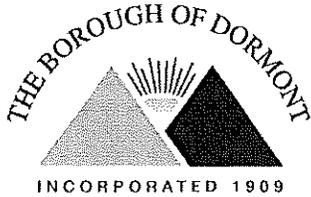
Recommendation:

Staff recommends that Council authorize the signing of the attached contracts for the Bastard Bearded Irishmen, the Good Guys Band and Ray Ryan to perform at Street Fair on October 11, 2014 for a total of \$3,300 and authorize payment for these contracts on that date.

JN

Cc: Kristin Hullihen, Recreation Director

Attachments



EIGHTH ANNUAL DORMONT STREET FAIR AND MUSIC FESTIVAL

ARTIST PERFORMANCE CONTRACT AND CONFIRMATION

ARTIST: BASTARD BEARDED IRISHMEN

PURCHASER/LOCATION: DORMONT BOROUGH----POTOMAC AVE, DORMONT

DATE OF PERFORMANCE: SATURDAY OCTOBER 11, 2014

APPROXIMATE PERFORMANCE TIME: 9:00 – 11:00 PM

SOUND & LIGHTS PROVIDED: YES

CHECK MADE PAYABLE TO: BASTARD BEARDED IRISHMEN, LLC

ADDRESS: 3700 GRANT ST. PITTSBURGH, PA 15234

PHONE: 412.418.3661

EMAIL: MATT@NOTCH11MANAGEMENT.COM

DEPOSIT: \$0

AMOUNT DUE TO BAND: \$1300

DAY OF SHOW CONTACT: KRISTIN HULLIHEN **MOBILE:** 412-689-4793

THE FULL BAND NAME "BASTARD BEARDED IRISHMEN" IS REQUIRED IN ALL ADVERTISING. ALL ADVERTISING WILL BE THE RESPONSIBILITY OF THE VENUE. THE BAND WILL ADD THE SHOW INFORMATION TO IT'S WEBSITE AND MAKE A MINIMUM OF 2 FACEBOOK/ TWITTER POSTS REGARDING THE SHOW.

BAND REQUESTS 1/2-~~1/2~~ *Matt Mager* GALLONS OF WATER & 7 TOWELS FOR THE SHOW.

SIGNED AND ACCEPTED:

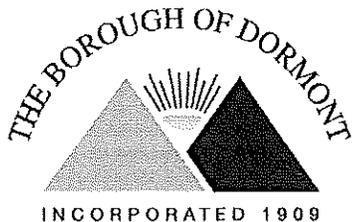
JEFFREY NAFTAL, BOROUGH MANAGER

DATE: _____

Matt Mager

MATT MAGER, BAND MANAGER

DATE: 7/31/14



EIGHTH ANNUAL DORMONT STREET FAIR AND MUSIC FESTIVAL

ARTIST PERFORMANCE CONTRACT AND CONFIRMATION

ARTIST: RAY RYAN NEW ORLEANS RIVERSIDE BAND

PURCHASER/LOCATION: DORMONT BOROUGH---POTOMAC AVE, DORMONT

DATE OF PERFORMANCE: SATURDAY OCTOBER 11, 2014

APPROXIMATE PERFORMANCE TIME: 4:00-6:00 PM

SOUND & LIGHTS PROVIDED: YES

CHECK MADE PAYABLE TO: _____

ADDRESS: _____

PHONE: _____

EMAIL: _____

DEPOSIT: \$0

AMOUNT DUE TO BAND: \$1000

DAY OF SHOW CONTACT: KRISTIN HULLIHEN **MOBILE:** 412-689-4793

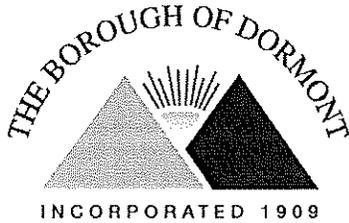
SIGNED AND ACCEPTED:

JEFFREY NAFTAL, BOROUGH MANAGER

DATE: _____

RAY RYAN

DATE: _____



EIGHTH ANNUAL DORMONT STREET FAIR AND MUSIC FESTIVAL

ARTIST PERFORMANCE CONTRACT AND CONFIRMATION

ARTIST: THE GOOD GUYS BAND

PURCHASER/LOCATION: DORMONT BOROUGH---POTOMAC AVE, DORMONT

DATE OF PERFORMANCE: SATURDAY OCTOBER 11, 2014

APPROXIMATE PERFORMANCE TIME: 6:30 – 8:30 PM

SOUND & LIGHTS PROVIDED: YES

CHECK MADE PAYABLE TO: _____

ADDRESS: _____

PHONE: _____

EMAIL: _____

DEPOSIT: \$0

AMOUNT DUE TO BAND: \$1000

DAY OF SHOW CONTACT: KRISTIN HULLIHEN **MOBILE:** 412-689-4793

SIGNED AND ACCEPTED:

JEFFREY NAFTAL, BOROUGH MANAGER

DATE: _____

JIM HEDGE

DATE: _____

Kristin Hullihen

From: Jim Hedge [jahedge@verizon.net]
Sent: Friday, March 28, 2014 10:50 AM
To: Kristin Hullihen
Subject: RE: Dormont Street Fair

Kristin,

This is to confirm that the Good Guys Band can do the Dormont Street Fair on Saturday October 11th 2014 from 6-8PM. We have agreed to \$1000.00 for our 4-piece band, as we discussed if your budget will allow and you would like us to enhance what we already have, we can add a percussionist for \$250 and another lead guitar player for \$250. You said that you have taken care of the sound and lights with Jerry O'Neil of Pro-Sound, that's great!

We really appreciate you booking us for this event. Please let me know if you have any questions along the way

Best regards

Jim

PS - Phone numbers down below

From: Jim Hedge [mailto:jahedge@verizon.net]
Sent: Thursday, March 27, 2014 1:14 PM
To: 'Kristin Hullihen'
Subject: RE: Dormont Street Fair

Kristin,

Wow, I'm flattered on both of your questions thank you so much for asking. I'm checking schedules with our other guys in the band for the street fair I'll get back to you ASAP to let you know if we can do that or not, we would love to do it just let me get back to you. As for a judge for the Battle of the Bands I would also love to do that but Joe and I are booked for an all day wedding which includes both our duo + our band on May 17th so I would not be available to do that... please ask me again if you need someone to do that, if I know a head of time I can mark off for it to make sure we are not booked ourselves.

I'll get back to you on the street fair I promise, I should know something by the end of today or tomorrow

Thanks

Jim

H 412.563.4425
C 412.513.5350

From: Kristin Hullihen [mailto:khullihen@boro.dormont.pa.us]
Sent: Thursday, March 27, 2014 9:43 AM
To: Jim Hedge

8/19/2014

Subject: Dormont Street Fair

Hi Jim,

Hope all is going well with you and the Good Guys! I have two topics to discuss with you.

First: I am interested in having The Good Guys Band perform at the 2014 Dormont Street Fair. It will be held on Saturday October 11, 2014 from 3-11PM. The time slot I have available is from 6-8PM. Do you guys have this date available? If so, would you be interested in playing this year? Let me know either way.

Second: The Borough's Recreation Board is hosting a Battle of the Bands on Saturday May 17th at 4PM at the Hollywood Theatre. We are looking for judges for the battle. Would you be interested in being on of our judges? If so, do you have this date and time available?

Thank you for your time, I look forward to hearing from you.

Kristin

Kristin M Hullivan

Recreation and Community Affairs Director

Borough of Dormont

1444 Hillsdale Avenue Suite 10

Pittsburgh, PA 15216

Phone: (412) 561-8900 x227

Cell: (412) 689-4793

khullivan@boro.dormont.pa.us

8/19/2014

DODARO, MATTA, & CAMBEST, P.C.
ATTORNEYS AT LAW
1001 ARDMORE BOULEVARD, SUITE 100
PITTSBURGH, PENNSYLVANIA 15221-5233
TEL: (412) 243-1600
FAX: (412) 243-1643

MEMORANDUM

TO: DORMONT BOROUGH COUNCIL
MAYOR AND JEFF NAFTAL, MANAGER

FROM: JOHN H. RUSHFORD

RE: UPDATE ON CONSERVATOR PROPERTIES

DATE: AUGUST 20, 2014

I wanted to update you with respect to the status conservator properties. The idea behind the conservatorship act is make improvements to properties and to ensure in compliance with all codes and ordinances. Once the property is free of code violations it can be sold on the open market. The ultimate goals are twofold one to improve the property with little or no cost to the municipality and two to place the property back on the tax rolls.

I. 1447 Dormont Avenue

I am attaching the final approved Court plan for abatement on 1447 Dormont Avenue. The plan originally only called for installation of a new roof, new exterior doors, demolition of the front porch and landscaping of the front and back yards. The total cost of the original renovation work is estimated to be \$40,600.00. However when we had our appraiser do an analysis of the fair market value it was determined that only doing these minimal repairs would not bring much if any return on the investment. By doing a more comprehensive renovation the property value would increase significantly. The current plan calls for new siding,

a remodeled kitchen and powder room and totally renovated second floor. A total list of the renovations is attached to this report. The total cost is estimated at \$145,855. Mr. Barone appraised the property with factoring in these improvements. He believes in his professional opinion that the property in its renovated state will be worth \$160,000 which is above the costs expended in the conservatorship. A copy of Mr. Barone's appraisal is attached.

2. 2708 Broadway Avenue

The Conservator believes based upon the amount of repairs necessary to bring the structure up to code that it would cost him \$194,935.00 to fix the property. . Because of this large number the Conservator also looked at the cost of demolition of property as well. The demolition would cost \$25,950.00. Based upon this the Court approved the plan calling for the demolition of the property. Mr. Barone also conducted an appraisal for this property. He estimates the fair market value of the property without the structure as vacant land to be \$24,000.

3. Future Steps

Now that we have the estimates and the appraisal, the Borough must decide how it wishes to proceed in financing these properties. There are a couple of different ways to finance these projects:

- a. Direct payment from general fund;
- b. Obtain a small borrowing from a bank;
- c. Obtain court approval for a conservator financing.

We would recommend option a. or b. Obtaining a conservatorship lien financing can be cumbersome and time consuming as Court approval is required.



DODARO, MATTA & CAMBEST, P.C.

ATTORNEYS AT LAW

1001 Ardmore Boulevard, Suite 100
Pittsburgh, Pennsylvania 15221-5233

Tel: 412- 243-1600

Fax: 412-243-1643

E-Mail: office@law-dmc.com

August 18, 2014

Via Mail:

Allegheny County Treasurer
436 Grant Street, Room 108
Pittsburgh, PA 15219-2497

Via Mail:

Keystone Oaks School District
1000 Kelton Avenue
Pittsburgh, PA 15216

Allegheny County Department of Court Records
Criminal Division
436 Grant Street, Room 114
Pittsburgh, PA 15219-2497

Borough of Dormont, Pennsylvania
1444 Hillsdale Avenue
Pittsburgh, PA 15216

Non-deliverable upon numerous attempts:

Mark W. Kosanchich
703 Ridgemont Drive
Pittsburgh, PA 15220

Re: MOTION FOR AMENDMENT OF FINAL PLAN FOR ABATEMENT / GD-13-15180

To the parties of interest,

In regard to the property located at: 1447 Dormont Avenue, Pittsburgh, PA 15216 and in accordance with the Abandoned and Blighted Property Conservatorship Act, P.L. 1672, No. 135, 68 P.S. § 1101 et seq. (2008), this letter is to serve as notice that the enclosed Motion for Amendment of Final Plan for Abatement will be presented before the Motions Court Judge at the Allegheny County Court of Common Pleas, in Room 703 of the City-County Building, located at 414 Grant Street, Pittsburgh, Pennsylvania, on the 26th day of August, 2014 at 9:30am.

Respectfully Submitted,

John H. Rushford
Dodaro Matta & Cambest
1001 Ardmore Blvd. Suite 100
Pittsburgh PA 15221
(412)243-1600

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

BOROUGH OF DORMONT,

Petitioner,

vs.

MARK W. KOSANCHICH,

Respondent.

CIVIL DIVISION

GD No.: 13-15180

**MOTION FOR AMENDMENT OF
FINAL PLAN FOR ABATEMENT**

Real Estate Involved:
1447 Dormont Avenue
Pittsburgh, PA 15216
Borough of Dormont
Block: 98-C Lot: 323

Filed on Behalf of Petitioner,
BOROUGH OF DORMONT

Counsel of Record for this Party:

John H. Rushford
PA ID No. 60029

DODARO, MATTA & CAMBEST, P.C.
1001 Ardmore Blvd., Suite 100
Pittsburgh, PA 15221-5233
412-243-1600
412-243-1643 (fax)

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

BOROUGH OF DORMONT,

CIVIL DIVISION

Petitioner,

vs.

GD No.: 13-15180

MARK W. KOSANCHICH,

Respondent.

NOTICE OF PRESENTATION

TO:

Mark W. Kosanchich
703 Ridgemon Drive
Pittsburgh, Pennsylvania 15220
(Non-deliverable upon numerous attempts)

Allegheny County Department of Court Records
Criminal Division
436 Grant Street, Room 114
Pittsburgh, Pennsylvania 15219-2497

Borough of Dormont, Pennsylvania
1444 Hillsdale Avenue
Pittsburgh, PA 15216

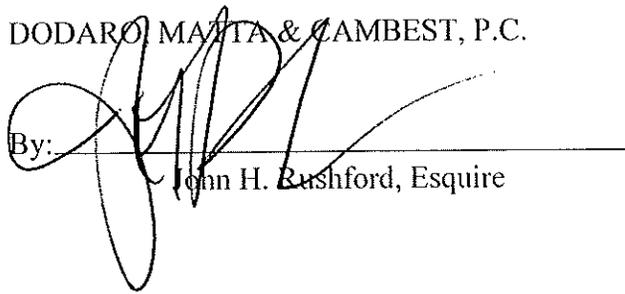
Allegheny County Treasurer
436 Grant Street, Room 108
Pittsburgh, Pennsylvania 15219-2497

Keystone Oaks School District
1000 Kelton Avenue
Pittsburgh, Pennsylvania 15216

PLEASE TAKE NOTICE that the enclosed Motion for Amendment of Final Plan for Abatement will be presented before the Motions Court Judge at the Allegheny County Court of Common Pleas, in Room 703 of the City-County Building, located at 414 Grant Street, Pittsburgh, Pennsylvania, on the 26th day of August, 2014 at 9:30am.

Respectfully submitted,

DODARO, MATTA & CAMBEST, P.C.

By: 

John H. Bushford, Esquire

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

BOROUGH OF DORMONT,

Petitioner,

vs.

MARK W. KOSANCHICH,

Respondent.

CIVIL DIVISION

GD No.: 13-15180

MOTION FOR AMENDMENT OF FINAL PLAN FOR ABATEMENT

AND NOW, comes the Petitioner, Borough of Dormont, by its attorneys, John H. Rushford, Esquire and Dodaro, Matta & Cambest, P.C. and files the following Motion for Amendment of Final Plan for Abatement and in support of said Motion aver the following:

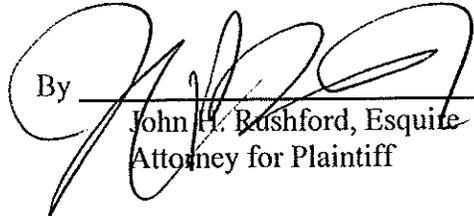
1. On November 13, 2013, this Honorable Court entered an Order appointing Keith Buono as conservator for the property located at 1447 Dormont Avenue, Pittsburgh, Pennsylvania pursuant to the Abandoned and Blighted Property Conservatorship Act, P.L. 1672, No. 135, 68 P.S. § 1101 et seq. (2008) (the "Act"). The said Order is attached as "**Exhibit A**";
2. Pursuant to the Act, a final plan for abatement of the property was approved by the Court on February 18, 2014 and is attached as "**Exhibit B**";
4. Upon the conservator entering and inspecting the property, it has been determined that additional renovations are necessary to abate all municipal code violations in accordance with section 1106(c)(4) of the Act;
5. The Petitioner requests that this Honorable Court approve the amended abatement plan attached as "**Exhibit C**" so that it may be deemed the full and complete Final Plan for Abatement in its entirety;

WHEREFORE, the Petitioner, Borough of Dormont, respectfully requests that this Honorable Court grant their Motion for Amendment of Final Plan for Abatement.

Respectfully submitted,

DODARO, MATTA & CAMBEST, P.C.

Date: 8/18/14

By  _____
John P. Bushford, Esquire
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

BOROUGH OF DORMONT,

Petitioner,

vs.

MARK W. KOSANCHICH,

Respondent.

CIVIL DIVISION

GD No.: 13-15180

ORDER OF COURT

AND NOW, this _____ day of _____, 2014, upon consideration of the foregoing Motion for Amendment of Final Plan for Abatement pursuant to the Abandoned and Blighted Property Conservatorship Act, P.L. 1672, No. 135, 68 P.S. § 1101 et seq. (2008) (the "Act"), it is HEREBY, ORDERED, ADJUDGED and DECREED that:

1. The final plan for abatement is amended to reflect the renovations as described in "Exhibit C";
2. A copy of this Order of Court shall be served upon all required parties by the Petitioner in accordance with 68 P.S. § 1104(d).

By the Court:

_____ J.

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

BOROUGH OF DORMONT,

CIVIL DIVISION

Petitioner,

vs.

GD No.: 13-15180

MARK W. KOSANCHICH,

Respondent.

ORDER OF COURT

FILED

AND NOW, this 13th day of Nov., 2013, upon consideration of the foregoing Petition for the Appointment of a Conservator pursuant to the Abandoned and Blighted Property Conservatorship Act, P.L. 1672, No. 135, 68 P.S. § 1101 et seq. (2008) (the "Act"), it is HEREBY, ORDERED, ADJUDGED and DECREED that:

1. The Petitioner has satisfied the Conditions for Conservatorship in accordance with § 1105(d) of the Act and is entitled to the relief requested;

2. In accordance with § 1105(e) of the Act, KEITH BUONO is hereby appointed Conservator for the subject real estate at 1447 Dormont Ave., Boro of Dormont, Pittsburgh, PA 15216.

3. The Conservator shall promptly take possession of the building and other property subject to the conservatorship and shall immediately be authorized to exercise all powers of the Act;

4. The Conservator may be removed by the court at any time upon the request of the conservator or upon a showing by a party to the action that the conservator is not carrying out its responsibilities under the Act;

Exhibit "A"

5. As required by the Act, a hearing on the Conservator's final plan for abatement shall be set within 120 days of appointment, and will be held on Jan. 14th 2014, ~~2013~~ at 10:00 o'clock A.m., in the Courtroom 817 of Judge of Civil Motors.

6. A copy of the Petition for the Appointment of a Conservator and a copy of this Order of Court shall be served upon all required parties by the Petitioner in accordance with 68 P.S. § 1104(d).

 By the Court
By the Court
Medman, J.

