

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
July 18, 2014—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, July 18, 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, Senator Wayne Fontana, and Herky Pollock.

Also present were: William Merchant, Authority Solicitor; Dennis Davin, Director; Robert Hurley, Sr. 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; Lance Chimka, Manager; Cassa Collinge, Manager; Erin Deasy, Project Manager; Leandra Dimate, Project Manager; Maureen Quinn, Project Manager; Daniel Tobin, Project Manager; Pat Earley, Assistant Director; Julie Collins, Project Manager; Bud Schubel, Manager; Thomas Adrian, Accountant; Beth O'Donnell, Marketing Coordinator; Robert Frank, Project Manager; and Gabriel Kelly, Business Development Intern.

Others present were: Sam Spatter, Tribune Review; Lisa Edmonds, Allegheny County M/W/DBE Department; Kaitlynn Riely, Pittsburgh Post-Gazette; Brian Secrest, Borough of Clairton; Bryan Churilla, KLH Engineers; and Christine Haas, The Midwife Center for Birth and Women's Health.

I. ROLL CALL

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

II. APPOINTMENT OF SECRETARY – TREASURER PRO TEMPORE

ON A MOTION MADE BY SENATOR FONTANA, AND SECONDED BY MR. BROOKS, IT WAS UNANIMOUSLY APPROVED TO APPOINT MR. POLLOCK AS SECRETARY – TREASURER PRO TEMPORE.

III. APPROVAL OF MINUTES—JUNE 20, 2014

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

IV. RATIFICATION OF BILLS

Mr. Pollock reviewed the Ratification of Bills Payable for the month of June 2014 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.

V. OLD BUSINESS

- No old business.

VI. PUBLIC COMMENTS

There were no public comments.

VII. NEW BUSINESS

**A. CARRIE FURNACE REDEVELOPMENT- ECONOMIC DEVELOPMENT FUND (EDF)
REVOLVING LOAN**

Request authorization to: (i) expend an amount not to exceed \$1,000,000 in Economic Development Funds in the form of a revolving loan for the continued redevelopment of the Carrie Furnace site; and (ii) allow the Director to execute the necessary documents with solicitor approval.

Activities will include site grading, utility extension, the construction of a flyover bridge, and the extension of an access road. The EDF will be reimbursed with funds from a Redevelopment Assistance Capital Program grant previously dedicated to the project.

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

**B. UPMC BRADDOCK HOSPITAL DEVELOPMENT-COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) - LOAN**

Request authorization to: (i) extend a CDBG loan to Braddock Commercial LLC for an amount not to exceed \$250,000; (ii) enter into a loan agreement for said funds with Braddock Commercial LLC; and (iii) allow the Director to execute the necessary documents with Solicitor approval.

The funds will be utilized by Braddock Commercial LLC to bridge a financing gap in the UPMC Braddock Commercial development to allow for the completion of the Braddock Commercial building in a timely manner. Construction is well underway of the Braddock Commercial Building at 501 Braddock Avenue in the Borough of Braddock. The shell of the building is nearly completed & bridge funding is needed to cover the costs until a \$3,000,000 RACP grant from the State Office of the Budget can be completely drawn down. The term of the loan will not exceed seven (7) years for the first \$245,000 and will not exceed twenty (20) years for the remaining \$5,000.

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

**C. LEAD PAINT INSPECTION/RISK ASSESSMENT AND CLEARANCE EXAMINATION
SERVICES – CONTRACT AGREEMENTS**

Request authorization to: (i) enter into three (3) separate two (2) year Agreements with Affordable Services, Inc.; AGX, Inc.; and Professional Services, Inc. for a total amount not to exceed \$50,000 to provide ongoing Lead Paint Inspection/Risk Assessment and Clearance Examination Services for the Allegheny Home Improvement Loan Program (AHILP); and (ii) allow the Director to execute the necessary documents with Solicitor approval.

RAAC issued a Request for Qualifications (RFQ) to solicit proposals from firms to provide the above referenced services. These services would be provided for homeowners receiving low-interest loans through AHILP for general property improvements and rehabilitation. Responses from six firms were received. The three firms above would provide these services on an assigned basis for AHILP properties.

