

REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY
MINUTES OF THE BOARD OF DIRECTORS
ANNUAL & REGULAR MEETING AND PUBLIC HEARING
ONE CHATHAM CENTER
BOARD ROOM, 9TH FLOOR
112 WASHINGTON PLACE, PITTSBURGH, PENNSYLVANIA
JANUARY 17, 2014—10:30 a.m.

The Annual & Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, January 17, 2014 at 10:30 a.m. in the Board Room, 9th Floor, One Chatham Center, 112 Washington Place, Pittsburgh, Pennsylvania 15219.

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

Also present were: Steve Papernick, Authority Solicitor; Dennis Davin, Director; Robert Hurley, Deputy Director; Jack Exler, Deputy Director; Samuel Bozzolla, Project Manager; Angie Hicks, Project Manager; Adrienne Frazier, Administrative Assistant; Tom McGrath, Fiscal Manager; Anita Truss, Senior Accountant; Erin Deasy, Project Manager; Bayley Conroy, Project Manager; Alex Smith, Project Manager; Jim Johnston, Manager; Pat Earley, Manager; Maurice Strul, Assistant Director; Lance Chimka, Manager; Dan Tobin, Project Manager; and Heather Pellegrini, Executive Administrative Assistant.

Others present were: Melanie Harenski, Allegheny County Controller's Office; Lisa Edmonds, Allegheny County M/W/DBE; Jeffrey Barner, Cosmo Technologies; Richard Ejzak, Cohen & Grigsby, P.C.; and Andrew McGill, Pittsburgh Post-Gazette.

I. ROLL CALL

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

II. APPROVAL OF MINUTES—DECEMBER 20, 2013

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

III. ON A MOTION MADE BY SENATOR FONTANA AND SECONDED BY MR. POLLOCK, IT WAS UNANIMOUSLY APPROVED TO APPOINT MR. BROOKS AS CHAIRMAN; DR. SMITH, VICE CHAIRMAN; AND MS. WILLIAMS, SECRETARY-TREASURER OF THE REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY.

IV. RATIFICATION OF BILLS

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

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

IV. OLD BUSINESS

A. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – MONROEVILLE BLVD. & CARUSO DRIVE IMPROVEMENTS

Request authorization to: (i) amend the existing agreement with the Municipality of Monroeville to help finance the Monroeville Blvd. & Caruso Drive Improvements Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The original agreement for \$175,000 was approved on September 28, 2011. The grantee is requesting to expand their scope of services to include engineering, legal, and right-of-way acquisition costs to date. The remaining aspects of the project will remain the same.

This project involves the construction of a new eastbound left turn lane and westbound left turn lane and full replacement of the existing traffic signal in accordance with PennDOT standards at the intersection of Monroeville Boulevard and Caruso Drive within the Municipality of Monroeville. This intersection has seen a number of accidents over the years due the absence of turning lanes in either direction of the heavily traveled Monroeville Boulevard.

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

B. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – ETNA FREIGHT ACCESS ROAD

Request authorization to: (i) amend the existing agreement with the Allegheny River Towns Enterprise Zone to help finance the Etna Freight Access Road

Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The original agreement for \$123,700 was approved on April 27, 2012. The grantee is requesting to expand their scope of services to include the engineering costs associated with the site inspection and the design, preparation, planting, and materials for the Pocket Perennial Plant Garden. The remaining aspects of the project will remain the same.

This project involves road improvements to Bridge Street which is the central access point for the Etna-Sharpsburg Business Park. The improvements took place along 400 feet long and 30 feet wide section of roadway. The improvements involved sub- and at-grade paving to ensure the corridor is navigable for consist flow of truck traffic.

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

V. PUBLIC COMMENTS

There were no public comments.

VI. NEW BUSINESS

A. 2014 ANNUAL ADMINISTRATIVE AGREEMENT

Request authorization to: (i) enter into an administrative agreement with Allegheny County in the amount of \$650,240; and (ii) allow the Director to execute necessary documents with Solicitor approval.

These funds are derived from various sources, including, but not limited to revenue received from grant administration; TIF administration and revenues from administering the Community Infrastructure Tourism Fund and the Gaming Economic Development Fund.

GENERAL FUND	\$300,000
CITF	\$190,240
GEDF	\$160,000

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

B. PUBLIC WORKS DISTRICT 5 SITE – APPLICATION FOR EPA CLEANUP FUNDING

Request authorization to: (i) submit an application to the US Environmental Protection Agency for environmental abatement of the District 5 site in the Municipality of Bethel Park in an amount not to exceed \$200,000; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

This resolution authorizes RAAC to apply for funding through the 2014 US Environmental Protection Agency (EPA) Brownfield Cleanup Grant Program. Public Works closed the District 5 maintenance garage in Bethel Park in 2013 and is interested in soliciting proposals for its re-use. Before proposals can be solicited, environmental remediation of the site must be completed to PA Department of Environmental Protection (PADEP) standards. Funding from this grant will be used to abate the site to a level acceptable by PADEP.

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

C. VETERAN OWNED SMALL BUSINESS POLICY

Request authorization to: (i) adopt a Veteran Owned Small Business policy; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Allegheny County has enacted a Veteran Owned Small Business (VOSB) policy for contract procurement and services rendered, including a participation goal of 5%, and has requested that this Authority adopt a similar VOSB policy. Adopting such a VOSB policy would make this Authority's policies consistent with those of the County (including the Department of Economic Development).

Participation will be monitored as part of the Department's existing Minority, Women, and Disadvantaged Business Enterprise program.

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

D. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) - 5-YEAR CONTRACT FOR CITF GRANT FUNDS

Request authorization to: (i) ratify the execution and delivery of a grant contract with the Pennsylvania Department of Community & Economic Development for 5 annual disbursements of funds from the Pennsylvania Gaming Economic Development & Tourism Fund; and (ii) allow the Director to execute any further necessary documents with Solicitor approval.

The Pennsylvania Department of Community & Economic Development has requested that RAAC enter into a second 5-year contract in order to receive funds

outlined in the Pennsylvania Gaming Economic Development & Tourism Fund Capital Budget Itemization Act. These funds are for state fiscal years 2013-14 thru 2017-2018. RAAC will still be required to submit individual annual disbursement requests for the life of the contract.

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

OFF AGENDA ITEM

- **AUDITING SERVICES CONTRACT**

Request authorization to: (i) enter into a three year contract with the accounting firm of Parente Beard for an amount not to exceed \$109,000.00 to perform the 2013-2015 annual audits; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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

EXECUTIVE SESSION

THE BOARD HELD AN EXECUTIVE SESSION TO DISCUSS MATTERS OF REAL ESTATE AND LITIGATION.

ON A MOTION MADE BY DR. SMITH AND SECONDED BY MR. POLLOCK, THE ABOVE REQUEST WAS APPROVED AND THE BOARD WENT INTO EXECUTIVE SESSION.

ON A MOTION MADE BY MR. BROOKS AND SECONDED BY DR. SMITH, THE REQUEST WAS UNANIMOUSLY APPROVED TO ADJOURN THE EXECUTIVE SESSION.

ADJOURNMENT

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

Jack Exler

Jack Exler, Assistant Secretary