Buono Construction
225 Sleepy Hollow Rd
Pittsburgh, PA 15216

ESTIMATE
PA034384

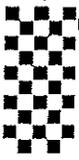
Home: 412.388.1391
Cell: 412.443.5848

Submit to: Dormont Boro

Scope of work to be performed; To renovate 1447 Dormont ave

QUANTITY	DESCRIPTION	RATE	AMOUNT
1	Repair hole in roof and install new roof trust damaged from tree, new roof point chimney and repair box gutters		\$16400.00
2	Repair damaged wood on rear decks from falling tree		\$4,200.00
3	New exterior doors		\$2800.00
4	Demo front porch roof and re frame		\$8800.00
5	Remove trees and landscape front and back yards		\$3500.00
6	Clean all debris from interior		\$4,900.00
	With these improvements the property will be secure and up to code and ready for resale		
		TOTAL	\$40600.00

Exhibit "**B**"



Buono Construction
225 Sleepy Hollow Rd
Pittsburgh, PA 15216

ESTIMATE
PA034384

Home: 412.388.1391
Cell: 412.443.5848

Submit to: Dormont Boro

8/10/14

Scope of work to be performed; To renovate 1447 Dormont ave

QUANTITY	DESCRIPTION	RATE	AMOUNT
1	Exterior: Rip off old roof, repair and replace damaged roof trusts and plywood. Paper and shingle with Owens Corning dimensional shingles. Cut off box gutters attach face plate and hang new aluminum gutters and down spouts, rap with new metal and install soffits.		\$17,830.00
2	Demo top deck and steps and cover in doorway remove deck boards and railing and replace bad floor joists on lower deck and install new decking and railing and new steps.		\$6,700.00
3	Remove front porch roof and replace shingle roof hang new gutters and down spouts rap with metal and install soffit. Install new vinyl railing		\$10,800.00
4	Remove old siding wrap with Tyvek house wrap and install new vinyl siding and j channel		\$13,185.00
5	Remove and replace exterior doors and front porch windows.		\$3,300.00
6	Remove and replace small wall at driveway remove hazardous trees and landscape yard.		\$4500.00

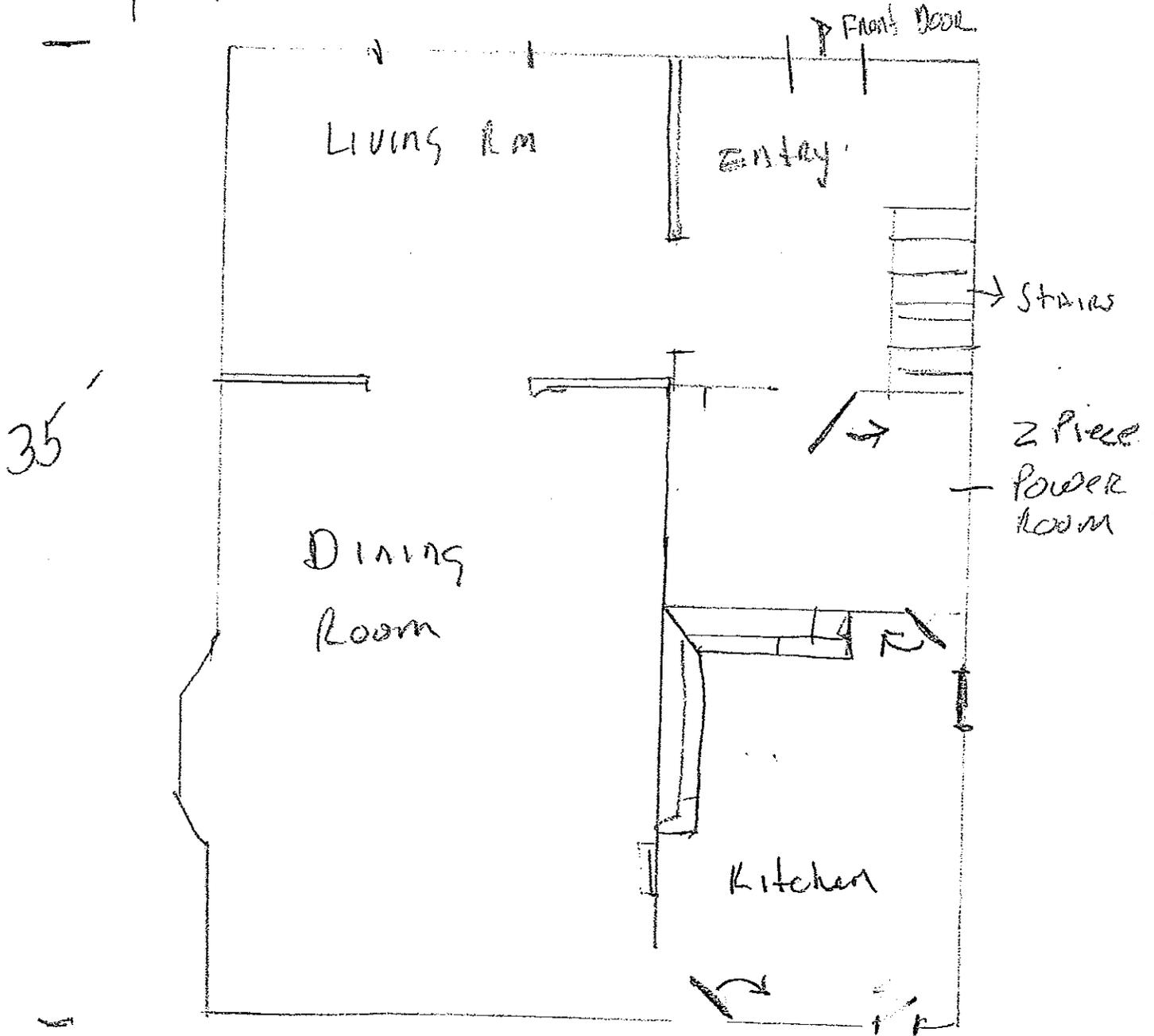
Exhibit "C"

7	<p>Interior: Remove all debris and demo 2nd and 3rd floor walls to the studs and remove 3rd floor floor to joists.</p>		\$6,900.00
8	<p>3rd floor: leaving floor plan in place plywood floor, insulate exterior walls and board walls and bathroom install tile in bathroom floor and tub area install bath fixtures. Install new ¾ " pre finished wood flooring trim out room add new fixtures and paint.</p>		\$23,000.00
9	<p>2nd floor: install new plywood floor. Lay out 3 bed rooms leaving 2 bathrooms in same place. Ruff in new electric insulate exterior walls, and hang new board. Install tile on bathroom floors and walls install new bathroom fixtures, hang new hollow 6 panel doors. Install new ¾ " pre finished wood flooring and install new trim and casing install new fixtures and paint.</p>		\$37,625.00
10	<p>1st floor: demo kitchen walls and floor ruff in any new electric. Insulate exterior wall, hang new board install new 16' cabinet run tops and bases. New ¾ " granite economy counter top(y-q granite). Install new stainless stove, microwave and dishwasher, garbage disposal. Tile back splash. Skim coat walls and ceiling add new fixtures. Install new pocket door and install ¾ " prefinished wood flooring. Install new bath fixtures and paint.</p>		\$29,440.00
11	<p>Attic/basement: Insulate attic adding new exhaust fan and plywood floor. Clean and scrape basement walls seal and paint walls and floor.</p>		\$5,775.00
12	<p>Extra allowance; plumbing, electrical and any added fixtures</p>		\$7,500.00

		TOTAL	\$145,855.00
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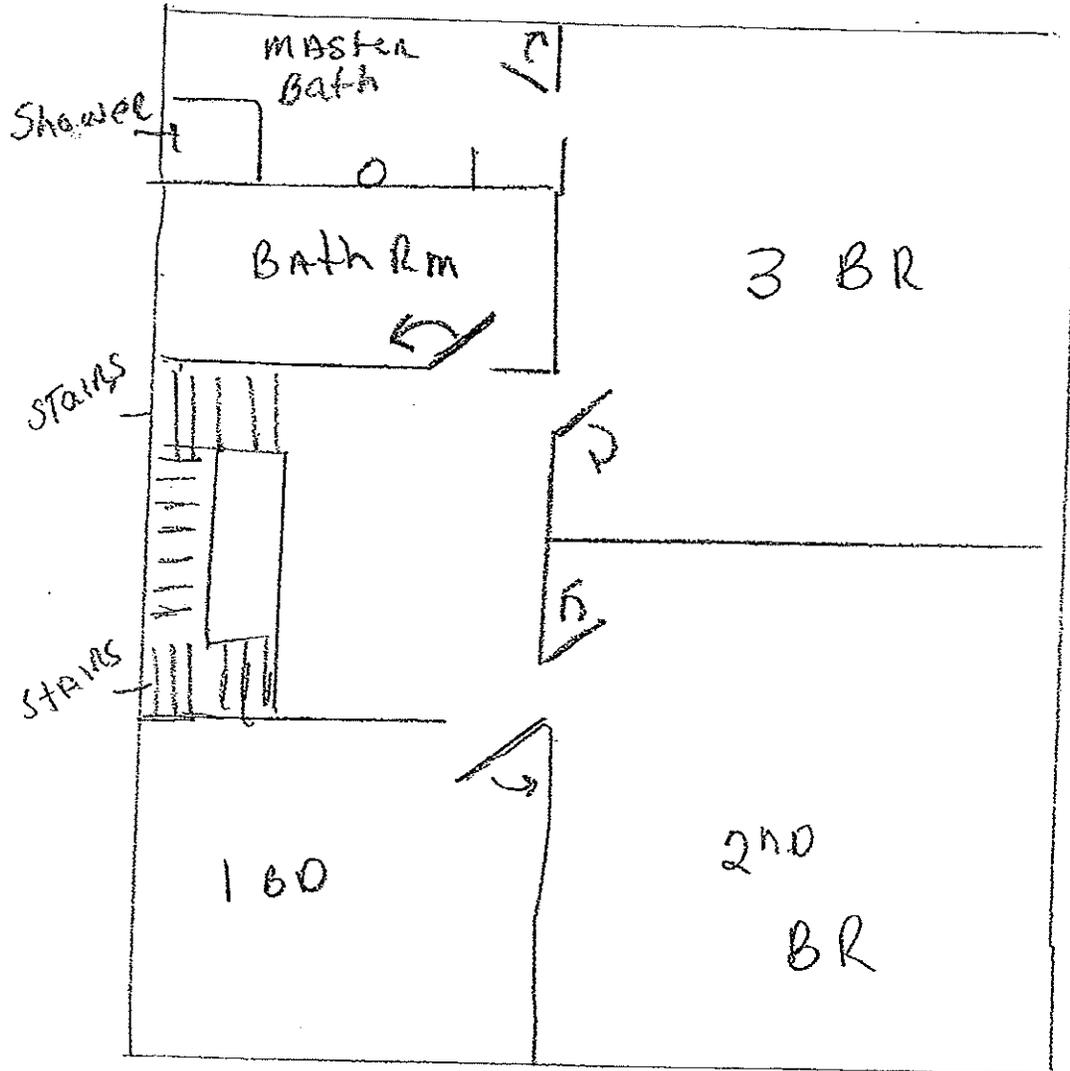
25'

1st Floor



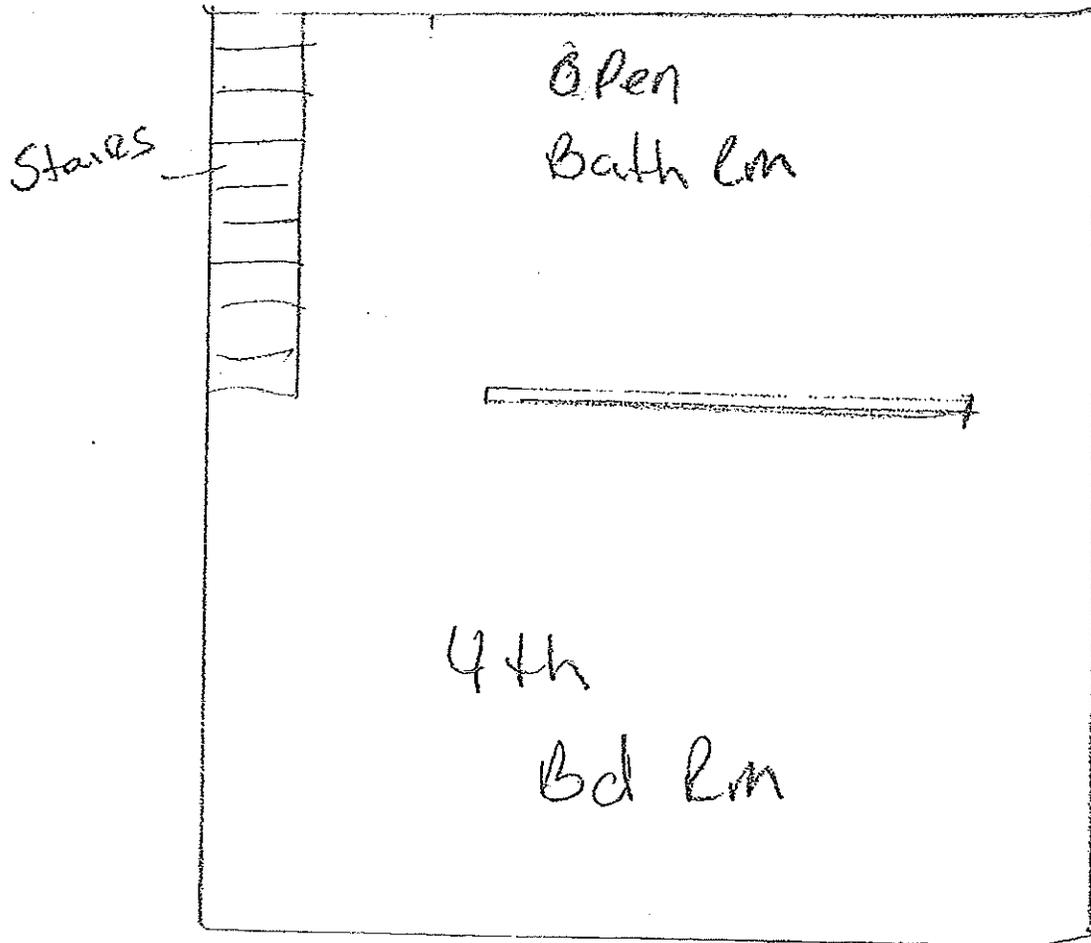
- ① New 1/2" Home Depot Base and wall cabinets Run
- Need 3/4" Granite Counter top
- new Stove, Dishwasher over Stove Microwave
- Need Back Door
- new Front 36" exterior door and Front Living Rm windows

2ND Floor



- 1 Gut down to studs and joists
 Repair all Damaged wood
 Re Frame in new Floor Plan
 RUFF in electric, Hang new Drywall
 new Precast tub and new toilet
 and vanity (contractor grade
 Tile Bathroom Floors and Shower

3rd Floor



Get room to studs and joists
repair Bad wood install new
Drywall and Re install Bathroom
tile floor and shower area

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

BOROUGH OF DORMONT,

CIVIL DIVISION

Petitioner,

vs.

GD No.: 13-15180

MARK W. KOSANCHICH,

Respondent.

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and correct copy of the foregoing Motion for Amendment of Final Plan for Abatement has been served upon all other parties at the address(es) below via first class mail, this 18th day of Aug., 2014.

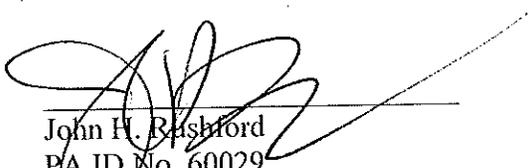
Allegheny County Treasurer
436 Grant Street, Room 108
Pittsburgh, PA 15219-2497

Allegheny County Department of Court Records
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Pittsburgh, PA 15219-2497

Keystone Oaks School District
1000 Kelton Avenue
Pittsburgh, PA 15216

Borough of Dormont, Pennsylvania
1444 Hillsdale Avenue
Pittsburgh, PA 15216

Non-deliverable upon numerous attempts:
Mark W. Kosanchich
703 Ridgemont Drive
Pittsburgh, PA 15220


John H. Rashford

PA ID No. 60029

DODARO, MATTA & CAMBEST, P.C.

1001 Ardmore Blvd., Suite 100

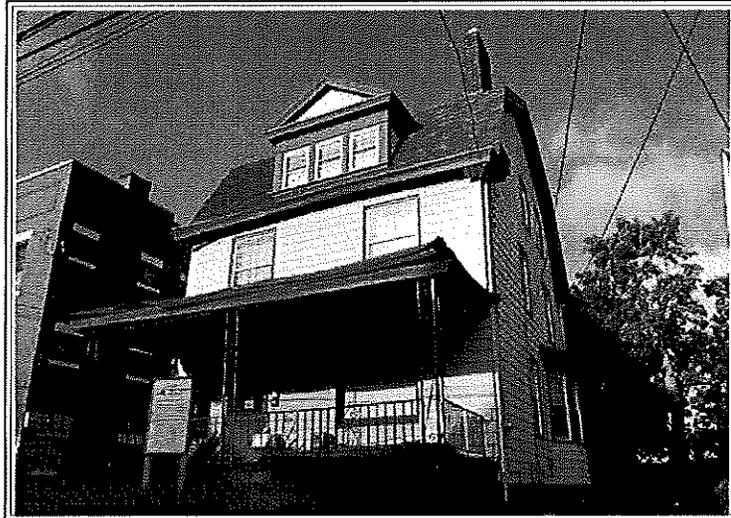
Pittsburgh, PA 15221-5233

412-243-1600

412-243-1643 (fax)

Attorneys for Petitioner

APPRAISAL OF



LOCATED AT:

1447 Dormont Ave
Pittsburgh, PA 15216

CLIENT:

Borough of Dormont
1444 Hillsdale Avenue
Dormont, PA 15216

AS OF:

June 5, 2014

BY:

Alvin J. Barone, Jr. SRA/PA, Cert. Brker/App.
PA Certified Residential Real Estate Broker Appraiser

Jeff Naftal MGR
Borough of Dormont
1444 Hillsdale Avenue
Dormont, PA 15216

File Number: 14082619

In accordance with your request, I have appraised the real property at:

1447 Dormont Ave
Pittsburgh, PA 15216

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the defined value of the property as of June 5, 2014 is:

\$160,000
One Hundred Sixty Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.



Alvin J. Barone, Jr. SRA/PA, Cert. Brker/App.
PA Certified Residential Real Estate Broker Appraiser
State Certificate Number BA004104L

Barone & Sons, Inc.
Residential Appraisal Report

File No. 14082619

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

PURPOSE
Client Name/Intended User **Borough of Dormont** E-mail **jnaftal@boro.dormont.pa.us**
Client Address **1444 Hillsdale Avenue, Suite 10** City **Dormont** State **PA** Zip **15216**
Additional Intended User(s) **n/a**

Intended Use **Estimate Market Value**

SUBJECT
Property Address **1447 Dormont Ave** City **Pittsburgh** State **PA** Zip **15216**
Owner of Public Record **Mark W. Kosanich** County **Allegheny**
Legal Description **DBV: 7450 Page: 505**
Assessor's Parcel # **98-C-323** Tax Year **2014** R.E. Taxes \$ **3,210.00**
Neighborhood Name **Dormont Borough** Map Reference **MSA 38300** Census Tract **4722.00**
Property Rights Appraised Fee Simple Leasehold Other (describe)
My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Prior Sale/Transfer: Date Price Source(s) **County Records**
Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) **The subject property has not sold or transferred within the past three years. Comparable sales #2, #3, #4, #5 and #6 have not sold within the past year. Comparable sale #1 last sold on 09/12/2013 for \$1.**

SALES HISTORY
Offerings, options and contracts as of the effective date of the appraisal **No current agreement of sale, option or listing is known to be in existence for this property.**

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	80 %
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	10 %
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	50 Low	2	Multi-Family	5 %
Neighborhood Boundaries	The neighborhood boundaries are the City of Pittsburgh to the north and east and Mt. Lebanon to the south and west.						275 High	130+	Commercial	5 %	
							110 Pred.	110	Other	%	
Neighborhood Description	The subject property is situated in Dormont Borough, a residential community approximately three miles south of downtown Pittsburgh. Homes in this neighborhood are generally consistent in age and appeal. The subject is within a reasonable proximity to shopping, employment and commuter routes. This is the Keystone Oaks School District.										
Market Conditions (including support for the above conclusions)	Currently there are 17 homes listed for sale through the West Penn Multi List in Dormont Borough between \$100,000-\$200,000. One is currently under agreement and eleven have contingent offers. In the past 12 months 53 homes have sold with a median market time of 41 days. The median sale price to list price ratio of these sales was 100%. Real estate activity had slowed due to the 2013-2014 fall/winter marketing period but has increased again as the spring/summer market unfolds.										
Dimensions	45x103	Area	4635 Sq.Ft.	Shape	Rectangular	View	Average				
Specific Zoning Classification	R-2	Zoning Description	Medium Density Residential District								
Zoning Compliance	<input checked="" type="checkbox"/> Legal	<input type="checkbox"/> Legal Nonconforming (Grandfathered Use)	<input type="checkbox"/> No Zoning	<input type="checkbox"/> Illegal (describe)							
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If No, describe This dwelling is currently set up for two family use. The highest and best use is considered as a single family home.								
Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private				
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	<input type="checkbox"/>	<input type="checkbox"/>				
GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials		INTERIOR materials					
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One w/Acc. unit <input type="checkbox"/>	Concrete Slab	<input type="checkbox"/> Craw Space	Foundation Walls	Stone/CB	Floors	WW,Wd,Cer				
# of Stories	2.5	<input checked="" type="checkbox"/> Full Basement	<input type="checkbox"/> Partial Basement	Exterior Walls	Siding	Walls	Drywall				
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area	768 sq. ft.	Roof Surface	Composition	Trim/Finish	Wood				
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish	0%	Gutters & Downspouts	Box/Metal	Bath Floor	Ceramic				
Design (Style)	2.5 Story	<input checked="" type="checkbox"/> Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Window Type	DH/Casement	Bath Wainscot	Ceramic				
Year Built	1910			Storm Sash/Insulated	Dbl.Panes	Car Storage	<input type="checkbox"/> None				
Effective Age (Yrs)	50			Screens	Yes	<input checked="" type="checkbox"/> Driveway # of Cars	One				
Attic	<input type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HW <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) #	Driveway Surface	Concrete				
	<input type="checkbox"/> Drop Stair		<input type="checkbox"/> Other Fuel Gas	Fireplace(s) #	<input type="checkbox"/> Fence	Garage # of Cars					
	<input checked="" type="checkbox"/> Floor	Cooling	<input type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	<input checked="" type="checkbox"/> Porch	Carport # of Cars					
	<input checked="" type="checkbox"/> Finished	<input checked="" type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Pool	<input type="checkbox"/> Other	Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in					
Appliances	<input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven	<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> Other (describe)						
Finished area above grade contains:	6 Rooms	3 Bedrooms	2 FIP Bath(s)	1,552 Square Feet of Gross Living Area Above Grade							
Additional Features	Updated kitchen, updated bathroom, newer furnace and newer electric box.										

