

REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY
MINUTES OF THE BOARD OF DIRECTORS
REGULAR MEETING AND PUBLIC HEARING
ONE CHATHAM CENTER
BOARD ROOM, 9TH FLOOR
112 WASHINGTON PLACE, PITTSBURGH, PENNSYLVANIA
DECEMBER 20, 2013—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, December 20, 2013 at 10:30 a.m. in the Board Room, 9th Floor, One Chatham Center, 112 Washington Place, Pittsburgh, Pennsylvania 15219.

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

Also present were: Steve Papernick, Authority Solicitor; Dennis Davin, Director; Robert Hurley, Deputy Director; Jack Exler, Deputy Director; Samuel Bozzolla, Project Manager; Anita Truss, Senior Accountant; Maureen Quinn, Project Manager; Erin Deasy, Project Manager; Bayley Conroy, Project Manager; Alex Smith, Project Manager; Pat Earley, Manager; Heather Schultz, Project Manager; Joel Segel, Project Manager; Nathan Wetzel, Assistant Manager; Leandra Dimate, Project Manager; Cassa Collinge, Manager; and Heather Pellegrini, Executive Administrative Assistant.

Others present were: Sam Spatter, Tribune Review; Heidi Nevala, Allegheny County Controller's Office; Lisa Edmonds, Allegheny County M/W/DBE and Sara Davis Buss, Campbell & Levine LLC.

I. ROLL CALL

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

II. APPROVAL OF MINUTES—NOVEMBER 15, 2013

ON A MOTION MADE BY SENATOR FONTANA AND SECONDED BY MS. WILLIAMS, 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 November, 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 M/W/DBE CONTRACTOR WORKING CAPITAL LOAN PROGRAM

Requesting authorization to: (i) extend the Allegheny M/W/DBE Contractor Working Capital Loan Program (WCLP) to August 31, 2015; and (ii) allow the Director to execute the necessary documents with solicitor approval.

The program was established to provide short term working capital loans (one year or less) for contractors to fund local, state, and federal government contract costs. The program has been successful and to date has committed over \$2.7 million in loans.

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

B. POTATO GARDEN RUN TAX INCREMENT FINANCING (TIF) PLAN-AMENDMENT

Request authorization to: (i) amend the Potato Garden Run Tax Increment Financing Plan; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The original Potato Garden Run TIF closed September 21, 2007 and generated proceeds of \$2.8 million from a Series A Note and \$160,900 from a Series B Note. Proceeds were used to fund infrastructure costs for a Tax Increment Financing District roughly 550 acres in size. Imperial Land Corporation, the developer, successfully completed phase one of Findlay Industrial Park resulting in three new building encompassing 326,000 SF all of which are owner-occupied.

The amendment to the Potato Garden Run Tax Increment Financing Plan will decrease the size of the District substantially, which will allow for the creation of a new TIF District; the Westport Tax Increment Financing District. The new District will help finance public infrastructure including public roadway extensions, associated site preparation, and utility extensions. This infrastructure will allow for future development of both Westport Woods and Findlay Industrial Park, including the Gordon Food Services Distribution Center.

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

C. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – JERON X. GRAYSON COMMUNITY CENTER

Request authorization to: (i) amend the existing agreement with the Center That C.A.R.E.S. to help finance the Jeron X. Grayson Community Center Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The original agreement for \$150,000 was approved on June 1, 2012. The grantee is requesting to change their scope of services from the construction costs associated with the renovation of the community center to equipment purchases. The purchases will include electrical, plumbing, and roofing supplies, sprinklers, and HVAC equipment. The remaining aspects of the project will remain the same.

C.A.R.E.S. is a faith-based non-profit organization which provides educational and cultural enrichment programs to children in kindergarten through 12th grade in the heart of Pittsburgh's Hill District. Many of the children who participate in C.A.R.E.S. come from single-parent families and do not have supervision during after-school hours. C.A.R.E.S. provides a safe haven, offering help with homework, enrichment activities, recreation, cultural programs, healthy snacks, dinner and a comfortable place to relax and connect with peers and positive role models. All programs are offered at no cost to the children and their families.

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

V. PUBLIC COMMENTS

There were no public comments.

