

REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY
MINUTES OF THE BOARD OF DIRECTORS
REGULAR MEETING AND PUBLIC HEARING
KOPPERS BUILDING
CONFERENCE CENTER, 9TH FLOOR, GRANT ROOM
436 SEVENTH AVENUE, PITTSBURGH, PENNSYLVANIA
MARCH 22, 2013—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday March 22, 2013 at 10:30 a.m. in Koppers Building, Conference Center, 9th Floor, Grant Room, 436 Seventh Avenue, Pittsburgh, Pennsylvania 15219.

Board Members present were: Herky Pollock, Donald Smith, Senator Wayne Fontana, William Brooks, and Doris Carson Williams.

Also present were: Steve Papernick, Authority Solicitor; Dennis Davin, Director; Jack Exler, Deputy Director; Darnell Moses, Authorities Manager; Samuel Bozzolla, Project Manager; Adrienne Frazier, Administrative Assistant; Tom McGrath, Fiscal Manager; Pat Earley, Manager; Heather Schultz, Project Manager; Maureen Quinn, Project Manager; Bud Schubel, Construction Manager; Jayme Atkins, Coordinator; and Maurice Strul, Assistant Director.

Others present were: Sam Spatter, Tribune Review; Heidi Nevala, Allegheny County Controller's Office; Sara Davis Buss, Campbell & Levine; and Walter Haglund, Urban Design Ventures.

I. ROLL CALL

The meeting was called to order, roll was called and a quorum was present.

II. APPROVAL OF MINUTES—FEBRUARY 22, 2013

ON A MOTION MADE BY SENATOR FONTANA AND SECONDED BY DR. SMITH, THE MINUTES OF THE PREVIOUS MEETING WERE APPROVED AS PRESENTED.

III. RATIFICATION OF BILLS

Ms. Williams reviewed the Ratification of Bills Payable for the month of February, 2013 and found them to be in good and proper order.

ON A MOTION MADE BY SENATOR FONTANA AND SECONDED BY MR. BROOKS, THE RATIFICATION OF THE BILLS WERE APPROVED AS PRESENTED.

IV. OLD BUSINESS

A. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – PROJECT AMENDMENTS

Request Authorization to: (i) modify five previously awarded Grant contracts; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The five previously awarded CITF projects listed below are in need of contract amendments. With the exception of the requested amendment all other provisions to the original contracts will remain the same.

Project Number	Project Name	Grantee	Grant Amount	Amendment
09-B-CITF-GR-155	Pittview Avenue Sewer Relocation	North Hills COG	\$100,000	Minor Change of Scope
1011-1-CITF-072	Manchester Bidwell Corporation Capital Improvements	Manchester Bidwell Corporation	\$200,000	Minor Change of Scope
1011-1-CITF-092	EECO Stormwater Demonstration Project	URA	\$102,000	Waiver of Program Guideline
1011-2-CITF-007	Swissvale Borough Fire Dept. Consolidation Project	Turtle Creek Valley COG	\$175,000	Minor Change of Scope
1112-1-CITF-092	Intersection and Traffic Signal Improvements	Municipality of Mt. Lebanon	\$100,000	Change of Grantee

ON A MOTION MADE BY SENATOR FONTANA AND SECONDED BY MS. WILLIAMS, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

B. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – STATE GRANT APPLICATION AMENDMENT

Request Authorization to: (i) ratify the execution and delivery of a grant contract amendment with the Pennsylvania Department of Community & Economic Development for an extension of the termination date by two years for the Pennsylvania Gaming Economic Development & Tourism Fund; and (ii) allow the Director to execute any further necessary documents with Solicitor approval.

RAAC previously entered into agreement with the Pennsylvania Department of Community & Economic Development effective July 30, 2010 for the grant amount of \$33,000,000 to be payable in annual amounts of \$6,600,000. The current agreement is set to expire June 30, 2013. RAAC deems an extension is necessary for the completion of the awarded projects and the expenditure of all funds. The amendment extends the termination date of the agreement until June 30, 2015. The amendment will not increase the amount of funding nor will it alter any other provisions.