Barone & Sons, Inc.
Residential Appraisal Report

File No. 14082619

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	1447 Dormont Ave Dormont Borough	1112 Dormont Avenue Dormont Borough, PA 15216		2908 Crosby Avenue Dormont Borough, PA 15216		2937 Belrose Avenue Dormont Borough, PA 15216	
Proximity to Subject		0.34 miles SE		0.56 miles NW		0.30 miles NE	
Sale Price	\$	\$ 140,000		\$ 162,500		\$ 155,000	
Sale Price/Gross Liv. Area	\$ sq ft	\$ 106.06 sq ft		\$ 97.89 sq ft		\$ 101.97 sq ft	
Data Source(s)	Site Inspection	West Penn Multi-List		West Penn Multi-List		West Penn Multi-List	
Verification Source(s)	County Record	County Records		County Records		County Records/Appraiser Files	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment
Sale or Financing Concessions		Conventional None		VA None		Conventional None	
Date of Sale/Time		09/20/2013		03/28/2014		10/11/2013	
Location	Average	Average		Average		Average	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	45x103	33x108	3,000	50x100	-3,000	40x120	1,500
View	Average	Average		Average		Average	
Design (Style)	2.5 Story	2 Story		2.5 Story		2.5 Story	
Quality of Construction	Siding	Brick	-7,500	Siding		Siding	
Actual Age	104+/- Years	94+/- Years		94+/- Years		94+/- Years	
Condition	Good	Comparable		Comparable		Comparable	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	6 3 2FIP	6 3 1F	9,000	6 3 1F	9,000	6 3 1FIP	6,000
Gross Living Area	30,00	1,552 sq ft	7,000	1,660 sq ft	-3,000	1,520 sq ft	
Basement & Finished Rooms Below Grade	OSA Unfinished	OSA Unfinished		OSA Unfinished		OSA Unfinished	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	No Central AC	No Central AC		Central AC	-2,500	No Central AC	
Energy Efficient Items	Dbl Panes	Dbl Panes		Dbl Panes		Dbl Panes	
Garage/Carport	Off Street	Off Street		None	2,000	2 Car Det	-8,000
Porch/Patio/Deck	Porch, Decks	Porches		Porch, Decks		Porch, Decks	
Extras	Extras/Updates	Extras/Updates		Extras/Updates		Extras/Updates	
Finished Attic	Finished /Bath	None	9,000	Finished Attic	3,000	Finished /Bath	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 20,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 5,500	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 500
Adjusted Sale Price of Comparables		Net Adj. 14.6%	\$ 160,500	Net Adj. 3.4%	\$ 168,000	Net Adj. -0.3%	\$ 154,500
		Gross Adj. 25.4%		Gross Adj. 13.8%		Gross Adj. 10.0%	

Summary of Sales Comparison Approach: Comparable sales considered were dwellings on the subject street and surrounding streets of Dormont Borough. After adjusting for significant differences a value range of \$154,500 to \$168,000 was developed. Based on this analysis a market value of \$160,000 appears reasonable.

COST APPROACH TO VALUE	
Site Value Comments	
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	
Source of cost data	OPINION OF SITE VALUE = \$
Quality rating from cost service	Dwelling Sq. Ft. @ \$ = \$
Effective date of cost data	Sq. Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	
Garage/Carport	Sq. Ft. @ \$ = \$
Total Estimate of Cost-New = \$	
Less Physical	Functional
Depreciation	External
= \$ ()	
Depreciated Cost of Improvements = \$	
"As-is" Value of Site Improvements = \$	
INDICATED VALUE BY COST APPROACH = \$	

INCOME APPROACH TO VALUE	
Estimated Monthly Market Rent \$	X Gross Rent Multiplier = \$
Indicated Value by Income Approach	
Summary of Income Approach (including support for market rent and GRM)	
Indicated Value by: Sales Comparison Approach \$	160,000
Cost Approach (if developed) \$	
Income Approach (if developed) \$	

The Sales Comparison Approach is considered most relevant in appraising single family residential dwellings and was the only approach considered in this analysis.

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed subject to the following: **This appraisal is made subject to all work set out in the plans and specs being completed in a professional manner.**

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report is \$ 160,000 as of 06/05/2014, which is the effective date of this appraisal.

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as "the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
 2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
 3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
 4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
 5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
 6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
 7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
 8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.
- This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.
- Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.
- Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.
9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
 10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.
 11. The ACI General Purpose Appraisal Report (GPAPTM) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

COMMENT ON PHOTOGRAPHS

The digital photographs of the subject property in this report are original photographs that were taken at the time of inspection and have not been altered or enhanced in any way.

COMMENTS ON SIGNATURES

The appraisal report for the subject property contains signatures which are digitized images. USPAP, 1999 Edition effective March 31, 1999, defines a signature as:

"personalized evidence indicating authentication of the work performed by the appraiser and the acceptance of the responsibility for content, analyses, and the conclusions in the report. Comment: A signature can be represented by a handwritten mark, a digitized image controlled by a personalized identification number, or other media, where the appraiser has sole personalized control of affixing the signature."

The signatures provided in this appraisal report have been affixed within the guidelines of this definition.

CERTIFICATION STATEMENTS

The reported analysis, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I have completed the continuing education program of the Appraisal Institute.

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: Market Value Other Value: _____

Source of Definition: Appraisal Institute Dictionary of Real Estate Appraisal

MARKET VALUE is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date, and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated.
2. both parties are well informed or well advised and acting in what they consider their own best interests.
3. a reasonable time is allowed for exposure in the open market.
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

ADDRESS OF THE PROPERTY APPRAISED:

1447 Dormont Ave

Pittsburgh, PA 15216

EFFECTIVE DATE OF THE APPRAISAL: 06/05/2014

APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 160,000

APPRAISER

Signature: *Alvin J. Barone, Jr.*
 Name: Alvin J. Barone, Jr., SRA/PA, Cert. Brker/App.
 State Certification # BA004104L
 or License # _____
 or Other (describe) _____ State #: _____
 State: PA
 Expiration Date of Certification or License: 06/30/2015
 Date of Signature and Report: 08/21/2014
 Date of Property Viewing: 06/05/2014
 Degree of property viewing
 Interior and Exterior Exterior Only Did not personally view

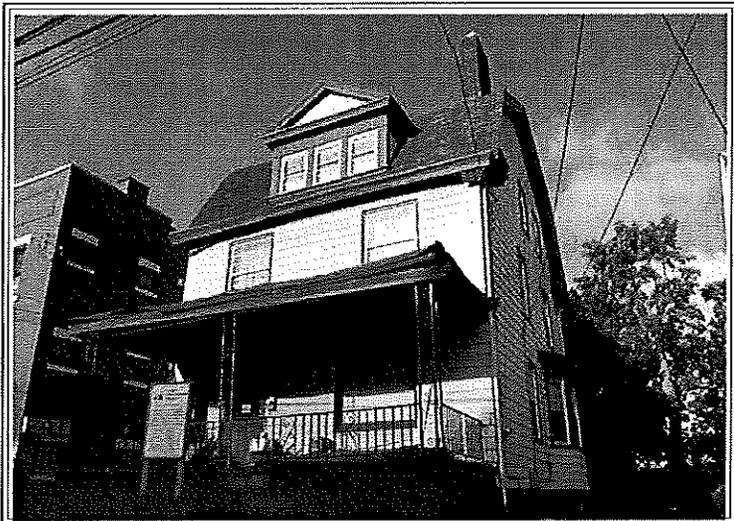
SUPERVISORY APPRAISER

Signature: _____
 Name: _____
 State Certification # _____
 or License # _____
 State: _____
 Expiration Date of Certification or License: _____
 Date of Signature: _____
 Date of Property Viewing: _____
 Degree of property viewing
 Interior and Exterior Exterior Only Did not personally view

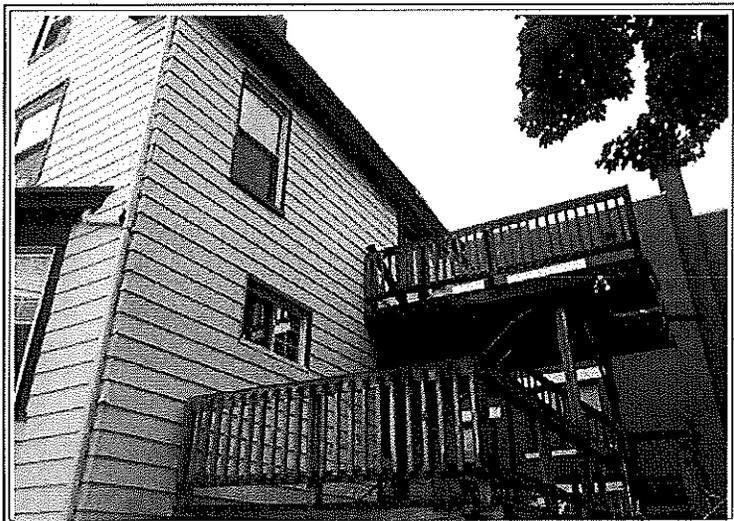


SUBJECT PROPERTY PHOTO ADDENDUM

Client: Borough of Dormont	File No.: 14082619
Property Address: 1447 Dormont Ave	Case No.:
City: Pittsburgh	State: PA
	Zip: 15216



FRONT VIEW OF
SUBJECT PROPERTY



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

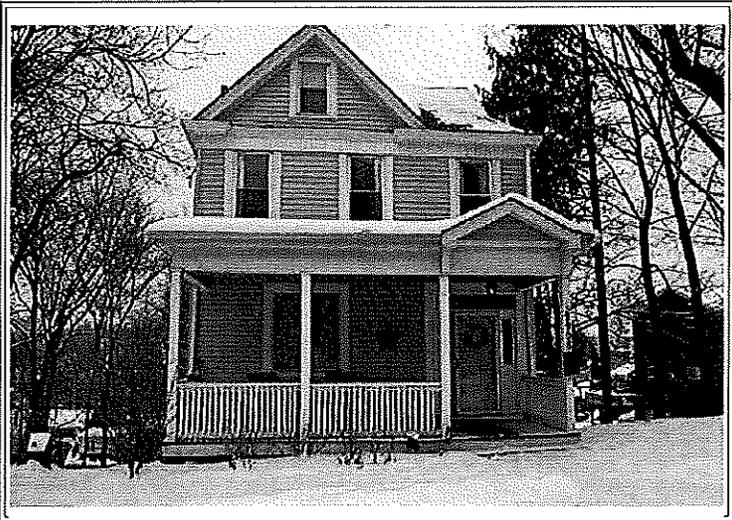
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Borough of Dormont	File No.: 14082619
Property Address: 1447 Dormont Ave	Case No.:
City: Pittsburgh	State: PA Zip: 15216



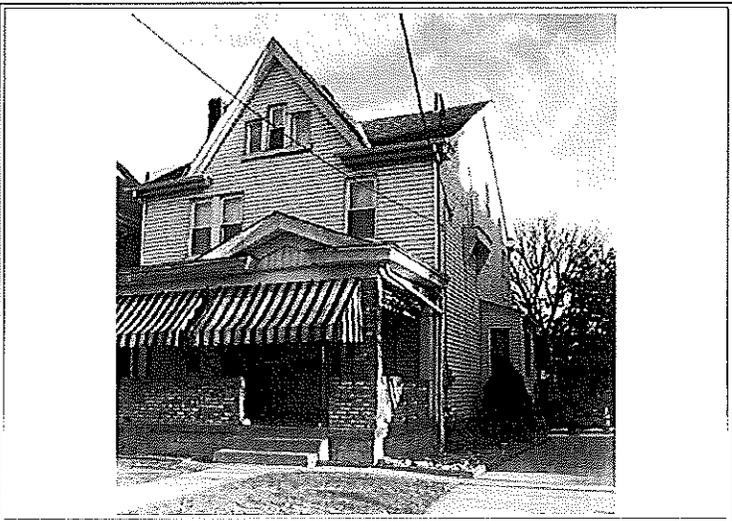
COMPARABLE SALE #1

1112 Dormont Avenue
Dormont Borough, PA 15216
Sale Date: 09/20/2013
Sale Price: \$ 140,000



COMPARABLE SALE #2

2908 Crosby Avenue
Dormont Borough, PA 15216
Sale Date: 03/28/2014
Sale Price: \$ 162,500

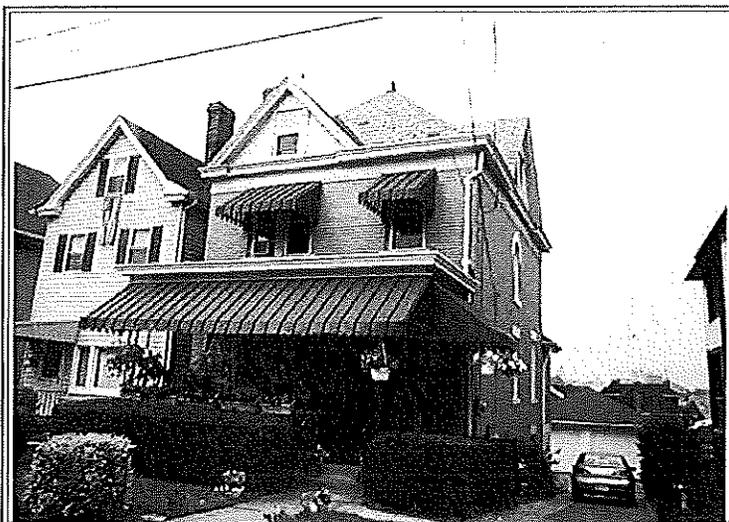


COMPARABLE SALE #3

2937 Belrose Avenue
Dormont Borough, PA 15216
Sale Date: 10/11/2013
Sale Price: \$ 155,000

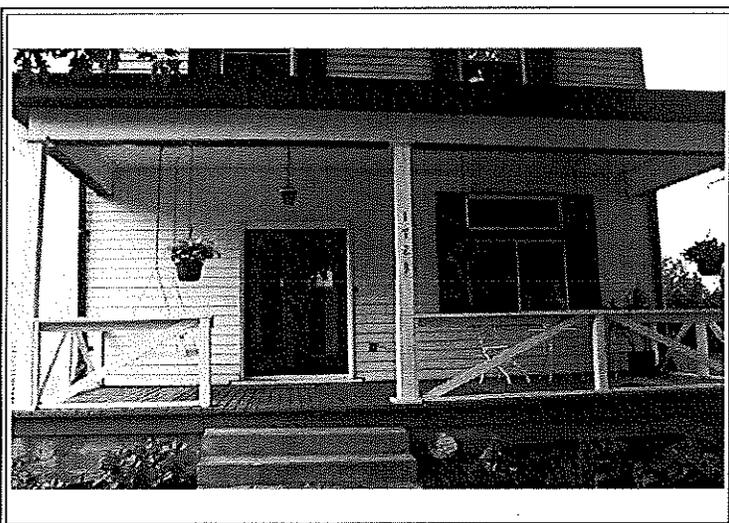
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Borough of Dormont	File No.: 14082619
Property Address: 1447 Dormont Ave	Case No.:
City: Pittsburgh	State: PA Zip: 15216



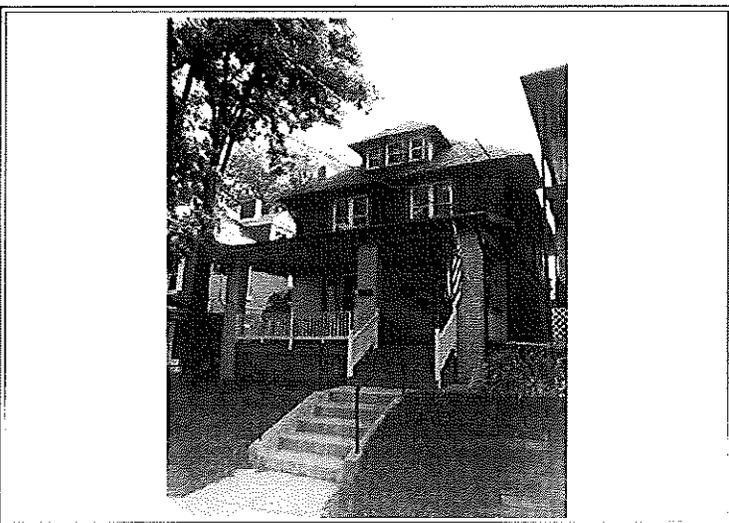
COMPARABLE SALE #4

1215 Wisconsin Avenue
Dormont Borough, PA 15216
Sale Date: 05/23/2014
Sale Price: \$ 165,000



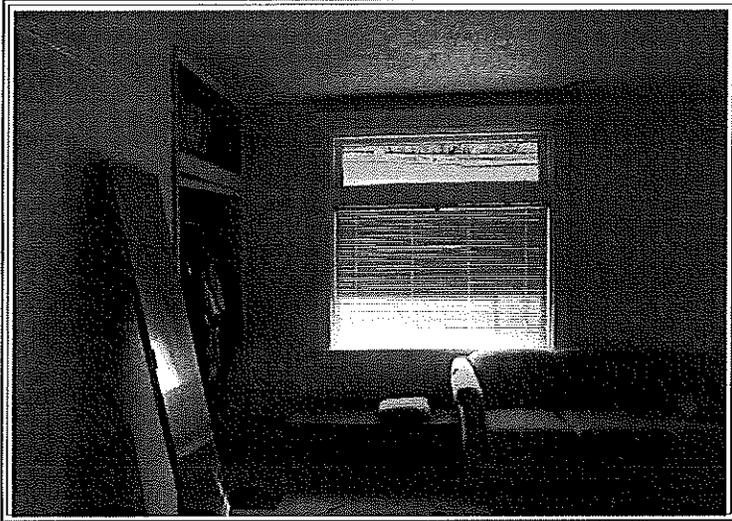
COMPARABLE SALE #5

1723 New Haven Avenue
Dormont Borough, PA 15216
Sale Date: 11/25/2013
Sale Price: \$ 157,900



COMPARABLE SALE #6

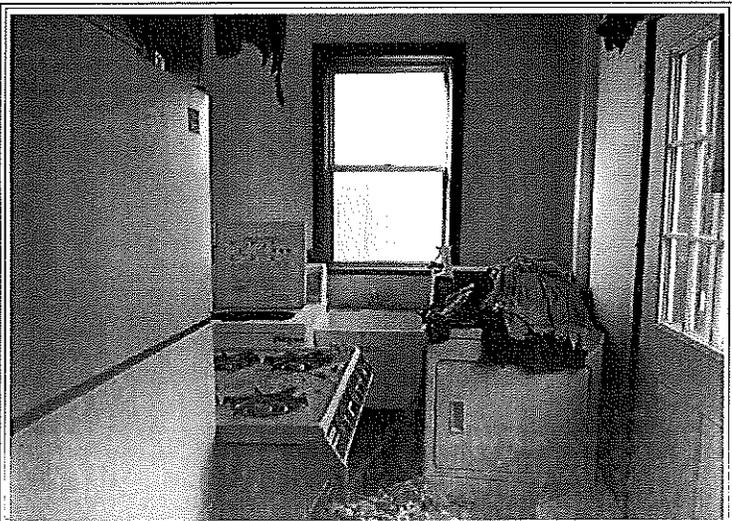
1460 Dormont Ave
Dormont Borough, PA 15216
Sale Date: Under Agreement
Sale Price: \$ 179,900



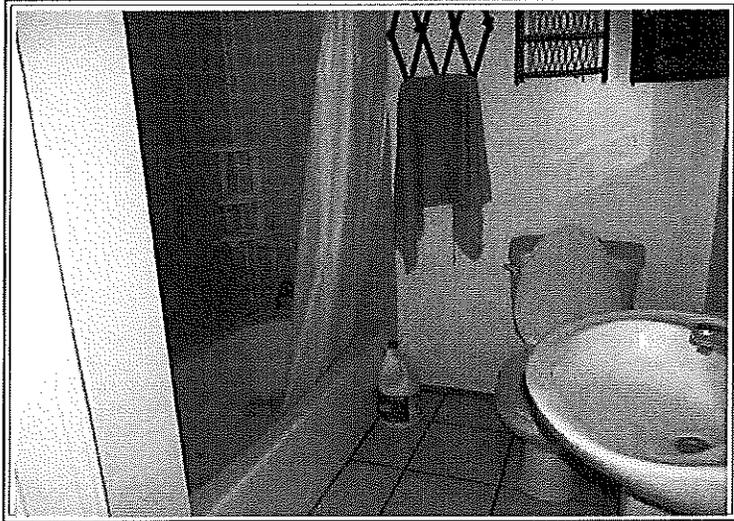
FIRST FLOOR LIVING ROOM.



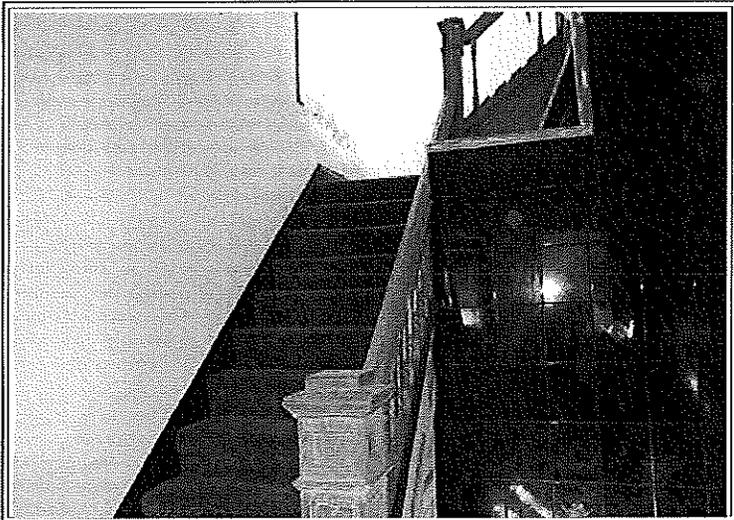
FIRST FLOOR KITCHEN.



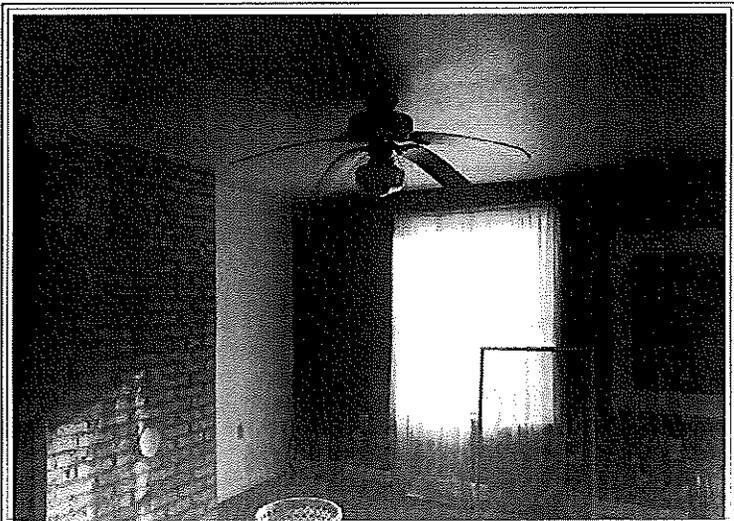
FIRST FLOOR LAUNDRY.