VI. NEW BUSINESS

A. 2014 ANNUAL BUDGET

Request authorization to approve the 2014 Annual Budget as presented

2014 proposed annual budget for the Redevelopment Authority of Allegheny County

The Budget Committee consisting of board members Mr. Pollock and Mr. Brooks and members of staff, met and discussed the 2014 budget.

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

B. WESTPORT TAX INCREMENT FINANCING (TIF) PLAN

Request authorization to: (i) adopt the Westport Tax Increment Financing Plan; (ii) issue a note in an amount not to exceed \$6,000,000.00; and (iii) allow the Director to execute the necessary documents with Solicitor approval.

The Westport Tax Increment Financing District (TIF District) is approximately 900 acres located at the Westport Woods interchange of Route 576, or the Southern Beltway. It is located in Findlay Township and is wholly within the West Allegheny School District and Allegheny County. The District lies within the Findlay/ Airport Study Area, certified in need of redevelopment by the Redevelopment Authority of Allegheny County in April 2005 as a result of the Findlay/ Airport Basic Conditions Report. The parcels located in the proposed District were previously included in the Potato Garden Run TIF District, created in 2007 and will be amended in 2014.

There are two separate projects, both of which are located within the Westport TIF District and will utilize TIF revenue to fund public infrastructure improvements. The Westport Woods project includes public infrastructure improvements such as site preparation, a road way extension, and utility upgrades. Approximately \$3.3 million in net TIF proceeds is expected to finance a portion of these public infrastructure improvements.

The Pittsburgh DC project will consist of public infrastructure improvements such as site preparation, a roadway extension, and utility upgrades. Approximately \$2 million in net TIF proceeds is expected to finance a portion of these public improvements.

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

C. RIVER ROAD RELOCATION PHASE II

Request authorization to: (i) ratify a contract awarded to the lowest responsible bidder for construction activities related to River Road Relocation Project Phase II; and (ii) allow the Director to execute the necessary documents with solicitor approval.

Expansion activities at ATI Allegheny Ludlum have necessitated the reconfiguration of the intersection of Mile Lock Lane and River Road. Earlier in the year we completed the first phase of the project, the relocation of Mile Lock Lane; this final phase will realign River Road and relocate the local water and sewer lines out of the footprint of a future retaining wall and rail road spur into

ATI Allegheny Ludlum. A. Liberoni was the lowest responsible bidder for an amount not to exceed \$750,000.

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

D. ONE HOMESTEAD DEVELOPMENT (HALF BROTHERS) – SALE OF FOUR PARCELS TO HOMESTEAD PARTNERS

Request authorization to: (i) sell four parcels to Homestead Partners for the construction of a portion of the ONE Homestead development on 8th Avenue in Homestead Borough for the sum of \$10,000.00; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

This resolution ratifies the transfer of the RAAC-owned parcels comprising the former site of the Half Brothers Building to Homestead Partners for the latter to construct the first phase of the ONE Homestead Development on 8th Avenue in Homestead Borough for the sum of \$10,000.00. Lot/Block numbers are: 130-P-10; 130-P-18; 130-P-16; 130-P-13. Homestead Partners is exercising an option to purchase detailed in an Option Agreement dated October 7th, 2011. The site will comprise a mix of commercial and residential units.

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

E. BRADDOCK HOSPITAL COMMERCIAL – SALE OF TWO PARCELS TO TREK DEVELOPMENT

Request authorization to: (i) sell two parcels to TREK Development Group for the construction of the Braddock Hospital Site Commercial Development in Braddock Borough for the sum of \$250,000.00; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

This resolution grants permission for RAAC to transfer the RAAC-owned Braddock Hospital parcels to TREK development for the sum of \$250,000.00. On this site, TREK will construct a commercial building, supporting parking and community green-space. Lot and Block numbers are: 237-D-360; 236-R-165. The primary tenant will be a Highmark/Allegheny Health Network urgent-care facility. The Braddock UPMC Hospital closed its doors in 2009 and the commercial development will bring health-care availability back to the Borough of Braddock.

Mr. Davin and Mr. Pollock commended staff and all others involved for all their hard work on this project.

F. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) YEAR 39-PRE DEVELOPMENT ACTIVITIES- APPLICATION

Request authorization to: (i) submit an application to Allegheny County Economic Development for Community Development Block Grant Funds for Predevelopment Funds in an amount not to exceed \$210,022.48; (ii) accept said funds; (iii) enter into contract with ACED for those funds; and (iv) allow the Director to execute all the necessary documents with Solicitor approval.

Funds for this project will be derived from CDBG Year 39. Predevelopment activities will include property acquisition, consultant services, legal, project management, engineering and architectural planning as needed. It may also include demolition, historical analysis, permit acquisition and any other related demolition activities within Allegheny County.

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

G. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) YEAR 39 PRE-DEVELOPMENT ACTIVITIES-REQUEST FOR PROPOSALS (RFP)

Request authorization to: (i) issue a request for proposals for engineering consultants and demolition contractors for potential demolition activities related to predevelopment activities throughout Allegheny County; (ii) enter into contract with those selected consultants; and (iii) allow the Director to execute all the necessary documents with solicitor approval.

Request proposals for engineering consultants and demolition contractors associated with the potential demolition activities under the CDBG 39 predevelopment project. The three structures have been identified and are 609 and 611 Coal Street and 606 Mulberry Street all located in the Borough of Wilkinsburg.

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

H. PURCHASE AND DEVELOPMENT OF 3 PROPERTIES- REQUEST FOR PROPOSAL (RFP)

Request authorization to: (i) issue a Request for Proposal to solicit offers to purchase and develop three (3) properties owned by RAAC; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

RAAC acquired the vacant condominium building at 855 Rebecca Avenue and two vacant structures behind it at 609 & 611 Coal Street through the Vacant Property Recovery Program on 8/26/13. RAAC has received inquiries from several parties that are interested in redeveloping this prominently located building. It would seek

proposals for the development of the building for use as housing. The structures on the two Coal Street lots will be demolished and will also be sold for a use to-be-determined by the developer, but will likely be used for parking and green space for the development.

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

I. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP) – PARTICIPATION BY BOROUGH OF WEST HOMESTEAD

Request authorization to: (i) allow the Borough of West Homestead to participate in the County's AVPRP; (ii) allow RAAC to receive funds from the Borough of West Homestead or entities authorized by the Borough 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.

With the addition of the Borough of West Homestead, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 41.

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

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

Request authorization to: (i) approve a Certificate of Completion for 912 Coal St. (Lot/Block 233-A-100), 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 buyer who has completed the improvements as required under the Conditional Agreement of Sale of the property.

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

K. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)

Request authorization to: (i) approve various resolutions related to the Allegheny Vacant Property Recovery Program for properties located in the municipalities of East Pittsburgh, Glassport, Mount Oliver, Munhall, Oakdale, and West Mifflin; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Resolution 1-Authorization for the Authority to act as the Planning Commission of Allegheny County, pursuant to the Urban Redevelopment Law of Pennsylvania, (a) Certifying that each property listed in the attachment is blighted, and (b) Approving that the acquisition and disposition and subsequent disposition would be in accord with the comprehensive plan of the Borough/Municipality.

Resolution 2-Authorization for the condemnation by eminent domain of each property listed in the attachment.

Resolution 3-Authorization for the execution of contract of sale and delivery of a deed for each property listed in the attachment.

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

OFF AGENDA ITEM

- **FORMER FIRTH STERLING SITE-SALE & CONVEYANCE**

Request authorization to: (i) sell and convey the former Firth Sterling Site located in the City of McKeesport to CSX Transportation, Inc. for an amount of \$300,000.00, and (ii) allow the Director to sign the necessary documents with Solicitor approval.

This request is in furtherance of the Authority's continuing redevelopment activities on the vacant and dilapidated sites located in the City of McKeesport. This Site, comprising 15 acres, was acquired by the Authority several years ago and has been cleared and remediated and is now suitable for complimentary reuse with the adjacent railroad facilities.

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

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS TO TRANSACT, ON A MOTION MADE BY MR. BROOKS AND SECONDED BY MS. WILLIAMS, THE ADJOURNMENT OF THE REGULAR MEETING OF THE REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY WAS UNANIMOUSLY APPROVED.

Jack Exler

Jack Exler, Assistant Secretary