Meeting Notes

**CDAM on Pressure Chemical 7/27/23**

**Welcome:** Accessibility and community agreements and introductions

**Presentation From Pressure Chemical - Proposed development at 3419 Smallman Street:**

Good evening everyone and thank you very much for those that have decided to join Pressure Chemical this evening. **My name is Sandy Cernick.** I'm the president and chief officer of Pressure Chemical. Native to Pittsburgh, born and raised here so it’s been very exciting to me since I joined the company because I have for a long time wanted to work directly at a Pittsburgh company. So a little bit of background we’re going to go through both myself and Mike who is the head of our maintenance department over there at Pressure Chemical. We’re going to give you a little background on the company and how long we’ve been in existence. Talk a little bit about our expansion idea for our new warehouse, warehouse design, and the benefits we believe it’s going to bring to our residents, community, neighbors around Pressure Chemical.

Pressure Chemical has been in business for almost 60 years. We’re pretty excited about that and have always resided at 3419 Smallman Street here in Pittsburgh. We are a small technology company. We do a lot of development for our customer base through service, through manufacturing, and through piloting and lab scale products, so basically a customer will bring something to Pressure Chemical an idea or something they would like us to develop and we do exactly that and then then they take it away for a product they will sell into the market which many of you probably use. We focus very much on very small volume high value technologies and I stress that only because we are not a major production manufacturing outfit. We are a very small company but we’re in a very niche market. We do some very unique development programs. Some of those include markets such as aerospace, cosmetics, electronics, eyecare, medical devices so pretty much almost everything you touch in some capacity in your life we are somewhat involved with in the development. Our customer base ranges from the fortune 500 companies all the way down to the start up, mom and pop, 1 or 2 people, organizations so we work with many companies across North America.

I’ve stressed we are small. We are at the most employees we’ve ever had at 47. I think Pressure started out with 3 original people when the company was founded. We have 47 employees that are comprised of various trades. We have process operators that do our manufacturing. We have maintenance technicians that more or less maintain all of the equipment that we use. We have laboratory chemists, everything from bachelor degree up to PHD. We have certified shipping crew that ships and brings in our materials that we need. In the professional part of the staff that includes myself in the administrative area. We have experts like Mike in the engineering department. We have a head of quality compliance and regulatory, Steve, who is actually present this evening so feel free to ask any questions there. We have technical project leadership and what I mean by that is those that are specifically responsible for overseeing any project that is brought to Pressure Chemical for us to develop. And as well we have our technical sales crew. Something really unique I want to talk about with Pressure Chemical, which is amazing to me because I used to work at Baer, a lot of the employees have been there a really long time. The average tenure of our staff is around 13 or better years, so it’s unusual you don’t see that much today.

Pressure Chemical, like Sarah said, we want to be an active member in the community. We enjoy where we work and we hope that our neighbors enjoy us as well. We do a lot of community engagement, everything from the Lawrenceville Boys & Girls club of Western Pennsylvania we sponsor, local schools as Woolslair we are a part of the STEAM magnet program, so we will be donating supplies, volunteering for the students and things there. Sarah Heinz House, we’ve been active as well in “Making Science - Makes Sense” program so whenever they have their fall festivals and things that we usually host the children and do some interesting little chemical experiments for them. We do memorial scholarship funds. We recently unfortunately lost an employee so we’ve actually set up a non profit memorial in his name because he comes from a technical background so we’re going to contribute money for those students in his school district that were interested in going to a tech program. We’ve been a part of the Lawrenceville Historical Society for many years as well as the Lawrenceville Development Group, part of the Boy Scouts of America. We actually have a gentleman who just retired from our company who was an active scout leader for many years. Here in Pennsylvania we do a lot of other non-charity sponsorships, for drug addiction programs, etc., so we try to donate where we can. And we always do volunteer programs at our work like food drives and Toys for Tots and things like that as well. I do want to mention that we actually have 2 people in our company that live in Lawrenceville and have worked with the company a long time.

What are we committed to: something that Pressure Chemical is very committed to is environmental health, safety, and security. To both our employees and the environment we reside in, and our communities and neighbors. So we are very committed to the safety and health of our employees, our customers, and the Lawrenceville community. We are very large on protecting the environment so any questions relating to what we do there or dispose of please feel free to ask because we do our best to do everything in a professional and correct way. Meeting and exceeding all regulatory requirements at the federal, state, and local levels. Securing the facility through integrated systems such as the fire and police. Lastly, continuous improvement. We are very strong on educating all of our employees whether it is external education through schools or on a job training which we do almost every single day of training our staff. So we take safety very seriously at our company

**Mike Hackett - Pressure Chemical manager:** I’ve worked at Pressure Chemical for about 5 years. I wear a few hats, one of which Sandy mentioned but one of my other primary responsibilities is to lead the execution of our warehouse development project which we’re here today to present.

This is an overhead view of our area in Lower Lawrenceville looking from Butler Street down to the river. The purple box is Pressure Chemical’s existing location. The yellow box represents the warehouse development location. This corner that we’re in only has 2 rights of way access to get to the yellow property you have to travel north of 34th Street or west on Spruce from 35th. You’re looking at this graphic on the left hand side what surrounds our property is a dead end. Above the yellow box on screen is where Allegheny Railroad is. To the right of the yellow box is where FleetPride Service Center is, formerly Keystone Springs. Immediately below the yellow box in between the purple box is where Spruce Way resides. One specific thing I want to point out is that when you’re looking at this slide is when you’re following the trajectory of 34 Street up to the Allegheny Valley Railroad you’ll notice there is no direct path to the river from 34th Street. The locations to access the river from our corridor are 33rd and 35th Street. As 34th Street stops when it intersects the Allegheny Valley Railroad and then turns into the restaurant’s property on the other side.