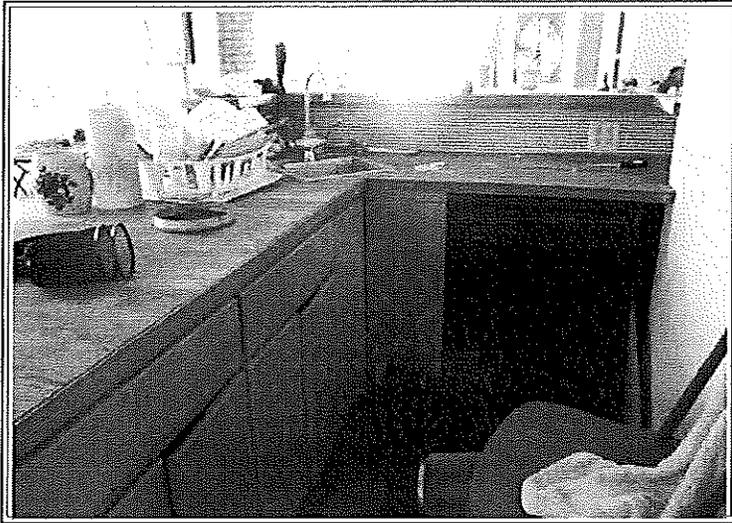
FIRST FLOOR BATHROOM.



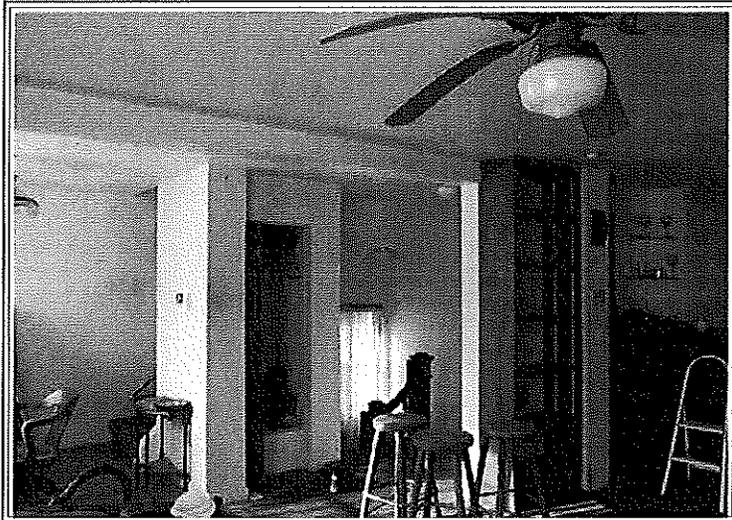
FOYER.



SECOND FLOOR LIVING ROOM.



SECOND FLOOR KITCHEN.



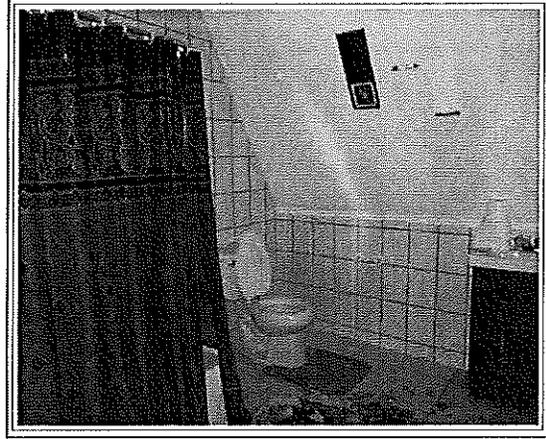
SECOND FLOOR DINING ROOM.



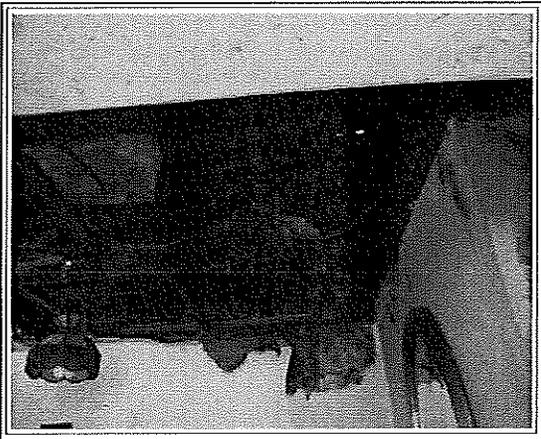
ANOTHER VIEW OF SECOND FLOOR LIVING ROOM.



DAMAGED CEILING ON SECOND FLOOR.



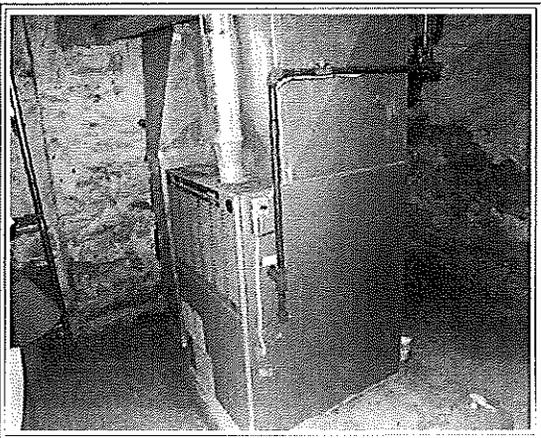
THIRD FLOOR BATHROOM.



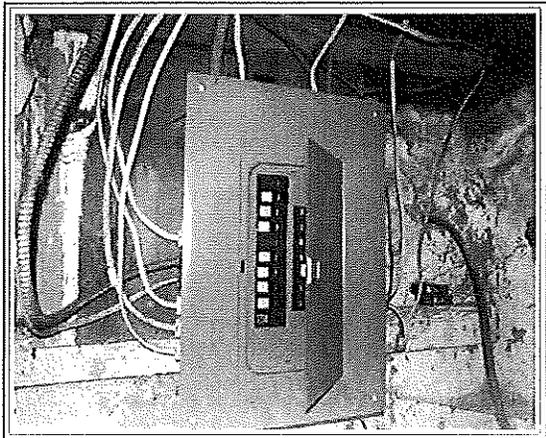
DAMAGED CEILING ON THIRD FLOOR.



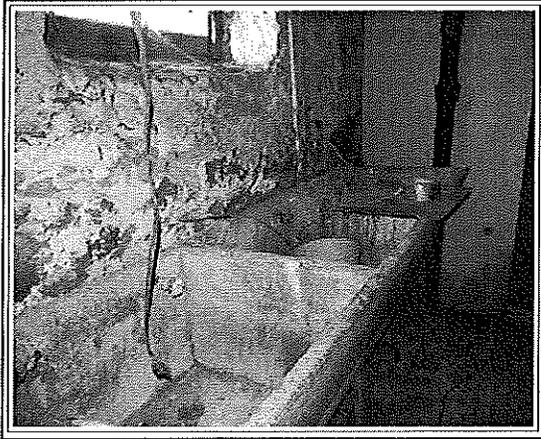
DAMAGED CEILING ON THIRD FLOOR.



FURNACE.



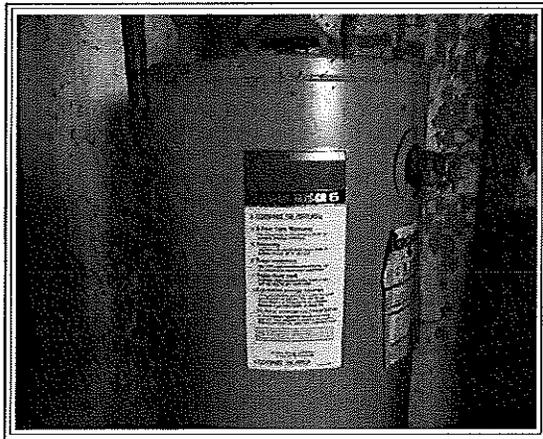
ELECTRIC BOX.



LAUNDRY.



COMMODE IN BASEMENT.



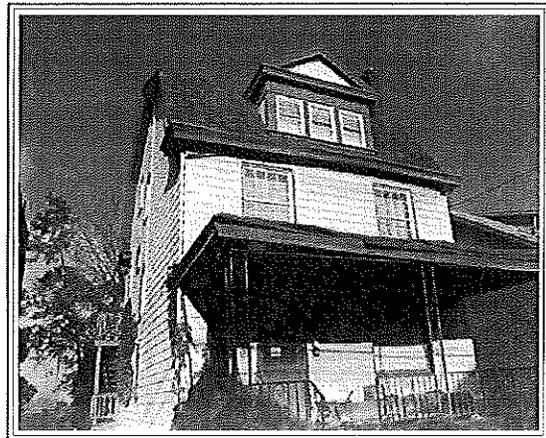
WATER TANK.



PORCH CEILING.



DAMAGED REAR BOX GUTTER.



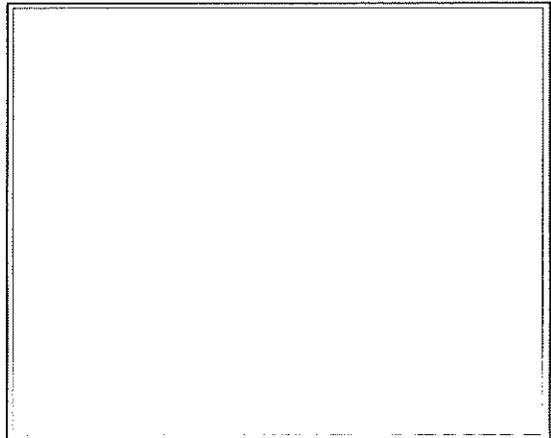
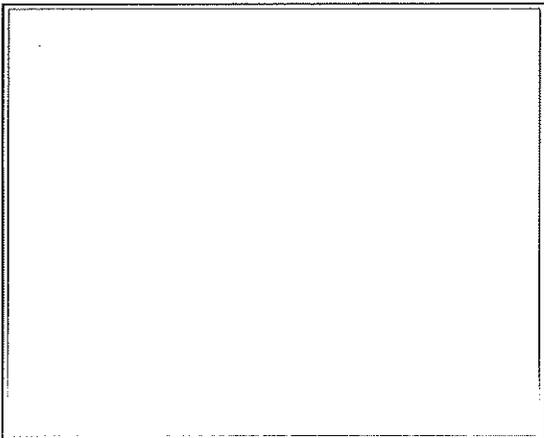
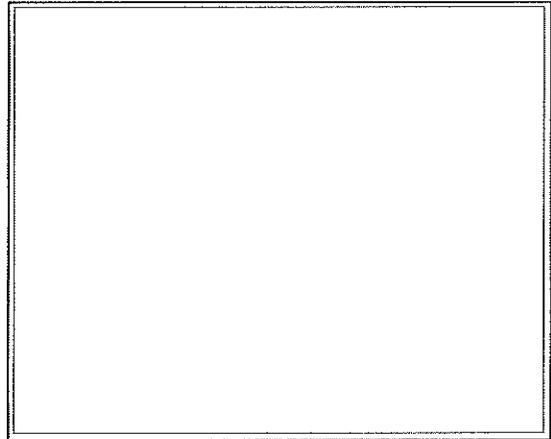
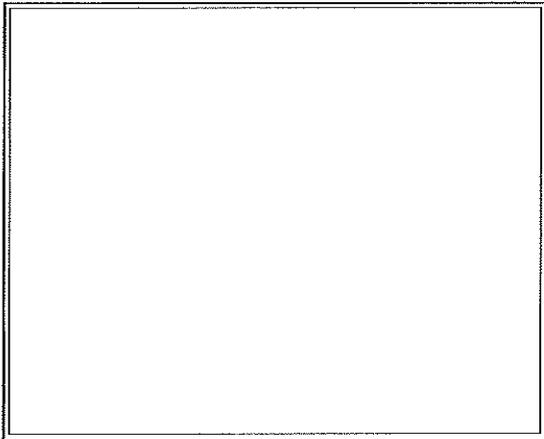
FRONT.



DECK.

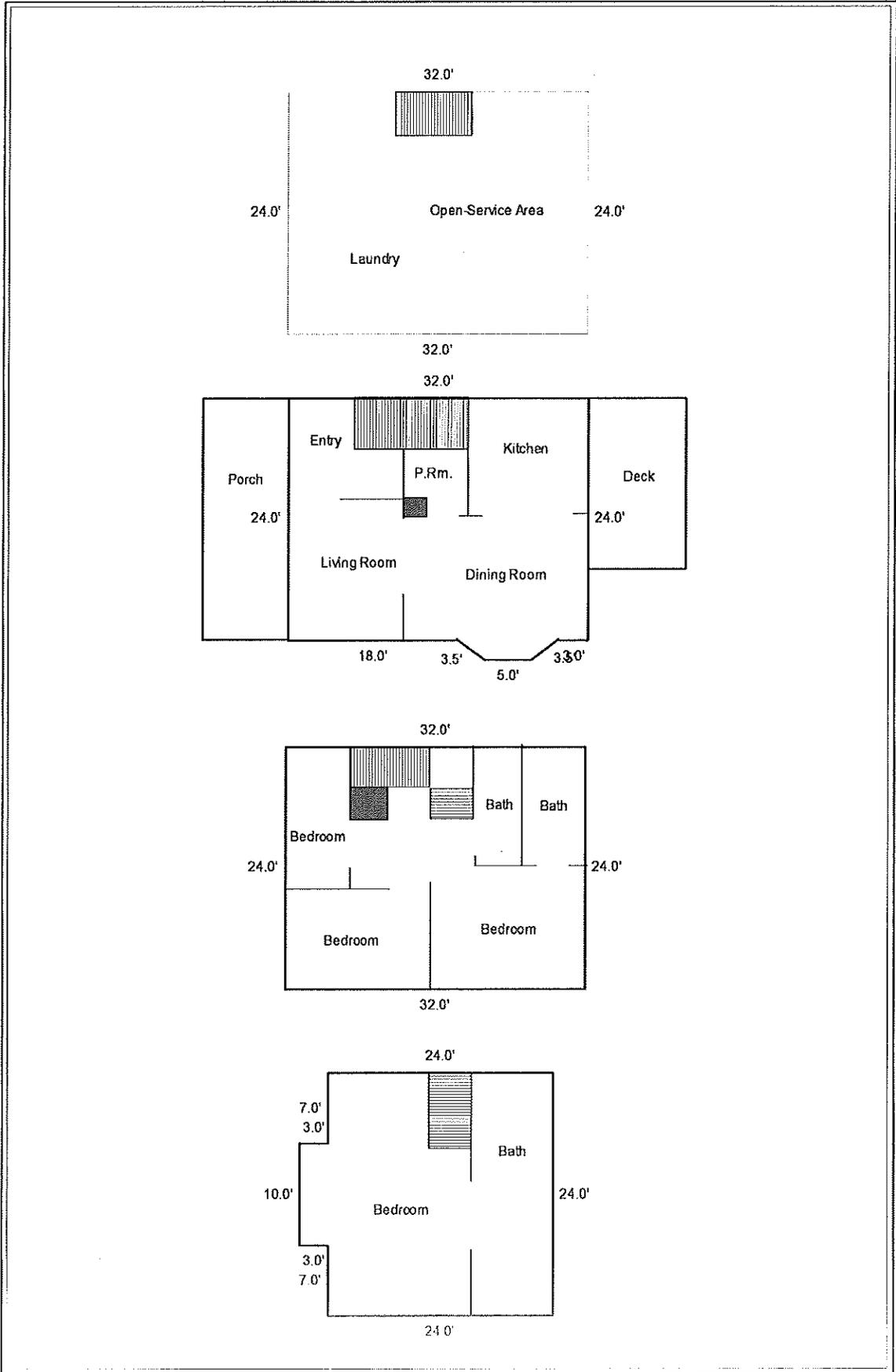


PROJECT SIGN.



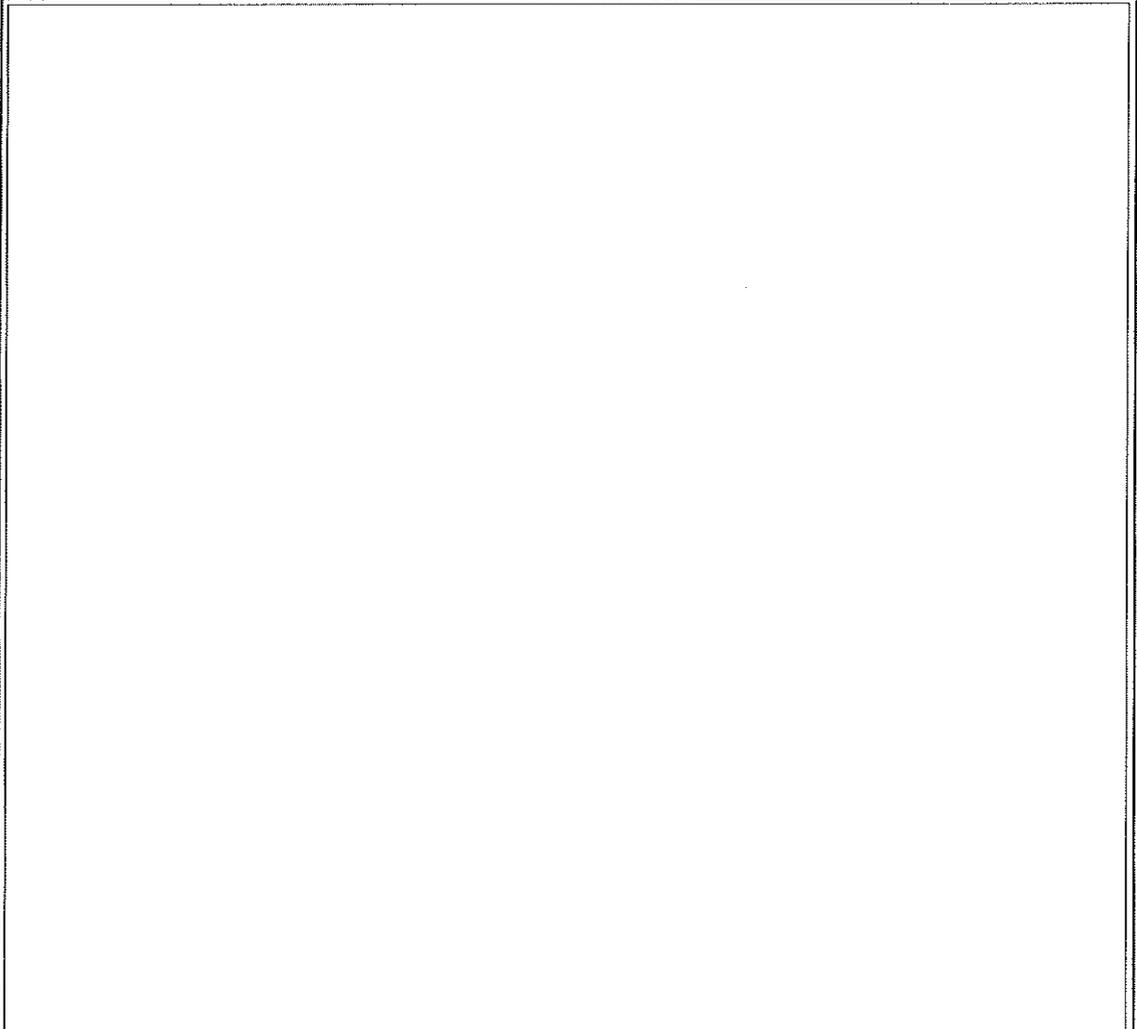
FLOORPLAN SKETCH

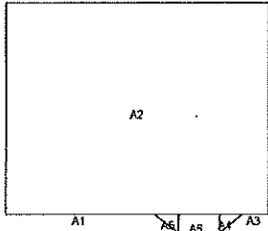
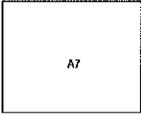
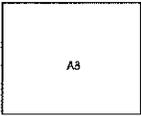
Client: Borough of Dormont	File No.: 14082619
Property Address: 1447 Dormont Ave	Case No.:
City: Pittsburgh	State: PA Zip: 15216



