

**REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY**  
**MINUTES OF THE BOARD OF DIRECTORS**  
**REGULAR MEETING AND PUBLIC HEARING**  
**ONE CHATHAM CENTER**  
**BOARD ROOM, 9<sup>TH</sup> FLOOR**  
**112 WASHINGTON PLACE, PITTSBURGH, PENNSYLVANIA**  
**August 15, 2014—10:30 a.m.**

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, August 15, 2014 at 10:30 a.m. in the Board Room, 9<sup>th</sup> Floor, One Chatham Center, 112 Washington Place, Pittsburgh, Pennsylvania 15219.

Board Members present were: William Brooks, Senator Wayne Fontana, and via phone, Herky Pollock.

Also present were: Steve Papernick, 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; Anita Truss, Senior Accountant; Lance Chimka, Manager; Cassa Collinge, Manager; Erin Deasy, Project Manager; Leandra Dimate, 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; Heather Westenzweig, Redevelopment Coordinator; Jayme Atkins, AHILP Coordinator; Angela Williams, Contract Administrator; Carl Lukitsch, Project Manager; Dane Yancic, Project Manager; Michele Capuano, Executive Office Manager; Harvey Adams III, Project Manager; Heather Pellegrini, Executive Administrative Assistant; Kevin Main, Project Manager; Joel Segel, Project Manager; Michael McMunn, Project Manager; Richard Ranii, Manager; Judith Jevsevar, Accountant; Chrissy Dzubinski, Accountant; Gloria Redlinger, Accountant; Kathy Castner, Project Manager; Patrick Murphy, Project Manager; Nancy Dunkis, Project Manager; Bill Kochan, Manager; William McClain, Planner ; Andrew Hartwell, Planner; Vinh Ly, Planner; Joe Scullion, Project Manager; Kathy Mitchell, Manager; Lorraine King, Accountant; Donna Joyce, Manager; Peter Rubash, Project Manager; Marie Weber, Receptionist; Sue Merli, Administrative Assistant; Joe Colizza, Project Manager; Fred Ralston, Project Manager; Kate Pierce, Manager; Maurice Strul, Assistant Director; Joe Klak, Project Manager; Donna Bucko, Secretary; Christine Goswick, Planner; Joe Schafer, Accounting Asset Supervisor; Beverly Damron, Human Services Intern; and Gabriel Kelly, Business Development Intern.

Others present were: Sam Spatter, Tribune Review; Matthew Champion, Western Pennsylvania School for the Deaf; Jeff Lengel and David Matta, Residential Resources, Inc.; Holly Hudson, Cosmos Technologies, Inc.; George Snyder, Stonecipher Law Firm; Peter Russ & Tim Palmer, Buchanan Ingersoll & Rooney PC; Louis Gilberti, Greater PA Regional Council of Carpenters;

Eric Milliron, Borough of Mt. Lebanon; Mary Fisher, Public; and Ed Blazina, Pittsburgh Post-Gazette.

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

**III. APPROVAL OF MINUTES—JULY 18, 2014**

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

**IV. RATIFICATION OF BILLS**

Senator Fontana reviewed the Ratification of Bills Payable for the month of July 2014 and found them to be in good and proper order.

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

**V. OLD BUSINESS**

**A. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – CARNEGIE LIBRARY OF PITTSBURGH – CLP BEECHVIEW BRANCH LIBRARY RENOVATION**

Request authorization to: (i) amend the Scope of Services for a grant awarded to Carnegie Library of Pittsburgh on May 16, 2014 for an amount not to exceed \$50,000.00; and (ii) allow the Director to execute all necessary documents with Solicitor approval.

The project now has been modified to two distinct phases: Hazardous Abatement (Phase 1) and Construction (Phase2). CITF funds will be utilized exclusively for the hazardous abatement phase 1. The initial purpose of the funding was renovations and construction of two small additions and a small infill.

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

**B. ULTRA SPORTS ACADEMY, LLC –AMENDMENT**

Request authorization to: (i) amend the existing agreement with Ultra Sports Academy, LLC effective June 1, 2014; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

The amended agreement will extend the term from June 1, 2014 to May 31, 2015. All other provisions will remain the same. The agreement will continue to allow Matt Bahr as sole owner of Ultra Sports Academy, LLC to solicit soccer clubs to lease the synthetic turf fields at Montour Junction. It will also provide for assistance with major donors and general project support, including design and operations for the site

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

**VI. PUBLIC COMMENTS**

There were no public comments.

**VII. NEW BUSINESS**

**A. SPORTS LEGACY FOUNDATION – MONTOUR JUNCTION PROPERTY- REVOCABLE LICENSE AGREEMENT**

Request authorization to: (i) enter into a Revocable License Agreement with the Montour Trail Council to park vehicles on the Sports Legacy site for the Tour the Montour event on September 20, 2014; (ii) allow the Montour Trail Council to enter the site for cleanup activities directly related to said event beginning September 12, 2014; and, (iii) allow the Director to execute the necessary documents with Solicitor approval.