So we sit within the riverfront industrial mixed use subdistrict. I pulled some of the text from the City of Pittsburgh Code of Ordinances. What I specifically want to focus your attention to is the last lined sentence which states “The RIV-IMU subdistrict is also intended for industrial areas that are focused on research and development” Which we do. “and technology-oriented industries.” Which we certainly are.

This is the property before we purchased it. It was owned by Landau Construction. They used it as a staging operation to support commercial construction activities all over the area. We acquired it mid summer of 2022 and we subsequently had the building demolished and the site cleared of all concrete. Our ultimate goal was to replace the warehouse that was an eyesore with the new warehouse constructed to be current, relevant, and fit building codes.

This is just an image to show the current property as it sits as of last week. We just established that we have demolished the existing structure we acquired from Landau and removed all remaining concrete

Our Warehouse Development Project Objectives: Relocate our dock and daily shipping and receiving activities from Smallman Street to the 115 34th Street property. This will provide an improvement in logistics and safety for our carriers and eliminate the daily routine Smallman traffic disruptions that we can create. Second objective is to create an increased physical separation between inventory from manufacturing to align with best industry practice. This is just an improvement in warehouse safety for Pressure Chemical. The third objective is kind of twofold is to enable continues business sustainability and to allow us to optimize facility optimization. During Covid supply chain delays were pretty significant and highlighted the need for us to have additional warehousing capacity so we could get away from a “just in time” business model. Also, as we transition our warehousing to this new property we will be able to recover space within the Smallman facility that will allow us to improve our operational efficiencies.

On the right hand side you’ll see a 2-D plot plan of the warehouse property. We will focus on the building interior for the time being but it is less than 10,000 sq foot building. Concrete masonry walls on the exterior. If you look on the 2-D rendering on the right hand side the area in yellow is meant to represent where we will store raw materials and finished goods. We have a number of racks in the center of the warehouse, vertically as well as around the inner perimeter. When looking there in green there is essentially two rectangles in that area, the top rectangle is where our recessed dock will be. That is where we will take all of our deliveries and all of our outgoing shipments and in the lower rectangle is where we will have a staging area to help us prep those shipments. Finally, In the lower right corner red is our shipping office.

Now look at what else is on the building exterior. We will make provisions for 12 parking spots presently. The building itself is not all that tall it is less than 30 feet, well below zoning thresholds. We have developed a stormwater management system both in the dock area and in the parking lots. And we do intend to put some level of security fencing on the area where our property faces the Allegheny Railroad and on the right hand side of this image where we are adjacent to the FleetPride Service Center.

We are just going to look at a couple of different renderings that we have developed to this point. These are to represent what it would look like if you were standing physically on 34th Street looking kind of down the run of Spruce Way, so looking to the east.

Just another rendering of the warehouse as we envision it this time standing on Spruce Way looking north towards Allegheny Valley Railroad.

Warehouse Truck Routing and dock access. So we’ve worked with a group called Trans Associates. They did turn radius modeling for us to confirm that we are able to get tractor trailers in and out of this property safely and within the rights of way. If you look at the graphic in the lower left hand corner, the intent is to bring a tractor trailer from Smallman Street moving north on 34th Street. The tractor trailer will pull headlong to the rail line and then they will perform a 90-degree reverse maneuver back into our recessed dock. For outbound shipments from our dock, it will move towards 34th Street and then make a left to move south towards Smallman, and then from Smallman they will more than likely head towards the 32nd Street Bridge or the 40th Street Bridge. We will be doing some public right of way maneuvering for the tractor trailers on their way inbound to our dock. I do want to point out that we are currently doing one on a public right of way reverse maneuver to currently dock or make with our current Smallman Street dock. So we are really not changing how trucks will maneuver, what we are changing is the impact of the traffic on Smallman Street. I don’t know how many people are familiar with 34th Street but there is very little traffic that goes that corridor because there is not much there other than us. There is a small storage facility that shares 34th Street access. I have 2 other comments that I would like to make. One is that we have no plans to use the Smallman Street dock or the Spruce Way alley for routine inbound or outbound trucks, except in cases of emergency or construction. Another thing I’d like to point out is that while we do have a fair degree of tractor trailer and delivery traffic that comes to our facility, we do make sure that the companies that support us are not driving through the side streets through Lawrenceville. We give them instructions on where they are to leave Smallman Street so they don’t run the risk of getting stuck in congestion.

So what’s the biggest benefit for the Lawrenceville community is really just the relocation of all our shipping and receiving traffic off of Smallman Street and disruptions that that can create. On average, we can have about 5 to 10 trucks a day. They vary in shapes and sizes from large tractor trailers with 53 foot trailers to large box trucks to amazon delivery vans and things like that. The other benefit to removing the disruptions that trucking activities can create on Smallman is that we are also going to, by relocating this activity, significantly reduce the potential for a vehicular accident due to an impatient or aggressive driver. If you’ve traveled that road you know it is quite a possibility anytime.

So, that’s really all I wanted to cover with regards to our warehouse development project.

**Q&A:** No questions were asked and the meeting was wrapped up.