FLOORPLAN SKETCH

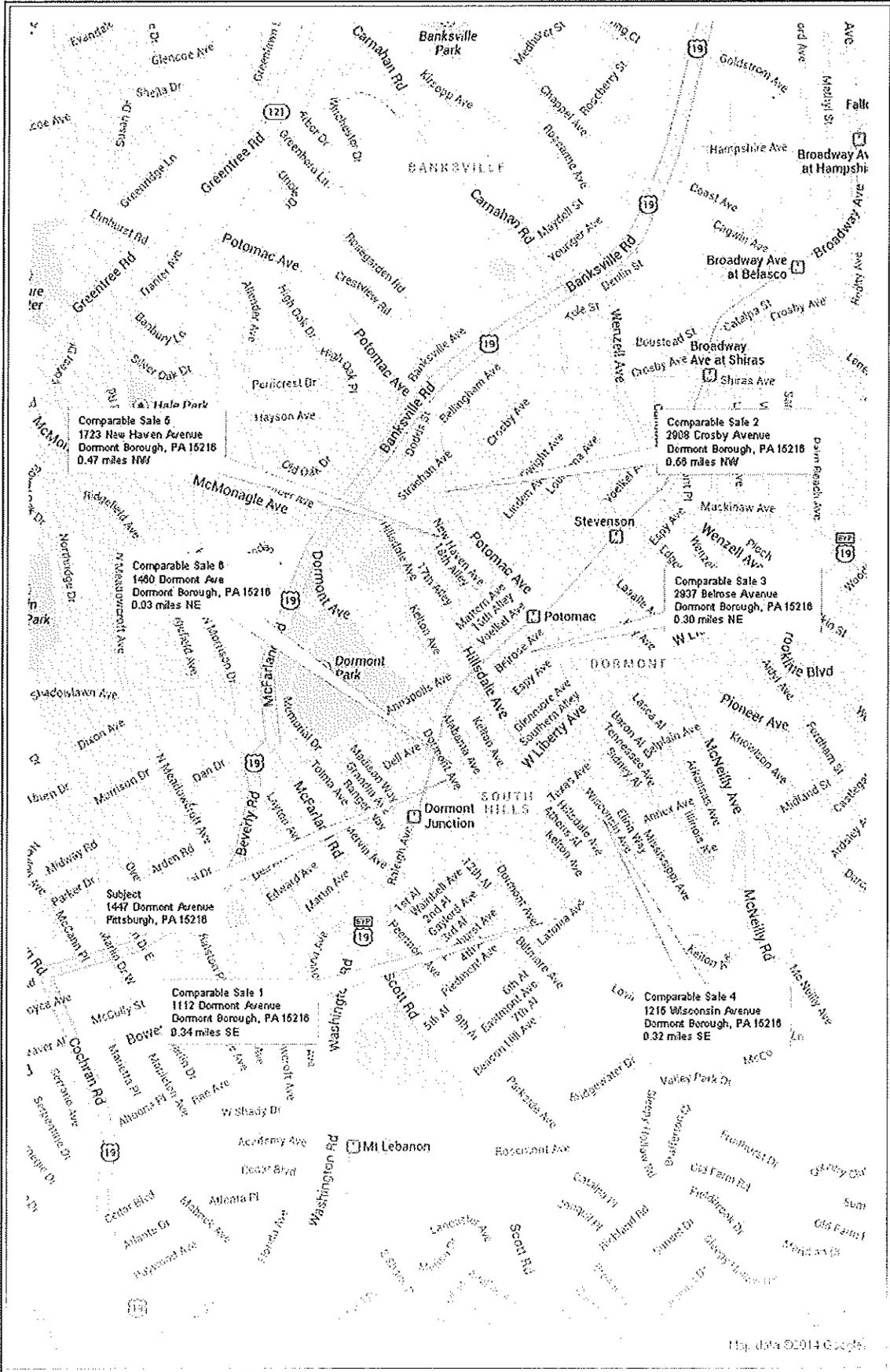
Client: Borough of Dormont	File No.: 14082619
Property Address: 1447 Dormont Ave	Case No.:
City: Pittsburgh	State: PA Zip: 15216



SKETCH CALCULATIONS	Perimeter	Area
	<p>A1 : 18.0 x 0.1 = 2.2 A2 : 320 x 23.9 = 764.2 A3 : 0.5(3.0 + 3.2)x0.1 = 0.4 A4 : 0.5 x 2.8x2.1 = 3.0 A5 : 0.5 x 3.0x2.1 = 3.2 A6 : 5.0 x 2.1 = 10.6</p>	<p>2.2 764.2 0.4 3.0 3.2 10.6</p>
<p>First Floor</p>		763.6
	A7 : 32.0 x 24.0 =	768.0
<p>Second Floor</p>		768.0
	A8 : 32.0 x 24.0 =	768.0
<p>Basement</p>		768.0
<p>Total Living Area</p>		1551.6

LOCATION MAP

Client: Borough of Dormont	File No.: 14082619
Property Address: 1447 Dormont Ave	Case No.:
City: Pittsburgh	State: PA Zip: 15216



Client: Borough of Dormont File No.: 14082619
Property Address: 1447 Dormont Ave Case No.:
City: Pittsburgh State: PA Zip: 15216

DISPLAY THIS CERTIFICATE PROMINENTLY • NOTIFY AGENCY WITHIN 10 DAYS OF ANY CHANGE

Commonwealth of Pennsylvania 12 0070036
Department of State
Bureau of Professional and Occupational Affairs
PO Box 2649 Harrisburg PA 17105-2649

Certificate Type
Certified Broker Appraiser
FIRREA Appraisals Unauthorized

Certificate Status
Active

Initial Certification Date
10/06/1998

Expiration Date
06/30/2015

ALVIN JAMES BARONE
4701 Baptist Road
PITTSBURGH PA 15227

Certificate Number
BA004104L

Katherine T...
Commissioner of Professional and Occupational Affairs

Alvin James Barone
Signature

ALTERATION OF THIS DOCUMENT IS A CRIMINAL OFFENSE UNDER 18 PA.C.S. 4911

APPRAISER'S QUALIFICATIONS
ALVIN J. BARONE, JR. SRA
ASSOCIATE BROKER
4701 Baptist Road, Pittsburgh, PA 15227

CERTIFIED RESIDENTIAL APPRAISER – STATE OF PENNSYLVANIA

CERTIFIED BROKER APPRAISER – STATE OF PENNSYLVANIA

STATE CERTIFICATION:

Dated: July 1, 1991, No. RL000106L
Residential Certification

Dated: October 6, 1998, No. BA004104L
Certified Broker Appraiser

Dated: December 20, 1994
FHA Approved

EDUCATION:

Bachelor of Arts Degree
University of Pittsburgh

Actively participating in continuing education in
appraisal and real estate classes through:

- Appraisal Institute
- Realtors Educational Institute

PROFESSIONAL AFFILIATIONS:

- Appraisal Institute
- Realtors Association of Metropolitan Pittsburgh
- National Association of Realtors
- Pennsylvania Association of Realtors

EXPERIENCE INCLUDES:

- Residential and Commercial Real Estate Appraisals and Reviews since 1977
- Staff Appraiser at Barone & Sons, Inc. since 1977

.....
To contact Alvin J. Barone: gjb@baroneandsons.com - Phone: 412/881-6020; Fax: 412/881-8381

***** INVOICE *****

File Number: 14082619

08/21/2014

Jeff Naftal MGR
Borough of Dormont
1444 Hillisdale Avenue, Suite 10
Dormont, PA 15216

Invoice # : 14082619
Order Date : 08/14/2014
Reference/Case # :
PO Number :

1447 Dormont Ave
Pittsburgh, PA 15216

APPRAISAL FEE	\$	200.00
	\$
Invoice Total	\$	200.00
State Sales Tax @	\$	0.00
Deposit	(\$)
Deposit	(\$)
	
Amount Due	\$	200.00

Terms: Upon Receipt

Please Make Check Payable To:

BARONE & SONS, INC.

Fed. I.D. #: 25-1315725

4701 BAPTIST ROAD, PITTSBURGH, PA 15227
Phone (412) 881-6020 Fax (412) 881-8381



01/19/2012 04:22AM 4123881391

BLIND CONSTRUCTION

PAGE 01

Buono Construction
 225 Sleepy Hollow Rd
 Pittsburgh, PA 15216

ESTIMATE
 PA034384

Home: 412.388.1391
 Cell: 412.443.5848

Submit to: Dormont Boro

8/10/14

Scope of work to be performed; To renovate 1447 Dormont ave

QUANTITY	DESCRIPTION	RATE	AMOUNT
1	Exterior: Rip off old roof, repair and replace damaged roof trusts and plywood. Paper and shingle with Owens Corning dimensional shingles. Cut off box gutters attach face plate and hang new aluminum gutters and down spouts, rap with new metal and install soffits.		\$17,830.00
2	Demo top deck and steps and cover in doorway remove deck boards and railing and replace bad floor joists on lower deck and install new decking and railing and new steps.		\$6,700.00
3	Remove front porch roof and replace shingle roof hang new gutters and down spouts rap with metal and install soffit. Install new vinyl railing		\$10,800.00
4	Remove old siding wrap with Tyvek house wrap and install new vinyl siding and j channel		\$13,185.00
5	Remove and replace exterior doors and front porch windows.		\$3,300.00
6	Remove and replace small wall at driveway remove hazardous trees and landscape yard.		\$4500.00

Exhibit "C"

01/19/2012 94: 22AM 4123881891

BLUNO CONSTRUCTION

PAGE 02

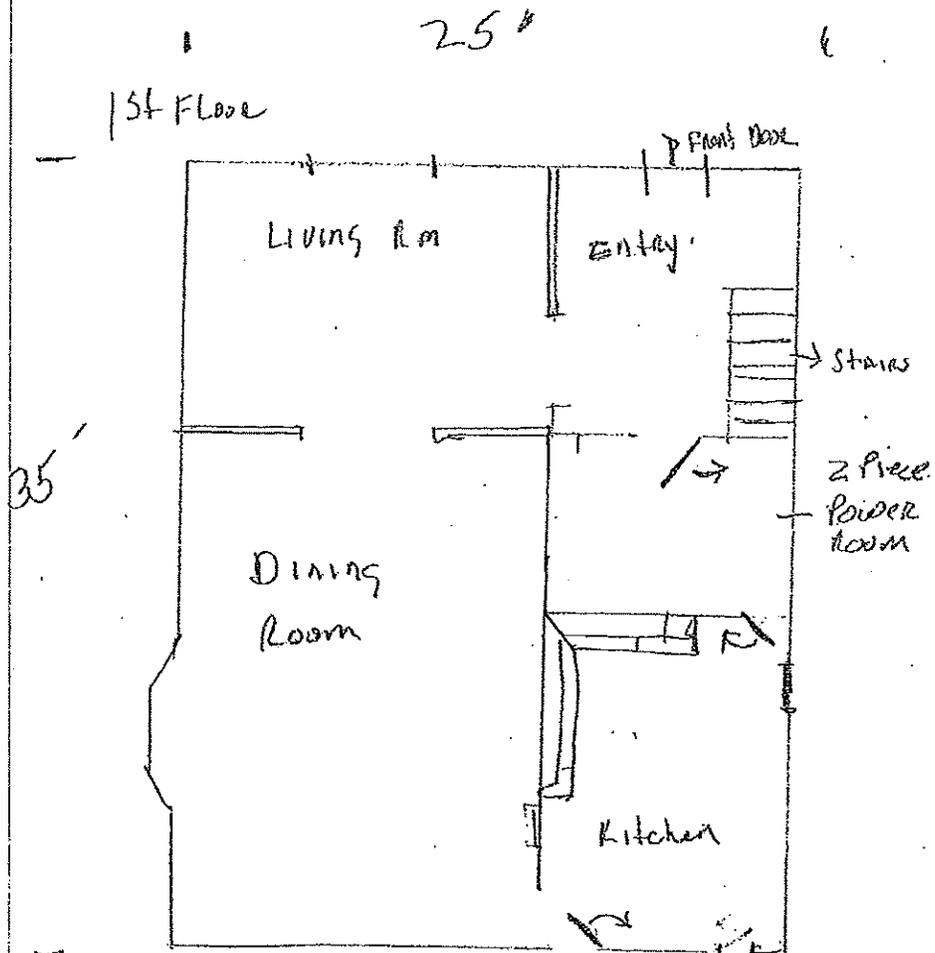
7	<p>Interior: Remove all debris and demo 2nd and 3rd floor walls to the studs and remove 3rd floor floor to joists.</p>	\$6,900.00
8	<p>3rd floor: leaving floor plan in place plywood floor, insulate exterior walls and board walls and bathroom install tile in bathroom floor and tub area install bath fixtures. Install new ¾" pre finished wood flooring trim out room add new fixtures and paint.</p>	\$23,000.00
9	<p>2nd floor: install new plywood floor. Lay out 3 bed rooms leaving 2 bathrooms in same place. Ruff in new electric insulate exterior walls, and hang new board. Install tile on bathroom floors and walls install new bathroom fixtures, hang new hollow 6 panel doors. Install new ¾" pre finished wood flooring and install new trim and casing install new fixtures and paint.</p>	\$37,625.00
10	<p>1st floor: demo kitchen walls and floor ruff in any new electric. Insulate exterior wall, hang new board install new 16' cabinet run tops and bases. New ¾" granite economy counter top(y-q granite). Install new stainless stove, microwave and dishwasher, garbage disposal. Tile back splash. Skim coat walls and ceiling add new fixtures. Install new pocket door and install ¾" prefinished wood flooring. Install new bath fixtures and paint.</p>	\$29,440.00
12	<p>Attic/basement: Insulate attic adding new exhaust fan and plywood floor. Clean and scrape basement walls seal and paint walls and floor.</p>	\$5,775.00
	<p>Extra allowance; plumbing, electrical and any added fixtures</p>	\$7,500.00

		TOTAL	\$145,855.00
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BUONO CONSTRUCTION

PAGE 02



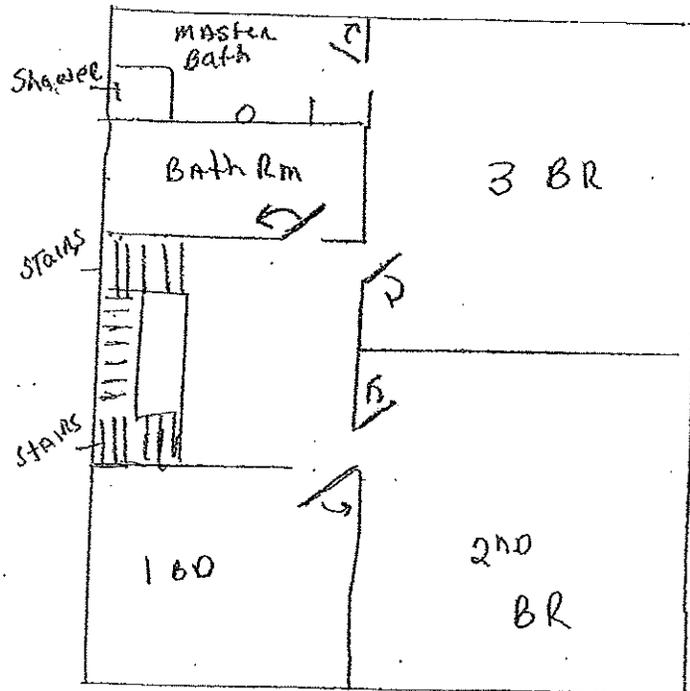
- ① New 1 1/2" Home Depot Base and wall cabinets. Run
- new 3/4" Granite Counter top
- new Stove, Dishwasher over Stove Microwave
- new Back Door
- new Front 36" exterior door and Front Living Rm Windows

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BUSD CONSTRUCTION

PAGE 05

2ND Floor



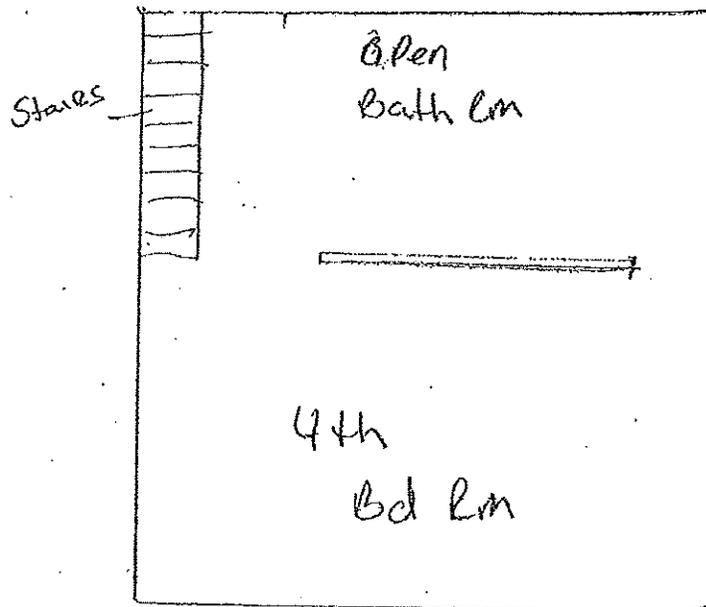
- 1 Gut down to studs and joists
Repair all Damaged wood
Re Frame in New Floor Plan
RUFF in Electric, Hang new Drywall
new Precast tub and new toilet
and Vanity (contractor grade)
Tile Bathroom Floors and Shower

01/19/2012 04:22AM 4123681331

BLOND CONSTRUCTION

PAGE 86

3rd Floor



Gut Room to Studs and Joists
Repair Bad wood install new
Drywall and re install Bathroom
tile floor and shower area.



DODARO, MATTA & CAMBEST, P.C.

ATTORNEYS AT LAW

1001 Ardmore Boulevard, Suite 100
Pittsburgh, Pennsylvania 15221-5233
Tel: 412- 243-1600
Fax: 412-243-1643
E-Mail: office@law-dmc.com

February 21, 2014

Household Consumer Discount Company
636 Grand Regency Boulevard
Brandon, Florida 33510-3942

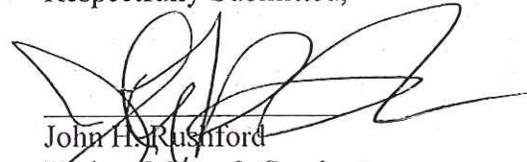
Re: PETITION FOR THE APPOINTMENT OF A CONSERVATOR / GD-13-15179

Dear Household Consumer Discount Company,

Enclosed, please find the February 18, 2014 Court Order approving the Final Plan for Abatement in regard to the above captioned Petition for the Appointment of a Conservator and the property located at: **2708 Broadway Avenue, Pittsburgh, PA 15216. Please note that you have thirty (30) days to appeal the Court Order.** Upon the expiration of thirty (30) days, demolition and construction will begin on the said property and your right to regain possession of the property will be conditioned upon the satisfaction of all costs incurred during the conservatorship process.

Please contact me if you have any questions or concerns regarding the enclosed.

Respectfully Submitted,



John H. Rushford
Dodaro Matta & Cambest
1001 Ardmore Blvd. Suite 100
Pittsburgh PA 15221
(412)243-1600
jrushford@law-dmc.com

Enclosure

cc: Borough of Dormont, Pennsylvania (w/enc.)
Pennsylvania Department of Revenue, Bureau of Business Trust Fund Taxes (w/enc.)
Keystone Oaks School District (w/enc.)
Allegheny County Treasurer (w/enc.)

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

BOROUGH OF DORMONT,

Petitioner,

vs.

HOUSEHOLD FINANCE CONSUMER
DISCOUNT COMPANY,

Respondent.

CIVIL DIVISION

GD No.: 13-15179

FINAL PLAN FOR ABATEMENT

Real Estate Involved:
2708 Broadway Avenue
Pittsburgh, PA 15216
Borough of Dormont
Block: 63-H Lot: 303

Filed on Behalf of Petitioner,
BOROUGH OF DORMONT

Counsel of Record for this Party:

John H. Rushford
PA ID No. 60029

DODARO, MATTA & CAMBEST, P.C.
1001 Ardmore Blvd., Suite 100
Pittsburgh, PA 15221-5233
412-243-1600
412-243-1643 (fax)

FILED

14 FEB 19 11:10:00

CIVIL
ALLEGHENY COUNTY

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

BOROUGH OF DORMONT,

Petitioner,

vs.

HOUSEHOLD FINANCE CONSUMER
DISCOUNT COMPANY,

Respondent.

CIVIL DIVISION

GD No.: 13-15179

NOTICE OF PRESENTATION

TO:

Household Consumer Discount Company
636 Grand Regency Boulevard
Brandon, Florida 33510-3942

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Business Trust Fund Taxes
PO Box 280905
Harrisburg, Pennsylvania 17128-0905

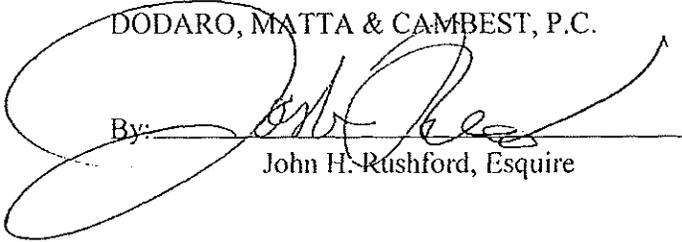
Keystone Oaks School District
1000 Kelton Avenue
Pittsburgh, Pennsylvania 15216

Allegheny County Treasurer
436 Grant Street, Room 108
Pittsburgh, Pennsylvania 15219-2497

PLEASE TAKE NOTICE that the enclosed Final Plan for Abatement will be presented before the Motions Court Judge at the Allegheny County Court of Common Pleas, Grant Street, Pittsburgh, Pennsylvania, on the 18th day of February, 2014 at 11:15 a.m.

Respectfully submitted,

DODARO, MATTA & CAMBEST, P.C.

By: 

John H. Rushford, Esquire

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

BOROUGH OF DORMONT,

Petitioner,

vs.

HOUSEHOLD FINANCE CONSUMER
DISCOUNT COMPANY,

Respondent.

CIVIL DIVISION

GD No.: 13-15179

FINAL PLAN FOR ABATEMENT

AND NOW, comes the Petitioner, Borough of Dormont, by its attorneys, John H. Rushford, Esquire and Dodaro, Matta & Cambest, P.C. and files the following Final Plan for Abatement:

1. On November 13, 2013, this Honorable Court entered an Order appointing Keith Buono as Conservator for the property located at 2708 Broadway Avenue, Pittsburgh, Pennsylvania pursuant to the Abandoned and Blighted Property Conservatorship Act, P.L. 1672, No. 135, 68 P.S. § 1101 et seq. (2008) (the "Act"). The said Order of Court is attached hereto as "Exhibit A";
2. Pursuant to the Act, the Conservator hereby submits the Final Plan for Abatement to the Court for consideration and approval;
3. In accordance with § 1106(c) of the Act, the following information is included in the Final Plan for Abatement:
 - a. A cost estimate and description of the work to be done for the demolition of the existing structure and rehabilitation of the lot is attached hereto as "Exhibit B";

b. A cost estimate and description of the work that would be necessary to rehabilitate the existing structure is included as evidence that rehabilitation would be cost-prohibitive and is attached hereto as "Exhibit B-1";

c. A financing plan for the demolition and rehabilitation of the property is attached hereto as "Exhibit C";

WHEREFORE, the Petitioner, Borough of Dormont, respectfully requests that this Honorable Court approve the Final Plan for Abatement.