ON A MOTION MADE BY MS. WILLIAMS AND SECONDED BY SENATOR FONTANA, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

C. TAX INCREMENT FINANCING (TIF)-ROBINSON MALL AMENDMENT

Request authorization to: (i) amend the Agreement Regarding Valuation, Assessment and Minimum Payment; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

In August, 2000 the RAAC issued tax increment bonds to help pay for infrastructure costs for the Robinson Mall and Peripheral TIF District. In order to provide additional security for the repayment of the Bonds, RAAC and the Robinson Mall-JCP Associates, LTD, the developer of the Mall portion of the project, entered into an Agreement Regarding Valuation, Assessment and Minimum Payment dated as of August 1, 2000. RAAC and the developer have determined that the Original Minimum Payment Agreement contains errors, and the proper way to correct such errors is by amending the Original Minimum Payment Agreement.

ON A MOTION MADE BY SENATOR FONTANA AND SECONDED BY MR. BROOKS, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

D. ALLEGHENY HOME IMPROVEMENT LOAN PROGRAM (AHILP)-LOAN SERVICE AGREEMENT EXTENSION

Request authorization to: (i) extend the term of the current loan servicing agreement with PNC Bank, N.A. to December 31, 2014; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The AHILP program utilizes the services of PNC Bank to assist in the servicing of program loans. PNC Bank currently services 180 loans. The current servicing agreement expired December 31, 2012.

ON A MOTION MADE BY SENATOR FONTANA AND SECONDED BY DR. SMITH, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

V. PUBLIC COMMENTS

There were no public comments.

VI. NEW BUSINESS

A. SEWICKLEY DOWNTOWN REDEVELOPMENT AREA

Request authorization to: (i) designate and certify the Sewickley study area as an area in need of redevelopment; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

The basic conditions report study area is located in the Central Business District of the Borough of Sewickley, Allegheny County. The "Study Area" is generally bounded by: Beaver Street on the north; Broad Street on the east; Thorn Street on the south; and rear of the properties on the west side of Walnut Street on the west.

ON A MOTION MADE BY MS. WILLIAMS AND SECONDED BY DR. SMITH, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

B. LOWER HILL REDEVELOPMENT

Request authorization to: (i) enter into a contract with the Sports and Exhibition Authority for an amount not to exceed \$750,000 for continued work on the Lower Hill Redevelopment project; and (ii) allow the Director to execute all necessary documents with Solicitor approval.

Funds for this project are derived from Allegheny County. Work includes the continued design and engineering of all necessary infrastructures to accommodate the redevelopment of the former Civic Arena site.

ON A MOTION MADE BY MR. BROOKS AND SECONDED BY DR. SMITH, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

C. BALDWIN TOWNSHIP COMMUNITY ROOM ROOF

Request authorization to: (i) award a grant in an amount not to exceed \$19,000.00 to Baldwin Township for the installation of a roof; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Funds for the project are derived from RAAC's general fund. Project involves construction of a roof over the entrance to the Baldwin Township Community Room located in the Baldwin Township Municipal Building.

ON A MOTION MADE BY MS. WILLIAMS AND SECONDED BY MR. BROOKS, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

D. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP) – PARTICIPATION BY TOWNSHIP OF COLLIER AND BOROUGH OF GREEN TREE

Request authorization to: (i) allow the Township of Collier and the Borough of Green Tree to participate in the County's AVPRP; (ii) allow RAAC to receive funds from the Township of Collier and the Borough of Green Tree or entities authorized by the Township of Collier and the Borough of Green Tree for the purpose of paying for all costs associated with acquiring properties through the AVPRP; and (iii) allow the Director to execute all the necessary documents with Solicitor approval.

ON A MOTION MADE BY MR. BROOKS AND SECONDED BY SENATOR FONTANA, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

E. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)– CERTIFICATE OF COMPLETION

Request authorization to: (i) approve a Certificate of Completion for 531 Seneca Street (Lot/Block 301-J-364), which was transferred through the Allegheny Vacant Property Recovery Program; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Executed deed for said property was delivered to the buyers who have completed the improvements as required under the Conditional Agreement of Sale of the property.

ON A MOTION MADE BY MS. WILLIAMS AND SECONDED BY DR. SMITH, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS TO TRANSACT, ON A MOTION MADE BY SENATOR FONTANA AND SECONDED BY DR. SMITH, THE ADJOURNMENT OF THE REGULAR MEETING OF THE REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY WAS UNANIMOUSLY APPROVED.

Darnell Moses

Darnell Moses, Authorities Manager

APPROVED