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

D. WELLS FARGO DONATION AGREEMENT

Request authorization to: (i) enter into a donation agreement with Wells Fargo for a property located at 7700 Cannon Street in Swissvale; (ii) accept title to said property; (iii) accept a contribution of \$33,000 from Wells Fargo for costs toward rehabilitation of said property; (iv) transfer related property and the \$33,000 contribution to Mon Valley Initiative (MVI); and (v) allow the Director to execute the necessary documents with Solicitor approval.

Wells Fargo operates a REO Donation Program to facilitate the transfer of Wells Fargo owned or serviced REO properties to government organizations that provide sustainable homeownership or rental opportunities to low-to-moderate-income (LMI) families. RAAC works with the Mon Valley Initiative to develop affordable housing, and as such will immediately transfer the property to MVI to rehabilitate and sell the property to a qualified low-moderate income household. Wells Fargo will prepare the deed and cover all closing costs. Vendor Resource Management Inc. will be the closing company.

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

E. VACANT PROPERTY RECOVERY PROGRAM (AVPRP) – PARTICIPATION BY THE BOROUGH OF BALDWIN AND THE BOROUGH OF EAST MCKEESPORT

Request authorization to: (i) allow the Borough of Baldwin and the Borough of East McKeesport to participate in the County's AVPRP; (ii) allow RAAC to receive funds from the Boroughs or entities authorized by the Boroughs 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 Baldwin and the Borough of East McKeesport, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 48.

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

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

Request authorization to: (i) approve Certificates of Completion for parcels transferred through the Allegheny Vacant Property Recovery Program in the municipalities of Glassport and Swissvale; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Executed deeds for said properties were delivered to the buyers who have completed the improvements as required under the Conditional Agreement of Sale of the properties.

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

G. 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 Braddock Hills, East Pittsburgh, Harrison, Plum, 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. POLLOCK AND SECONDED BY SENATOR FONTANA, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

H. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – THE MIDWIFE CENTER EXPANSION PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed \$200,000 to the Midwife Center for Birth and Women's Health for a three story building expansion of 6,750 square feet; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Since its inception in 1982, The Midwife Center remains the only licensed and freestanding birth center in Western Pennsylvania. Because a growing number of women are seeking out birth centers for their pregnancy and birthing care, The Midwife Center has nearly reached its capacity for providing services in its current facility and has begun to limit the number of women it can accept in to its practice. The Midwife Center's expansion and new facility will add the following: Two more birth suites, three more exam rooms, a large classroom, more space for families, support groups, staff and storage as well as a more accessible and welcoming entrance, additional visitor parking and an elevator for improved accessibility. The project will create 15 temporary and it is anticipated that 9

permanent jobs will be created. 27 jobs will be retained.

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

I. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – CLAIRTON SEWER SYSTEM REPAIRS

Request Authorization to: (i) award a grant in an amount not to exceed \$250,000 to the Clairton Municipal Authority to help finance the Sewer System Repairs Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The Authority purchased the sewer system from the City of Clairton in mid 2012 and now owns and operates the sanitary and combined sewers which have led to the identification of structural defects within the system. This project scope includes the rehabilitation of approximately 4,597 linear feet of sanitary sewer and 4,206 linear feet of cured in place piping, lining and open cut pipe replacement and repairs. The 18 most deficient sewers are located throughout the city and have been selected for rehabilitation for this project.

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

GOOD OF THE ORDER

The Board acknowledged Beth O'Donnell as a new Authorities employee for Allegheny County Economic Development.

EXECUTIVE SESSION

ON A MOTION MADE BY MR. POLLOCK AND SECONDED BY SENATOR FONTANA, THE BOARD HELD AN EXECUTIVE SESSION TO DISCUSS MATTERS OF LITIGATION.

ON A MOTION MADE BY MR. POLLOCK AND SECONDED BY SENATOR FONTANA, THE EXECUTIVE SESSION WAS ADJOURNED.

ADJOURNMENT

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

Jack Exler

Jack Exler, Assistant Secretary

APPROVED