Respectfully submitted,

DODARO, MATTA & CAMBEST, P.C.

By 
John H. Rushford, Esquire
Attorney for Plaintiff

Date: _____

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

BOROUGH OF DORMONT,

CIVIL DIVISION

Petitioner,

vs.

GD No.: 13-15179

HOUSEHOLD FINANCE CONSUMER
DISCOUNT COMPANY,

Respondent.

ORDER OF COURT

AND NOW, this 13 day of Nov, 2013, upon consideration of the foregoing Petition for the Appointment of a Conservator pursuant to the Abandoned and Blighted Property Conservatorship Act, P.L. 1672, No. 135, 68 P.S. § 1101 et seq. (2008) (the

"Act"), it is HEREBY, ORDERED, ADJUDGED and DECREED that:

1. The Petitioner has satisfied the Conditions for Conservatorship in accordance with § 1105(d) of the Act and is entitled to the relief requested;

2. In accordance with § 1105(e) of the Act, KEITH BUONO is hereby appointed Conservator for the real estate at issue 2708 Broadway Ave., Boro of Dormont, Pittsburgh, PA

3. The Conservator shall promptly take possession of the building and other property 15216 subject to the conservatorship and shall immediately be authorized to exercise all powers of the Act;

4. The Conservator may be removed by the court at any time upon the request of the conservator or upon a showing by a party to the action that the conservator is not carrying out its responsibilities under the Act;

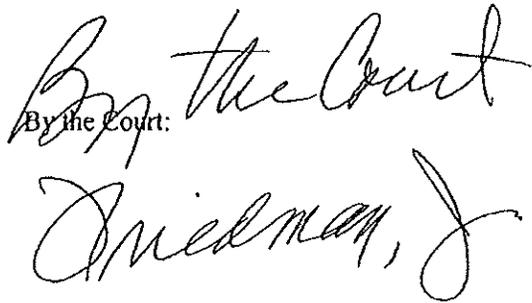
Exhibit "A"

FILED
13 NOV 13 PM 11:19
ALLEGHENY COUNTY

5. As required by the Act, a hearing on the Conservator's final plan for abatement shall be set within 120 days of appointment, and will be held on Jan 14th 2014, ~~2013~~ 10:00 o'clock Am., in the Courtroom 817 of Judge of Civil Motus

6. A copy of the Petition for the Appointment of a Conservator and a copy of this Order of Court shall be served upon all required parties by the Petitioner in accordance with 68 P.S. § 1104(d).


unopposed

By the Court


Buono Construction
225 Sleepy Hollow Rd
Pittsburgh, PA 15216

ESTIMATE
PA034384

Home: 412.388.1391
Cell: 412.443.5848

Submit to: Dormont Boro

1/20/14

Scope of work to be performed; To demolish 2708 Broadway Ave

QUANTITY	DESCRIPTION	RATE	AMOUNT
1	Units demolishing to demo house and haul away		\$12,000.00
2	Clear lot of trees and dig out stumps remove old concrete sidewalk driveway and steps. Grade off lot seed and straw so lot is clear and ready for sale.		\$13,950.00
		TOTAL	\$25,950.00

Exhibit "8"



UNIS DEMOLITION COMPANY
INDUSTRIAL - COMMERCIAL - RESIDENTIAL

Wrecking ... Our only business for over 40 years

1306 MARATTA ROAD • ALIQUIPPA, PA 15001
(724) 378-3978 • Fax (724) 378-0724 4473

FEBRUARY 7, 2014

KEITH BUONO
225 SLEEPY HOLLOW
PITTSBURGH, PA. 15216

RE: 2708 BROADWAY AVENUE
DORMONT, PA. 15216

UNIS DEMOLITION PROPOSES TO FURNISH ALL SUPERVISION, LABOR, MATERIAL, EQUIPMENT AND ALL ELSE NECESSARY TO COMPLETE THE RAZING AND REMOVAL OF A TWO (2) STORY RESIDENTIAL STRUCTURE LOCATED AT THE ABOVE-REFERENCED SITE FOR THE SUM OF TWELVE THOUSAND (\$ 12,000.00) DOLLARS.

CONTRACTOR AGREES TO OBTAIN ALL NECESSARY DEMOLITION PERMITS REQUIRED BY THE BOROUGH OF DORMONT AND TO CONTACT PENNSYLVANIA ONE CALL AND THE UTILITY COMPANIES REQUESTING THE DISCONNECTION AND REMOVAL OF ALL ACTIVE SERVICE, LINES AND METERS.

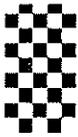
CONTRACTOR AGREES TO HAVE SEWERS PROPERLY SEALED AND INSPECTED BY THE LOCAL AUTHORITIES.

CONTRACTOR AGREES TO REMOVE ALL DEBRIS AND COMBUSTIBLE MATERIAL FROM SITE AND TRANSPORT SAME TO AN APPROVED LANDFILL. REMOVE FOUNDATION THREE (3) FEET BELOW GRADE, LEVEL TO EXISTING GRADE.

CONTRACTOR AGREES TO MAINTAIN THE PROPER AMOUNT OF INSURANCE COVERAGE DURING THE PERFORMANCE OF THE ABOVE DESCRIBED WORK.

SINCERELY,
UNIS DEMOLITION COMPANY


RALPH E. UNIS



Buono Construction
225 Sleepy Hollow Rd
Pittsburgh, PA 15216

Home: 412.388.1391
Cell: 412.443.5848

Submit to: Dormont Boro

ESTIMATE
PA034384

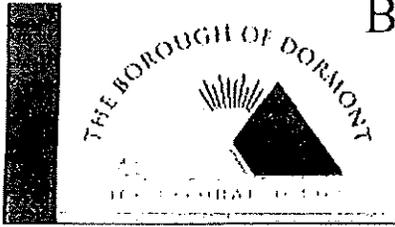
1/20/14

Scope of work to be performed; To renovate 2708 Broadway Ave

QUANTITY	DESCRIPTION	RATE	AMOUNT
1	Landscape front yard and remove trees.		\$12,000.00
2	Demo front porch roof and floor and frame in new.		\$25,000.00
3	New roof , and sheeting, gutters, downspouts		\$19,350.00
4	Add new electrical service and 200 amp panel		\$2,100.00
5	Frame new back porch and steps		\$7,500.00
6	Add new exterior doors and new windows and hang new siding		\$25,800.00
7	Demo all interior down to studs and floor joist leaving only shell.		\$6,250.00
8	Ruff in new electric and plumbing, install new furnace/air and run all new duct work		\$32,000.00
9	Insulate all exterior walls and attic. Close up floors with 3/4 "tong-n-groove plywood. Close up walls with 1/2 "drywall and finish drywall and prime hang all new 6 panel doors.		\$24,775.00
10	Tile bathroom floors and inside showers walls install fixtures and finish plumbing.		\$9,885.00

Exhibit "A1"

11	Install new kitchen cabinets new floor and new countertop and new appliances.		\$22,000.00
12	Install base board and case doors and windows prime and paint .		\$11,500.00
13	Install carpet upstairs and hardwoods on the first floor		\$12,975.00
14	Install new driveway and steps and side walk up to front porch. Build new retaining wall on driveway.		\$15,800.00
		TOTAL	\$194,935.00



BOROUGH OF DORMONT

PITTSBURGH, PA 15216-2019

(412) 561-8900

FAX (412) 561-7805

www.boro.dormont.pa.us

MANAGER
JEFF NAFTAL

MAYOR
PHIL ROSS

SOLICITOR
DODARO MATTA & CAMBEST

MEMBERS OF COUNCIL
WILLARD MCCARTNEY, PRESIDENT
JOAN HODSON, VICE PRESIDENT
DREW LEHMAN
YVONNE COSTANZO
JEFF FABUS
JOHN MAGGIO
VALERIE MARTINO

January 24, 2014

Re: FINAL PLAN FOR ABATEMENT; FINANCING PLAN / GD-13-15179

To the Allegheny County Court of Common Pleas,

I hereby certify that the rehabilitation of the property located at 2708 Broadway Avenue Pittsburgh, Pennsylvania will be funded by the Borough of Dormont in accordance with the Abandoned and Blighted Property Conservatorship Act, P.L. 1672, No. 135, 68 P.S. § 1101 et seq. (2008).

Respectfully Submitted,

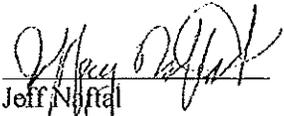

Jeff Naftal
Borough Manager
Borough of Dormont,
Pennsylvania
412.561.8900 x228
jnaftal@boro.dormont.pa.us

Exhibit "C"

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

BOROUGH OF DORMONT,

CIVIL DIVISION

Petitioner,

vs.

GD No.: 13-15179

HOUSEHOLD FINANCE CONSUMER
DISCOUNT COMPANY,

Respondent.

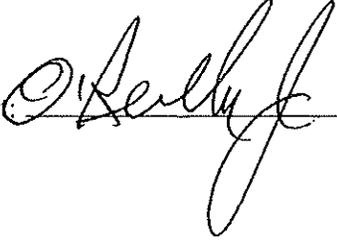
ORDER OF COURT

AND NOW, this 18 day of Feb, 2014, upon consideration of the foregoing Final Plan for Abatement ("Final Plan") and pursuant to the Abandoned and Blighted Property Conservatorship Act, P.L. 1672, No. 135, 68 P.S. § 1101 et seq. (2008) (the "Act"), it is HEREBY, ORDERED, ADJUDGED and DECREED that:

1. The Petitioner has satisfied the conditions for submission of the Final Plan in accordance with § 1106(c) of the Act and the Petitioner is entitled to consideration of the Final Plan by this court;
2. As required by § 1106(c) of the Act, the court shall issue a decision on the Conservator's Final Plan for Abatement within 15 days of this hearing;
3. The Final Plan for Abatement is hereby approved and shall be fully implemented for the property located at 2708 Broadway Avenue, Pittsburgh, Pennsylvania;
4. A status report shall be submitted to the court within 12 months, or as often as the court requires;
5. The Conservator is immediately authorized to exercise all powers of the Act in implementing the plan;

6. The Conservator may be removed by the court at any time upon the request of the Conservator or upon a showing by a party to the action that the Conservator is not carrying out his responsibilities under the Act;

7. A copy of this Order of Court shall be served upon all required parties by the Petitioner in accordance with 68 P.S. § 1104(d).

By the Court:  _____ J.

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

BOROUGH OF DORMONT,

CIVIL DIVISION

Petitioner,

vs.

GD No.: 13-15179

HOUSEHOLD FINANCE CONSUMER
DISCOUNT COMPANY,

Respondent.

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and correct copy of the foregoing **Final Plan for Abatement** has been served upon all other parties at the address(es) below via first class mail, this 31st day of January, 2014.

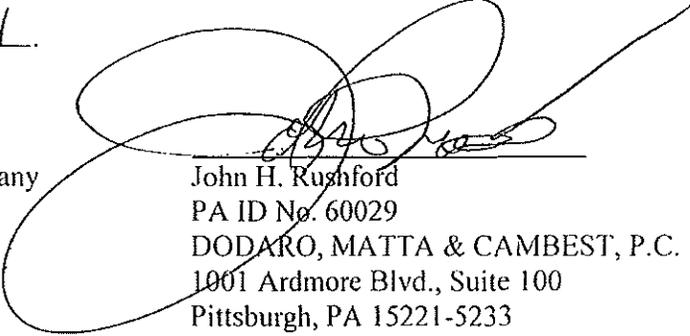
Household Consumer Discount Company
636 Grand Regency Boulevard
Brandon, Florida 33510-3942

Borough of Dormont, Pennsylvania
444 Hillsdale Avenue
Pittsburgh, PA 15216

Commonwealth of Pennsylvania
Department of Revenue
Bureau of Business Trust Fund Taxes
P.O. Box 280905
Harrisburg, PA 17128-0905

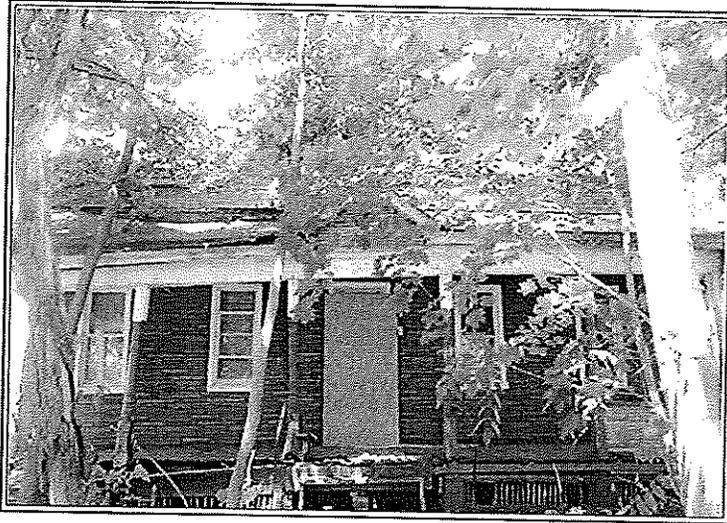
Keystone Oaks School District
1000 Kelton Avenue
Pittsburgh, PA 15216

Allegheny County Treasurer
436 Grant Street
Room 108
Pittsburgh, PA 15219-2497



John H. Rushford
PA ID No. 60029
DODARO, MATTA & CAMBEST, P.C.
1001 Ardmore Blvd., Suite 100
Pittsburgh, PA 15221-5233
412-243-1600
412-243-1643 (fax)
Attorneys for Petitioner

APPRAISAL OF



LOCATED AT:

2708 Broadway Ave
Pittsburgh, PA 15216

CLIENT:

Borough of Dormont
1444 Hillsdale Avenue
Pittsburgh, PA 15216

AS OF:

June 1, 2014

BY:

Alvin J. Barone, Jr. SRA/PA, Cert. Brker/App.
PA Certified Residential Real Estate Broker Appraiser

Jeff Naftal MGR
Borough of Dormont
1444 Hillside Avenue
Pittsburgh, PA 15216

File Number: 14051657

In accordance with your request, I have appraised the real property at:

2708 Broadway Ave
Pittsburgh, PA 15216

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as vacant.
The property rights appraised are the fee simple interest in the site.

In my opinion, the defined value of the property as of June 1, 2014 is:

\$24,000
Twenty-Four Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.



Alvin J. Barone, Jr. SRA/PA, Cert. Brker/App.
PA Certified Residential Real Estate Broker Appraiser
State Certificate Number BA004104L

Barone & Sons, Inc.
Land Appraisal Report

File No. 14051657

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

PURPOSE
Client Name/Intended User **Borough of Dormont** E-mail _____
Client Address **1444 Hillsdale Avenue, Suite 10** City **Pittsburgh** State **PA** Zip **15216**
Additional Intended User(s) **n/a**

SUBJECT
Intended Use **Estimate Market Value.**

SUBJECT
Property Address **2708 Broadway Ave** City **Pittsburgh** State **PA** Zip **15216**
Owner of Public Record **Household Finance Consumer Company** County **Allegheny**
Legal Description **DBV: 14638 Page: 90**
Assessor's Parcel # **63-H-303** Tax Year **2013** R.E. Taxes \$ **4,187.00**
Neighborhood Name **Dormont Borough** Map Reference **MSA 38300** Census Tract **4721.00**
Property Rights Appraised Fee Simple Leasehold Other (describe) _____

SALES HISTORY
My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Prior Sale/Transfer: Date **07/20/2011** Price **\$4,217** Source(s) **County Records**
Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) **The subject property last sold on 07/20/2011 for \$4,217. The comparable sales used have not sold or transferred within the past year.**

Offerings, options and contracts as of the effective date of the appraisal **No current agreement of sale, option or listing is known to be in existence for this property.**

NEIGHBORHOOD

Neighborhood Characteristics				One-Unit Housing Trends			One-Unit Housing		Present Land Use %		
Location	Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	Increasing	<input type="checkbox"/> Stable	Declining	PRICE (\$000)	AGE (yrs)	One-Unit	80 %
Built-Up	<input checked="" type="checkbox"/>	Over 75%	25-75%	Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	Over Supply		2-4 Unit	10 %
Growth	<input checked="" type="checkbox"/>	Rapid	<input checked="" type="checkbox"/> Stable	Slow	Marketing Time	Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	Over 6 mths	50 Low	0 Multi-Family	5 %
Neighborhood Boundaries The neighborhood boundaries are the City of Pittsburgh to the north and east and Mt. Lebanon to the south and west.				275 High	130+	Commercial	5 %	110 Pred.	110	Other	%
Neighborhood Description The subject property is situated in Dormont Borough, a residential community approximately three miles south of downtown Pittsburgh. Homes in this neighborhood are generally consistent in age and appeal. The subject is within a reasonable proximity to shopping, employment and comuter routes. This is the Keystone Oaks School District.				Market Conditions (including support for the above conclusions) Currently there is a limited number of homes for sale in Dormont Borough with homes listed at reasonable prices going under agreement under 60 days.							

FILE

Dimensions **64x110** Area **7040 Sq.Ft.** Shape **Rectangular** View **Average**
Specific Zoning Classification **R-3** Zoning Description **High Density Residential District**
Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe) _____
Highest and best use of the subject property **The highest and best use is considered to be future single family or townhouse development.**

Utilities Public Other (describe) _____
Electricity Water Off-site Improvements—Type Public Private
Gas Sanitary Sewer Street Asphalt
Alley No

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **422630-0343E** FEMA Map Date **05/15/2003**
Site Comments **No apparent adverse easements or encroachments were observed upon inspection.**

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	2708 Broadway Avenue Dormont Borough	1666 Potomac Avenue Dormont Borough, PA 15216	216 Sweetbriar Street City of Pittsburgh, PA 15211	458 Montgomery Avenue Scott Twp., PA 15017
Proximity to subject		0.23 miles SW	2.69 miles NE	3.68 miles SW
Sales Price	\$	\$ 10,000	\$ 56,000	\$ 25,000
Price \$/ FF		278	1186	625
Data Source	Site Inspection	WPML/County Records	Appraisal Files/WPML/Cty Rec	WPML/County Records
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
	Average	03/15/2011(7.5%)	08/09/2013	04/01/2010(10%)
Location	Comparable	21	0	63
Site/View	64x110	36x100x41	47.23x125	40x87
Topography	Level	Level/Fall(20%)	Level	Falling(20%)
Zoning	R-3	R-3	R2-L	R-2
Lot&Block	63-H-303	63-L-158	6-L-171	195-B-36
Sales or Financing Concessions			Asphalt/DW(20%)	-237
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 77	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 830	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 125
Indicated Value of Subject		Net Adj. 27.7% Gross Adj. 27.7%	Net Adj. -70.0% Gross Adj. 70.0%	Net Adj. -20.0% Gross Adj. -80.2%
Summary of Sales Comparison Approach	Comparable sales considered were parcels of land on surrounding streets of Dormont Borough, City of Pittsburgh and Scott Township. After adjusting for significant differences a value range of \$355 to \$500 per front footage was developed. Based on this analysis a market value of \$375 per front footage appears reasonable.			
Market value was therefore calculated as follows:	64 front footage X \$375 per front footage = \$24,000.			
This appraisal is made	<input type="checkbox"/> as is; <input checked="" type="checkbox"/> subject to the following: This appraisal is made subject to abandoned house currently located on site being razed and site being landscaped as set out in the attached estimate.			
Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report is \$ 24,000 as of 06/01/2014 , which is the effective date of this appraisal.				



Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as "the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.
9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

COMMENT ON PHOTOGRAPHS

The digital photographs of the subject property in this report are original photographs that were taken at the time of inspection and have not been altered or enhanced in any way.

COMMENTS ON SIGNATURES

The appraisal report for the subject property contains signatures which are digitized images. USPAP, 1999 Edition effective March 31, 1999, defines a signature as:

"personalized evidence indicating authentication of the work performed by the appraiser and the acceptance of the responsibility for content, analyses, and the conclusions in the report. Comment: A signature can be represented by a handwritten mark, a digitized image controlled by a personalized identification number, of other media, where the appraiser has sole personalized control of affixing the signature."

The signatures provided in this appraisal report have been affixed within the guidelines of this definition.

CERTIFICATION STATEMENTS

The reported analysis, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I have completed the continuing education program of the Appraisal Institute.

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: Market Value Other Value: _____

Source of Definition: Appraisal Institute Dictionary of Real Estate Appraisal

MARKET VALUE is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date, and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated.
2. both parties are well informed or well advised and acting in what they consider their own best interests.
3. a reasonable time is allowed for exposure in the open market.
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

ADDRESS OF THE PROPERTY APPRAISED:

2708 Broadway Ave

Pittsburgh, PA 15216

EFFECTIVE DATE OF THE APPRAISAL: 06/01/2014

APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 24,000

APPRAISER

Signature:

Name: Alvin J. Barone, Jr. SRA/PA, Cert. Brker/App.

