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MSA affiliate approved to buy Rockpointe business park in West Deer



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A potential new owner's bid to buy the 260-acre Rockpointe Business Air Park in West Deer was given preliminary approval in the Western District of the United States Bankruptcy Court on Thursday, according to the lawyer who represents the trustee in the nearly five-year-old Chapter 11 reorganization of Rock Airport of Pittsburgh, LLC.

[Kirk Burkley](#), who represents trustee [Natalie Lutz Cardiello](#) in the court proceedings, confirmed Judge [Carlota Bohm](#) has accepted the \$9 million bid by Alaskan Property Management LLC, an affiliate of Point Breeze-based **Management Science Associates**, a sale he expects to be finalized in the coming weeks.

"It is our expectation that there will be a final sale order entered on the Sept. 4 or shortly thereafter," said Burkley, of the judge's approval of the trustee's sale motion to sell the assets of Rockpointe to Alaskan Property Management.

Entrepreneur [Rock Ferrone](#) has fought to maintain ownership of the project through a bankruptcy process that first began when Rock Airport filed for Chapter 11 in 2009.

The last remaining hurdle to clear for the sale, according to Burkley and court documents, is a contention by a [Ferrone](#)-affiliated entity called K-Cor that it owns a building and its accompanying land within the property, which is also known as Rockpointe.

The Pittsburgh office of **Colliers International** has been marketing the property that includes nearly 253 acres, a 3,500-foot runway and built-out public utilities and eight parcels ready for new development. It's a location close to Fox Chapel and Route 28 in a industrial real estate submarket in which developable land is "almost impossible to come by," according to a recent report by the Pittsburgh office of Colliers, which described Rockpointe "as the last remaining site with a infrastructure already. Describing the ongoing case as a saga,

[Robert Lampi](#), the lawyer who represented Rock Airport of Pittsburgh, LLC, said the final sale will terminate [Ferrone](#)'s ownership of the airport development as well as the airport.

He saw Allegheny County opting not to support [Ferrone](#) and his plan as the final straw for his client.

"The Redevelopment Authority of Allegheny County would not agree to anything with the debtor," he said. "Other than that, we would've had a confirmed plan and an ongoing development."

Alaska Property Management's bid of \$9 million is more than the \$8.5 million list price at which Colliers was marketing the property for sale in a recent marketing brochure.

Burkley said that Alaska Property Management indicated to the court that it expects to hire a company to manage Rockpointe's established airstrip.

Other plans by Alaska and MSA, which maintains a data facility at Rockpointe, remain to be seen.

Ten years ago, MSA [planned to build a new 200,000 square foot office building on 15 acres it owns at Rockpointe](#), a project that [was eventually stalled](#) over storm water management concerns and other issues.

Lampl expects [Ferrone](#) to succeed without Rockpointe.

"He has other business endeavors," he said. "He's a very accomplished man."

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