State Certification # BA004104L

or License # _____

or Other (describe): _____ State #: _____

State: PA

Expiration Date of Certification or License: 06/30/2015

Date of Signature and Report: 07/17/2014

Date of Property Viewing: 06/01/2014

Degree of property viewing:

Did personally view Did not personally view

SUPERVISORY APPRAISER

Signature: _____

Name: _____

State Certification # _____

or License # _____

State: _____

Expiration Date of Certification or License: _____

Date of Signature: _____

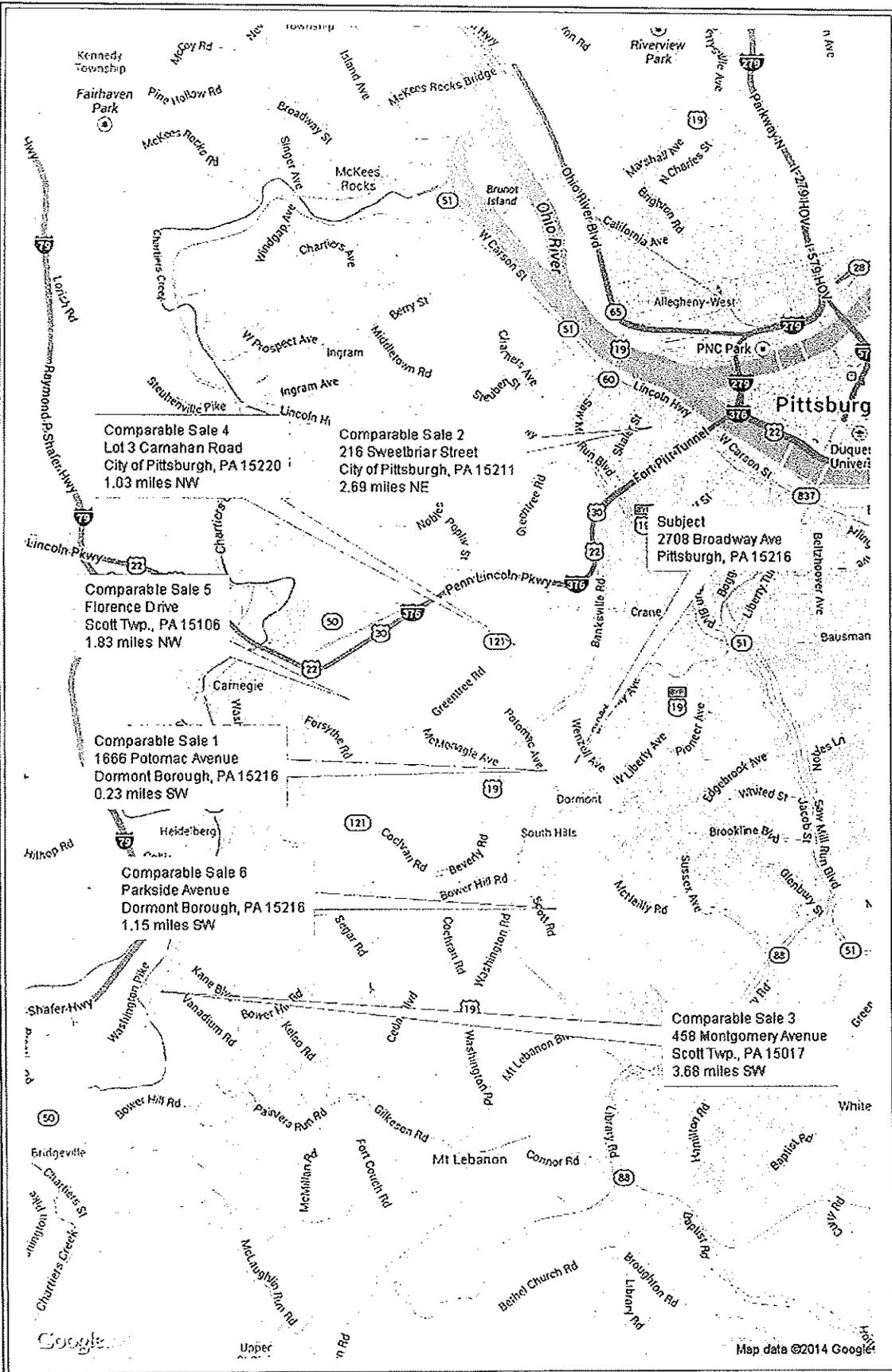
Date of Property Viewing: _____

Degree of property viewing:

Did personally view Did not personally view

LOCATION MAP

Client: Borough of Dormont	File No.: 14051657
Property Address: 2708 Broadway Ave	Case No.:
City: Pittsburgh	State: PA Zip: 15216



Client: Borough of Dormont File No.: 14051657
Property Address: 2708 Broadway Ave Case No.:
City: Pittsburgh State: PA Zip: 15216

DISPLAY THIS CERTIFICATE PROMINENTLY • NOTIFY AGENCY WITHIN 10 DAYS OF ANY CHANGE

12 0070036

Commonwealth of Pennsylvania
Department of State
Bureau of Professional and Occupational Affairs
PO Box 2649 Harrisburg PA 17105-2649

Certificate Type Certified Broker Appraiser FIRREA Appraisals Unauthorized		Certificate Status Active
 ALVIN JAMES BARONE 4701 Baptist Road PITTSBURGH PA 15227	Certificate Number BA004104L	Initial Certification Date 10/06/1998
		Expiration Date 06/30/2015

Kate True
Commissioner of Professional and Occupational Affairs

[Signature]
Signature

ALTERATION OF THIS DOCUMENT IS A CRIMINAL OFFENSE UNDER 18 P.S. § 4911

Client: Borough of Dormont	File No.: 14051657
Property Address: 2708 Broadway Ave	Case No.:
City: Pittsburgh	State: PA Zip: 15216

APPRAISER'S QUALIFICATIONS
ALVIN J. BARONE, JR. SRA
ASSOCIATE BROKER
4701 Baptist Road, Pittsburgh, PA 15227

CERTIFIED RESIDENTIAL APPRAISER – STATE OF PENNSYLVANIA

CERTIFIED BROKER APPRAISER – STATE OF PENNSYLVANIA

STATE CERTIFICATION:

Dated: July 1, 1991, No. RL000106L
Residential Certification

Dated: October 6, 1998, No. BA004104L
Certified Broker Appraiser

Dated: December 20, 1994
FHA Approved

EDUCATION:

Bachelor of Arts Degree
University of Pittsburgh

Actively participating in continuing education in
appraisal and real estate classes through:

- Appraisal Institute
- Realtors Educational Institute

PROFESSIONAL AFFILIATIONS:

- Appraisal Institute
- Realtors Association of Metropolitan Pittsburgh
- National Association of Realtors
- Pennsylvania Association of Realtors

EXPERIENCE INCLUDES:

- Residential and Commercial Real Estate Appraisals and Reviews since 1977
- Staff Appraiser at Barone & Sons, Inc. since 1977

.....
To contact Alvin J. Barone: ajb@baroneandsons.com - Phone: 412/881-6020; Fax: 412/881-8381

Client: Borough of Dormont	File No.: 14051657
Property Address: 2708 Broadway Ave	Case No.:
City: Pittsburgh	State: PA Zip: 15216

Buono Construction
 225 Sleepy Hollow Rd
 Pittsburgh, PA 15216

ESTIMATE
 PA034334

Home: 412.388.1391
 Cell: 412.443.5848

Submit to: Dormont Boró

1/20/14

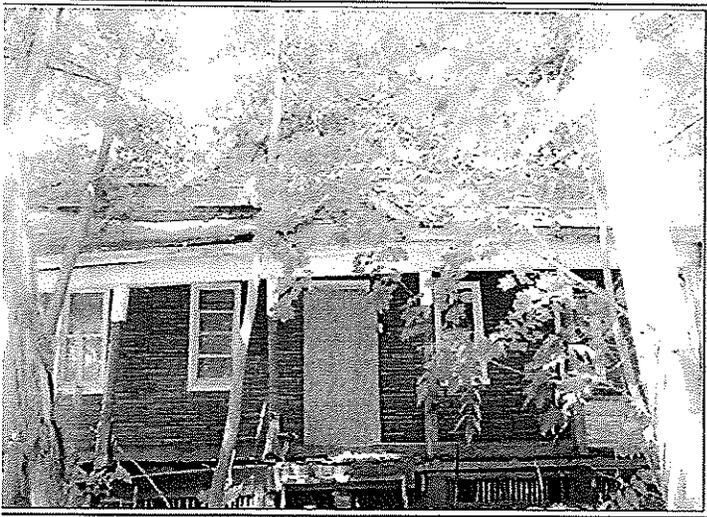
Scope of work to be performed; To demolish 2708 Broadway Ave

QUANTITY	DESCRIPTION	RATE	AMOUNT
1	Units demolishing to demo house and haul away		\$12,000.00
2	Clear lot of trees and dig out stumps remove old concrete sidewalk driveway and steps. Grade off lot seed and straw so lot is clear and ready for sale.		\$13,950.00
		TOTAL	\$25,950.00

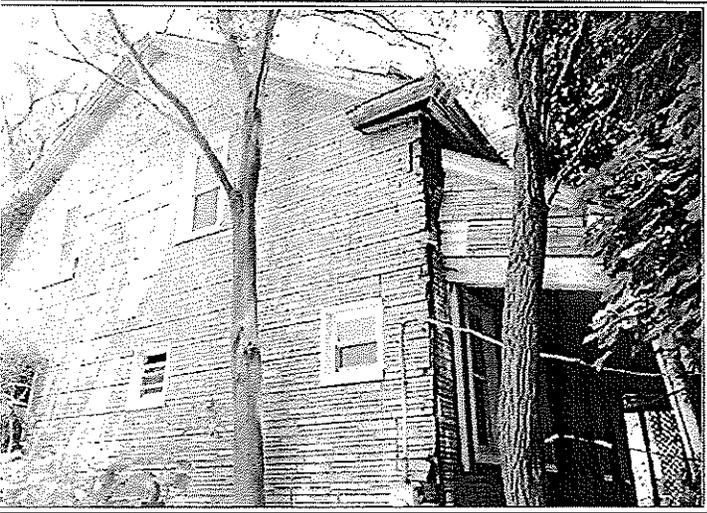
Exhibit "G"

SUBJECT PROPERTY PHOTO ADDENDUM

Client: Borough of Dormont	File No.: 14051657
Property Address: 2708 Broadway Ave	Case No.:
City: Pittsburgh	State: PA Zip: 15216



FRONT VIEW OF
SUBJECT PROPERTY



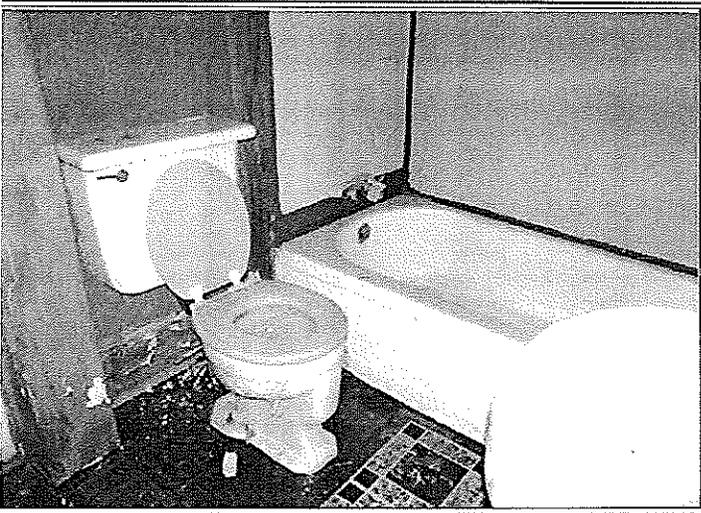
REAR VIEW OF
SUBJECT PROPERTY

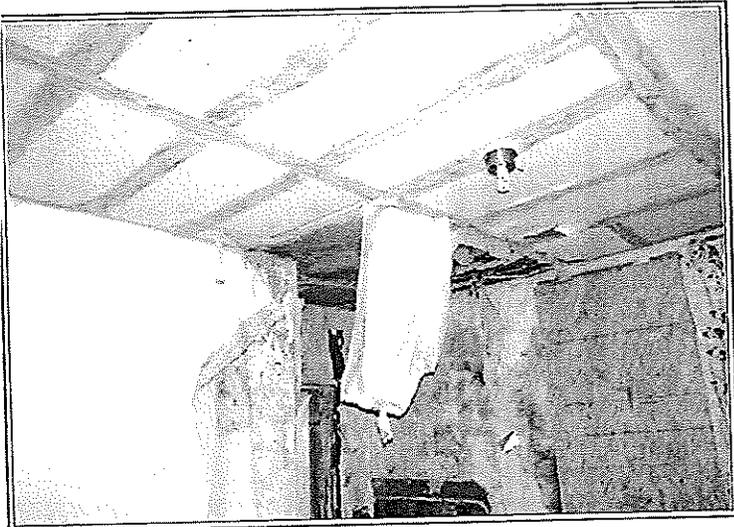


STREET SCENE

Client: Borough of Dormont
Property Address: 2708 Broadway Ave
City: Pittsburgh

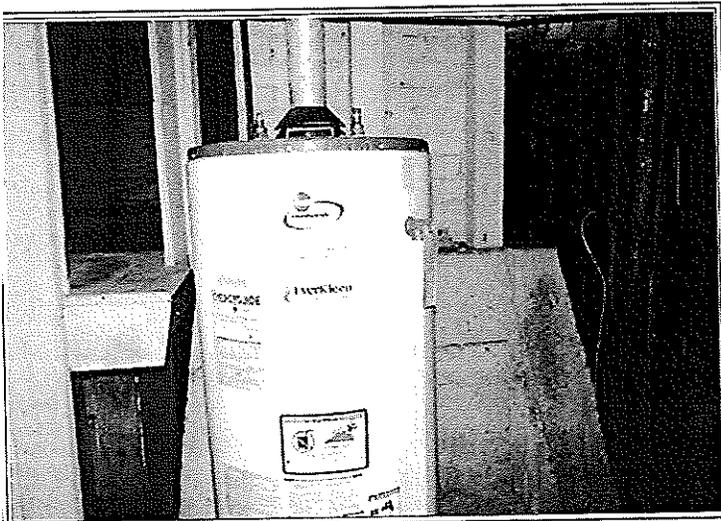
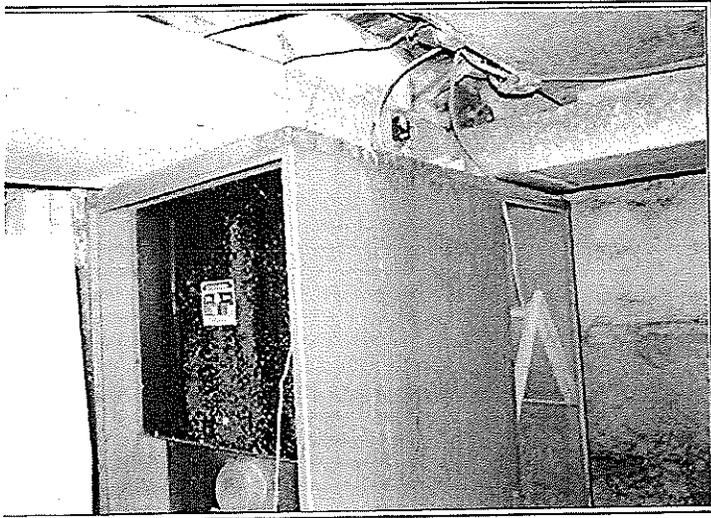
File No.: 14051657
Case No.:
State: PA Zip: 15216

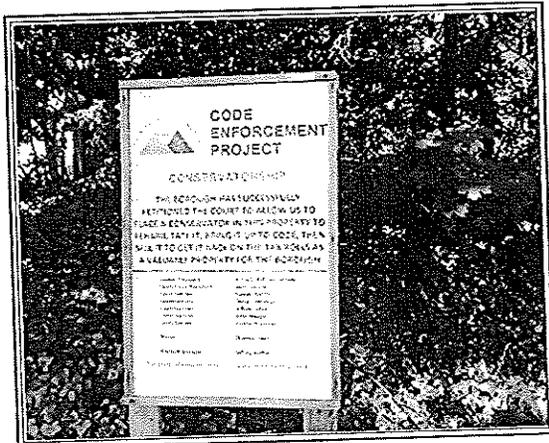
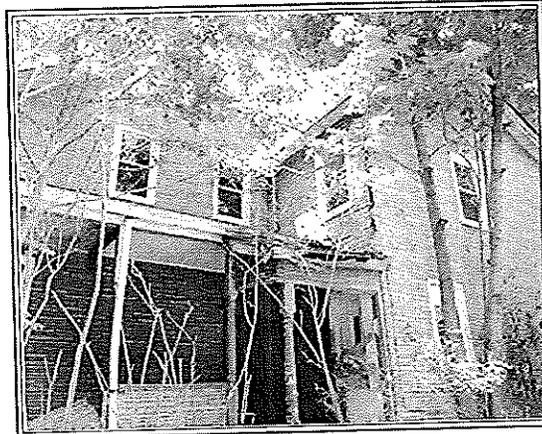
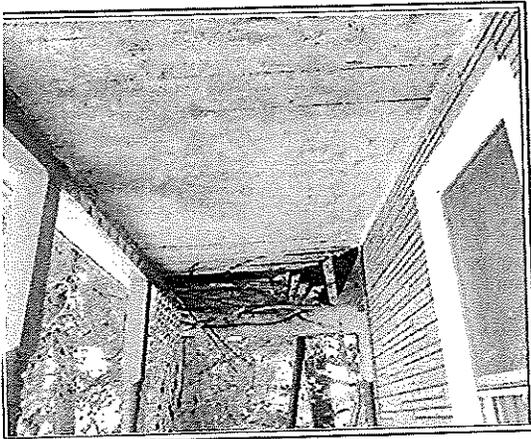
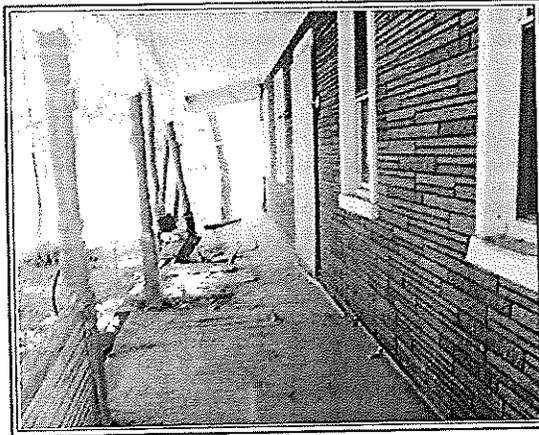
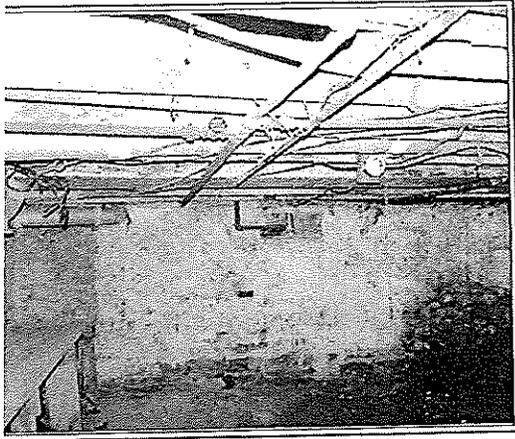


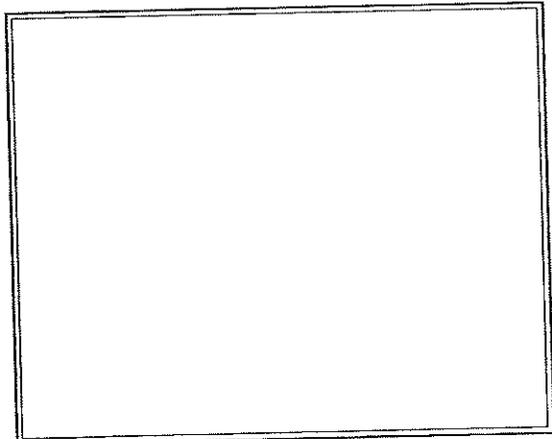
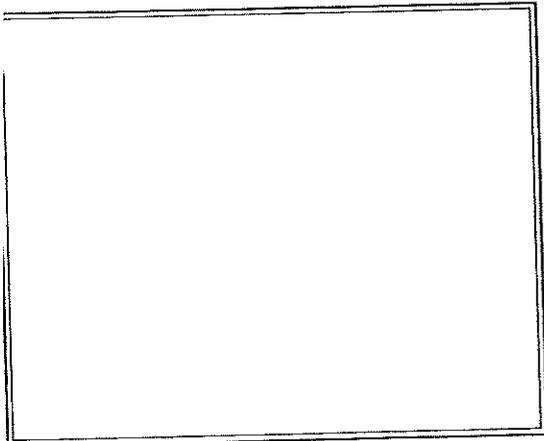
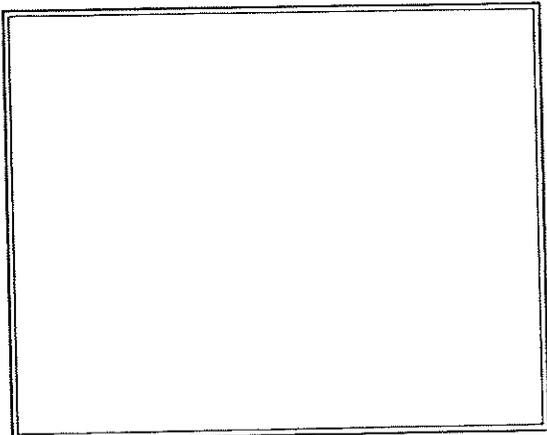
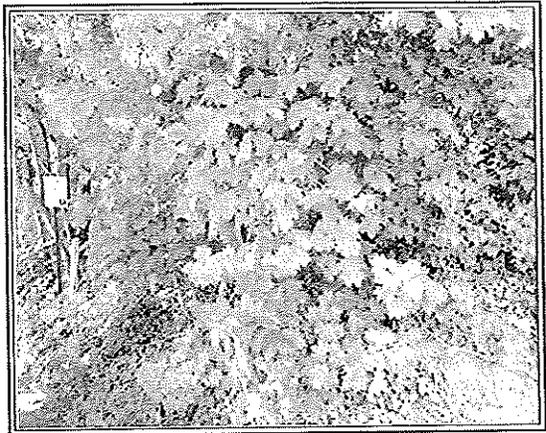
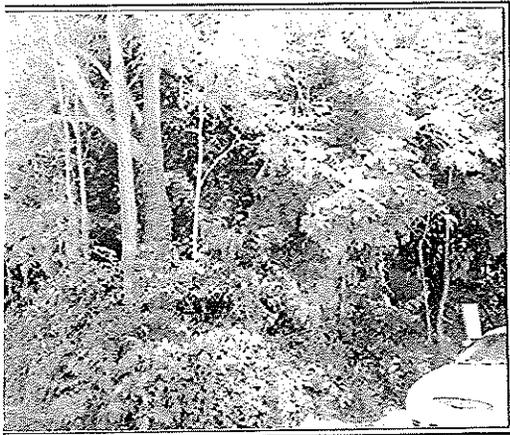


ent: Borough of Dormont
Property Address: 2708 Broadway Ave
City: Pittsburgh

File No.: 14051657
Case No.:
State: PA Zip: 15216







***** INVOICE *****

File Number: 14051657

07/17/2014

Jeff Naftal MGR
Borough of Dormont
1444 Hillside Avenue, Suite 10
Pittsburgh, PA 15216

Invoice #: 14051657
Order Date: 05/28/2014
Reference/Case # :
PO Number :

2708 Broadway Ave
Pittsburgh, PA 15216

LAND APPRAISAL FEE	\$	375.00
	\$	-----
Invoice Total	\$	375.00
State Sales Tax @	\$	0.00
Deposit	(\$)
Deposit	(\$)

Amount Due	\$	375.00

Terms: Upon Receipt

Please Make Check Payable To:

BARONE & SONS, INC.

Fed. I.D. #: 25-1315725

4701 BAPTIST ROAD, PITTSBURGH, PA 15227
Phone (412) 881-6020 Fax (412) 881-8381



MEMORANDUM

Date: August 18, 2014
To: President, Vice-President, Council and Mayor
From: Jeff Naftal, Borough Manager *gn*
Subject: Exterior Awning Approval – 3285 West Liberty Avenue

Background:

Section 181-22 of the Borough of Dormont Code regulates the projections into the area of the sidewalk in the Commercial Zoning District. This Section prohibits such projections unless expressly approved by a Resolution of the Borough Council.

Discussion:

The owner of 3285 West Liberty Avenue, Mr. John Conte, submitted drawings to place an awning on the façade at the above address. He was informed of the prohibition in our Code noted above and subsequently requested that I ask Council for a Resolution authorizing the placement of the awning even though it projects over the sidewalk.

Staff and I have reviewed the proposed awning and location of the awning and amount of overhang and feel that this would enhance the business's façade and not detract from the rest of the block. Therefore we recommend approval by Council of this awning.

Recommendation:

I recommend that Council approve Resolution No. 17-2014 which permits an overhanging awning at 3285 West Liberty Avenue.

JN

Cc: Pat Kelly, Building Official

Attachment



BOROUGH OF DORMONT

RESOLUTION 17-2014 OVERHANGING AWNING APPROVAL

A RESOLUTION OF THE BOROUGH OF DORMONT IN THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AUTHORIZING THE BUSINESS LOCATED AT 3285 WEST LIBERTY AVENUE TO PLACE AN AWNING ON THEIR FAÇADE THAT OVERHANGS THE SIDEWALK.

WHEREAS, Section 181-22 of the Code regulates projection in the area of a sidewalk in the Commercial Zoning District; and

WHEREAS, Section 181-22 prohibits any projections over the area of a sidewalk in the Commercial Zoning District unless approved by a Resolution of the Borough Council; and

WHEREAS, the owner of the property located at 3285 West Liberty Avenue, Mr. John Conte, has requested Council authorization to place an awning on the façade that will overhang the sidewalk: and

WHEREAS, Borough staff does not feel that such an awning is detrimental to the character of the block this business is located on;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Dormont, Allegheny County Pennsylvania, in meeting assembled, and it is hereby resolved by the authority of the same, that the owners of 3285 West Liberty Avenue are permitted to place an awning on their façade that overhangs the sidewalk as described in their application.

ADOPTED this 2nd day of September, 2014

ATTEST:

BOROUGH OF DORMONT

Jeffrey Naftal
Borough Manager

Willard McCartney
Council President

August 14, 2014

Borough of Dormont
1444 Hillsdale Ave #10
Pittsburgh, PA 15216

Re: *Changing Existing Awning to a Awning at Conte Hair Design*
3285 West Liberty Ave
Pittsburgh, PA 15216

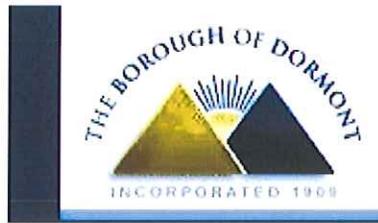
This is my letter of intent to change out the existing awning and lighting for the awning and replacing it with a new awning and Straight arm lighting. The new awing is slightly smaller than the existing awning. The awning and lighting is over the Borough of Dormonts right of way and I am asking for permission and the permit to install a new awning and straight arm lighting.

Proof of my insurance is attached.

I thank you in advance for this consideration as it will help beautify the store front. Also, please feel free to contact me with any questions.

Sincerely,

John Conte
412-310-8530



MEMORANDUM

Date: August 19, 2014
To: President, Vice-President, Council and Mayor
From: Jeff Naftal, Borough Manager *gn*
Subject: Sewer Lateral Repair – 1460 Edgehill Avenue

Background:

In June of this year, the Building Official was called to 1460 Edgehill Avenue to inspect a sewer blockage in the sanitary sewer lateral leading to the house, by the owner, Ms. Megan Kowalski. Because the lateral was impassable, it was excavated by the plumbing company called by the property owner where it was discovered that the Borough tree on the property had its roots growing through the lateral. The plumbing company then replaced the lateral from the house to the curb and a stent was placed at the request of the Borough Engineer between the curb and the main.

Discussion:

The attached report from the Borough Engineer provides more detail on this situation. The plumbing company hired by the owners charged them \$15,477.40 up front to do the work. They then asked us to reimburse the costs of this work because it was a Borough tree. They believe that they were told by staff that because the roots that caused the problem were from a Borough tree that the Borough would cover the cost. We noted to the owners that the Code is clear that such repairs are the responsibility of the property owner. And staff denies saying that the Borough would cover the cost of the repairs. However, because of the communication confusion, it was determined that the Borough would in this instance only provide some relief to the property owner.

As noted in the Borough Engineer's report, he calculated actual costs for the work done and the plumbing company overcharged the owners by almost \$4,500. However, it is my opinion that our only obligation based on the miscommunication is for the actual cost of the work which the Borough Engineer calculates to be \$11,000. Therefore I am recommending that we reimburse the property owners \$11,000. Pursuant to our Purchasing Policy, this would be a Sole Source purchase as the work was done by the owners' contractor without the Borough having the opportunity to bid out the work. Funds for this are available in the Sewer Fund, Operations and Maintenance line item where there is over \$300,000 available.

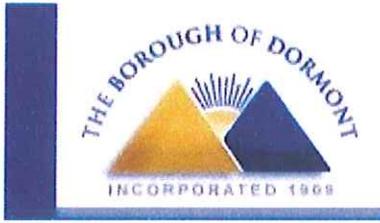
Recommendation:

I recommend that Council authorize payment of \$11,000 to Ms. Megan Kowalski for the repair of the sewer lateral at 1460 Edgehill Avenue.

JN

Attachment

Cc: Wayne McVicar, Borough Engineer



MEMORANDUM

Date: August 19, 2014

To: Jeff Naftal, Borough Manager

From: Wayne R. McVicar, P.E., Borough Engineer *WRM*

Subject: 1460 Edgehill Avenue – Sewer Repair

On June 6, 2014 the building department was called to referenced property regarding a health concern over a sewer back up in the house lateral. The sewer lateral had been initially snaked, but when the plug was found impassable, excavation was found to be required. The lateral was found to be clogged by roots originating from a Borough owned street tree. It was then that the building department was called to witness the result of the sewer lateral excavation. Pat Kelly and I both agreed that the lateral was clogged with tree roots and the backup was not as a result of pipe collapse.

Over a period of 5 days the pipe was thoroughly televised then replaced from the building to the curb. To eliminate the possibility of the future intrusion of roots, at the request of this office, a spot liner (stint) was installed between the curb and the sewer main; and a second “wye” type cleanout.

The owners have requested compensation for the sewer repairs required due to the root intrusion in the amount of \$15,477.40. I have reviewed the invoices and in my opinion, just compensation would be \$11,000.00. See my calculations attached. I would therefore recommend reimbursement in the amount of \$11,000.00.

A note about the tree. The tree was planted over 50 years ago and currently has a trunk diameter in excess of 18” and a height of over 50 feet and is considered a fine historical specimen. However, over time since the tree was initially planted, the roots from this tree have had the opportunity to infiltrate the sewer lateral resulting in the plugging of the sewer lateral. With the replacement of the sewer lateral the roots from this tree will never be able to infiltrate the sewer again, I would therefore recommend that the tree not be removed as is the typical protocol.

1460 EDGEHILL AVENUE - SEWER REPAIR

DATE: August 8, 2014

EQUIPMENT	QTY	UNIT	BILLED RATE	INVOICE	RECOMMEND RATE	RECOMMENDED PAYMENT
DUMP TRUCK	5	DAYS	\$ 350.00	\$ 1,750.00	\$ 350.00	\$ 1,750.00
MINI EXCAVATOR	5	DAYS	\$ 325.00	\$ 1,625.00	\$ 280.00	\$ 1,400.00
JETT SEWER LINE	2	VISITS	\$ 1,250.00	\$ 2,500.00	\$ 1,250.00	\$ 2,500.00
LABOR						\$ 5,650.00
PLUMBING TECH.	35	HOURS	\$ 107.07	\$ 3,747.45	\$ 56.17	\$ 1,965.95
FIELD SUPERVISOR	8	HOURS	\$ 107.07	\$ 856.56	\$ 90.00	\$ 720.00
PLUMBING HELPER	4	HOURS	\$ 107.07	\$ 428.28	\$ 40.75	\$ 163.00
TRUCK DRIVER	25	HOURS	\$ 107.07	\$ 2,676.75	\$ 40.69	\$ 1,017.25
MATERIALS						\$ 3,866.20
MATERIALS USED	1	LUMP SUM	\$ 1,893.70	\$ 1,893.70		
PVC PIPE	36	LF			\$ 2.00	\$ 72.00
6X6 TEE	1	EA			\$ 18.00	\$ 18.00
6X6 WYE	1	EA			\$ 20.00	\$ 20.00
6X6 FERNCO	2	EA			\$ 23.66	\$ 47.32
6" Stint 4' long	1	LS			\$ 726.48	\$ 726.48
BACKFILL MATERIAL	24	TON			\$ 25.00	\$ 600.00
INVOICED AMOUNT:				\$15,477.74		\$ 1,483.80
RECOMMENDED PAYMENT:						\$ 11,000.00



MEMORANDUM

Date: August 21, 2014
To: President, Vice-President, Council and Mayor
From: Jeff Naftal, Borough Manager 
Subject: SHACOG 2014 Salt Contract

Background:

The Borough has participated in the SHACOG joint salt bidding process for many years and each time a new bid is issued, the Borough has executed agreements with the company selected. The last contract expired this past Spring and was with Cargill for \$57.52 per ton in this last year of the contract. SHACOG went out for bids this summer and only received one bid, from Cargill again, but their price soared to \$79.29 per ton.

Discussion:

Upon seeing the new price from Cargill, my first thought was to try to locate an alternative source of salt for the Borough at a less exorbitant price. However, the only other option was the State's COSTARS program but we would have had to sign up in May to be part of their bid process. They do not make any exceptions. Their salt price would have been around \$68 per ton but fluctuates depending on demand.

Since an alternative is not available, I needed to calculate how much this increase will cost, can we cover the remainder of this year in our budget, and how much will we need to budget in 2015. Our current budget has \$75,000 in it for Road Salt in the Highway Aid fund. We have already over expended that amount by \$7,009.06 due to the heavy snows we had this year that caused us to purchase over 2,000 tons of salt during the 2013/2014 winter. If our budget holds to its current levels, we should have approximately \$50,000 left in the Highway Aid fund despite this at the end of the year. So if we order 600 tons at the new higher rate, we would expend an additional \$47,574 to get us through the remainder of 2014. Since we have 400 tons already on site, that would give us 1,000 tons for the remainder of 2014 and both the Streets Foreman and I believe this should be sufficient.

For 2015 the calculations then are different. First, SHACOG has indicated that they believe these prices are a one year aberration and they intend to rebid this contract next summer. So there is a possibility that the price per ton for salt ordered after next summer will be lower. But we still need to order salt under this higher price for the remainder of the 2015 winter. We estimate that cost to be approximately \$80,000. But if we had to purchase as much salt as last winter, the cost would be approximately \$110,000 in 2015. And if we add in a salt purchase at the end of 2015 we are assuming that we will need \$125,000 in the 2015 budget, an increase of \$50,000 over this year's budget.

The bottom line is that I believe financially we can cover the increased cost this fiscal year and we can budget appropriately in the 2015 fiscal year, though it will probably cause us to fund some things from the General Fund instead of the Highway Aid fund. Because of this, I am recommending that we approve the contract with Cargill for the one year only. This is a cooperative bid which is permitted under our Purchasing Policy and funding is available as outlined in this report.

Recommendation:

I recommend that Council authorize the Council President to execute an agreement with Cargill for the 2014/2015 winter season to purchase road salt at a cost of \$79.29 per ton.

JN

Attachment

Cc: John Schneider, Streets Foreman

ARTICLES OF AGREEMENT

MADE AND ENTERED into this 2nd day of September in the year 2014.

BY AND BETWEEN

The Borough of Dormont
1444 Hillsdale Avenue
Dormont, PA 15216

hereinafter referred to as "Municipality," and

Cargill, Inc. – Deicing Technology Business Unit
24950 Country Club Boulevard, Suite 450
North Olmsted, Ohio 44070

hereinafter referred to as "Seller."

WITNESSETH

WHEREAS, Municipality, a participating municipality in the SHACOG Purchasing Alliance (hereinafter referred to as "Purchasing Alliance"), has received proposals for the supply and delivery of Rock Salt through the Purchasing Alliance; and

WHEREAS, the Purchasing Alliance has solicited those proposals by duly advertising for bids, publishing specifications, and receiving and opening bids for said supply and delivery of Rock Salt; and

WHEREAS, Seller has submitted a proposal in response to the aforementioned solicitation for bids by the Purchasing Alliance for the supply and delivery of Rock Salt; and

WHEREAS, Municipality has determined that Seller is the lowest responsible bidder meeting the aforementioned specifications.

NOW, THEREFORE, Municipality and Seller agree as follows:

1. The recitals and preamble are incorporated into this contract as if the same were set forth at length and such shall become an integral part of this contract.
2. Municipality accepts the proposal submitted by Seller to supply and deliver Rock Salt to Municipality and is entering into this contract with Seller.
3. Seller agrees and is bound to supply and deliver Rock Salt to Municipality in accordance with the terms and conditions of the specifications and Seller's proposal and is entering into this contract with Municipality.

4. The initial term of this Agreement shall be in effect from the date first listed above and shall remain in full force and effect until June 30, 2015. Thereafter, it may be extended annually by the Municipality for up to three (3) additional option years or until June 30, 2018, provided that Municipality shall exercise the option to extend by giving written notice to Seller of the exercise of the option by May 1 of each year during which this Agreement is in effect and, further provided that the adjusted bid price for each additional one-year option yields a price that allows Seller to continue the contractual relationship.
5. Seller agrees and is bound to supply and deliver in accordance with the terms and conditions of the bid such quantities of Rock Salt as are represented and determined by the estimated annual tonnage of Municipality in the initial term of the contract and in any subsequent option years.
6. Municipality agrees to purchase a minimum of eighty (80%) percent of its estimated annual tonnage from Seller at the bid price in the initial term of the contract and at the adjusted bid price in any subsequent option years. Municipality also agrees to purchase all of its additional tonnage, as needed, up to one hundred twenty-five (125%) percent of its annual estimated tonnage, exclusively from Seller, at the bid price in the initial term of the contract and at the adjusted bid price in any subsequent option years. Municipality may also purchase quantities in excess of one hundred twenty-five (125%) percent of its annual estimated tonnage from Seller pursuant to the terms and conditions of the bid either during the initial term of the contract or during any of the subsequent option years.
7. Seller agrees to invoice Municipality directly for Rock Salt delivered by Seller to Municipality. Municipality agrees to pay Seller within sixty (60) calendar days from receipt of Seller's invoice.
8. In the event that Seller refuses or fails for any reason to perform any of its obligations pursuant to this Agreement, Municipality may, at its option, terminate the Agreement, and Municipality will be obligated to pay Seller only for the Rock Salt delivered prior to termination. In addition, Municipality may, whether or not it terminates this agreement, pursue any additional remedies at law or equity, which may be available.
9. Seller represents and warrants that it has delivered to the Purchasing Alliance or Municipality, when required, a Performance Bond in the amount and in accordance with the terms and conditions of the bid documents.
10. In consideration of the faithful performance of the Agreement by Seller, Municipality agrees to pay or cause to be paid to Seller the sum of \$79.29 per ton of Rock Salt delivered during the initial term of the contract. This price shall be known as the "bid price." In any subsequent option years, Municipality agrees to pay or cause to be paid to Seller the "adjusted bid price" per ton as adjusted, pursuant to the Detailed Specifications, by the Consumer Price Index in each of those years. During either the initial term or any subsequent option years, this price may also be adjusted by the Fuel Price Adjustment section of the Detailed Specifications. In addition, if Municipality chooses to make any purchases pursuant to the Alternate Bids submitted by Seller, either during the initial term or any option years, Municipality agrees to pay or cause to be paid to Seller the appropriate amounts based on those bids, adjusted, as applicable, pursuant to the Detailed Specifications.

11. This Agreement incorporates by reference the Advertisement for Bids, General Instructions to Bidders, Detailed Specifications, Addenda or Bulletins (if applicable), Seller's Bid Proposal and Seller's Bonds, which are made part hereof with like force and effect as though recited herein.
12. It is agreed and understood that this Agreement shall be interpreted, construed and enforced in accordance with the laws of the Commonwealth of Pennsylvania, and the laws of the Commonwealth of Pennsylvania shall apply to all aspects of performance hereunder. It is further agreed and understood that if any part, term, condition or provision of the Agreement is held to be illegal or in conflict with any law of the Commonwealth of Pennsylvania or of the United States, the validity of the remaining parts, terms, conditions or provisions shall not be affected, and the rights and obligations of the Municipality and Seller shall be construed and enforced as if the Agreement did not contain the particular part, term condition or provision held to be invalid.

IN WITNESS WHEREOF the parties hereto have caused this contract to be executed on the day and year first entered above.

ATTEST:

(Municipality)

By: _____

Willard McCartney, Council President

ATTEST:

Cargill, Inc. – Deicing Technology Business Unit

By: _____

(Title)



MEMORANDUM

Date: August 19, 2014
To: Council, Mayor and Borough Manager
From: Willard McCartney, Council President
Subject: Ad Hoc Stormwater Committee Recommendation

The Borough's Ad Hoc Stormwater Advisory Committee was established in October of 2013, to analyze issues and to present recommendations to Council on the sporadic flooding of Athens Alley as well as at least one neighborhood along Latonia Avenue. The committee however soon found that there were other larger issues relative to Federal and State stormwater regulations that also needed to be understood, analyzed and recommendations developed for Council's consideration and action. Also, after the Committee began to better understand the many complex issues surrounding stormwater, the Committee thought that it needed to develop a public education program so that Dormont residents could also develop an understanding of stormwater issues. That was the genesis of Stormwater 101.

So, after 11 months of investigating and analyzing the issue, the Stormwater Advisory Committee is prepared to make its first recommendation(s) to Council. These recommendations will be presented to Council during the "Discussion" section of the agenda. Barring conflicts with work, the entire Committee led by Chairman Frank Stumpo, will be with us to discuss their recommendations.



MEMORANDUM

Date: August 11, 2014
To: President, Vice-President, Council and Mayor
From: Jeff Naftal, Borough Manager *JN*
Subject: Budget Calendar for FY 2015 Budget Process

Background:

For the last two years, the Borough has scheduled three public meetings related to the upcoming FY budget. One was for a discussion of expenditures, one for a discussion of capital improvements, and the last was for a discussion of revenues. These public meetings led to the creation of the FY 2013 and FY 2014 budget, the latter of which we are using currently.

Discussion:

I am proposing the same type of schedule for the FY 2015 budget process with three public meetings, each on a specific area of the budget. With that in mind, I would like for Council to determine if the following dates work for your schedules:

Expenditures:	Monday, October 13, 2014
Capital Improvements:	Wednesday, October 22, 2014
Revenues:	Monday, November 10, 2014

If these dates work for everyone, then I will advertise them and make sure that our internal process for staff budgeting is completed in time for these dates.

Recommendation:

I recommend that Council select three dates between mid-October and mid-November to hold public meetings on the FY 2015 budget.

JN