The Montour Trail Council is seeking permission to park vehicles for the Tour the Montour event at the proposed Sports and Athletics Complex at Montour Junction in Moon Township, Robinson Twp. and Coraopolis Borough.

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

**B. COCHRAN DALE REDEVELOPMENT SITE-REQUEST FOR DEVELOPMENT PROPOSALS**

Request authorization to (i) advertise a Request for Development Proposals (“RFDP”) to solicit Developer’s Proposals to further the commercial redevelopment, and sale, of the Cochrandale Redevelopment Site located in the City of Duquesne 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 at the Cochrandale Redevelopment Site. The Site, consisting of approximately 15 acres, was acquired by the Authority, and has been cleared, remediated and improved by the construction of a parking lot, a new central roadway and a new signalized intersection and is now ready for further development in conjunction with interested developer(s) via this RFDP process.

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

**C. SOUTHWEST PENNSYLVANIA PARTNERSHIP FOR REGIONAL ECONOMIC PERFORMANCE (SWPREP) - JOBS 1<sup>ST</sup> REGIONAL COLLABORATION**

Request authorization to: (i) accept funds in the amount not to exceed \$15,000.00 from the Southwestern Pennsylvania Commission; (ii) administer said funds; and (iii) allow the Director to execute all the necessary documents with Solicitor approval.

Funds will be utilized to provide technical assistance to further the coordination of economic development and workforce development services throughout the region.

SWPREP Jobs 1st Regional Partnership through the Catalyst Connection and the Southwestern Pennsylvania Commission; along with our southwest Pennsylvania Partnership for Regional Economic Performance (SWPREP) Partners and the four Workforce Investment Boards (WIBs) serving our region has been designed to encourage regional coordination of economic development efforts.

The program will foster economic development partnerships; and establish and implement a coordinated, strategic approach to delivery of services. Southwestern Pennsylvania Commission will serve as the fiduciary agent and the Redevelopment Authority of Allegheny County as the sub-grantee.

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

**D. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP) – PARTICIPATION BY TOWNSHIP OF WEST DEER**

Request authorization to: (i) allow the Township of West Deer to participate in the County's AVPRP; (ii) allow RAAC to receive funds from the Township of West Deer or entities authorized by the Township 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 Township of West Deer, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 49.

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

**E. 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, Etna, Glassport, O'Hara, Ross, Swissvale, and Wilkins; 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 SENATOR FONTANA AND SECONDED BY MR. POLLOCK, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

**F. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) –MT. LEBANON BEVERLY ROAD STREETSCAPE**

Request Authorization to: (i) award a Grant in an amount not to exceed \$125,000.00 to the Municipality of Mt. Lebanon for streetscape improvements; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Mt. Lebanon is proposing to replace sidewalk and curb in the Beverly Road Commercial District and seeks to replace current street lights with LED lamp heads. The current sidewalk was installed twenty years ago and is both a maintenance and safety issue. The current street lights use obsolete technology and must be replaced with energy efficient LED's. The later will also provide pedestrians with better illumination when navigating the district. LED will also help the Municipality reduce its carbon footprint and save tax payers significant dollars from electricity savings.

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

**G. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) –WPA SCHOOL FOR THE DEAF-STUDENT RESIDENCE**

Request Authorization to: (i) award a Grant in an amount not to exceed \$200,000.00 to Western Pennsylvania School for the Deaf for the Student Residence Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Western Pennsylvania School for the Deaf was the first day-school program for hearing impaired students in the United States. WPSD and its affiliated programs provide tuition-free services and instruction to more than 350 children from 54 counties across Pennsylvania. WPSD is in the midst of constructing a new student residential facility. The CITF grant will finance a portion of the final phase of the residence construction project. The work will include the installation of the stormwater system and site concrete for the master project.

Chairman Brooks stated that this is a great school and project.

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

**H. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) –CARPENTER TRAINING CLASSES: VIRTUAL WELDING AND BIM**

Request Authorization to: (i) award a Grant in an amount not to exceed \$175,000.00 to the Carpenters Training Joint Apprenticeship and Training Fund of Greater PA to purchase computer hardware and software to be used in welding classes; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The applicant is seeking funding to acquire advanced hardware and software to be used in the training of apprentice and journeymen welders at their facility on Ridge Road in Collier, PA. The two primary programs are the Building information Model (BIM) and Virtual Welding programs. These programs and their associated computer hardware allow the applicant to train a greater volume of welders to a higher degree than standard manual training.

Chairman Brooks stated that Unions have a great training center for the young people graduating out of school and also for the existing members.

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)-SOLICITOR CONTRACT**

Request Authorization to: (i) enter into a one (1) year contract with the law firm Grogan Graffam as the solicitor for the CITF program effective September 1, 2014; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Grogan Graffam will serve in the role of CITF Solicitor with a yearly retainer not to exceed \$60,000 excluding any additional fees necessary to handle any potential litigation matters unforeseeable at this time.

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

**OFF AGENDA ITEMS**

**J. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) –RESIDENTIAL RESOURCES – PROPERTY IMPROVEMENTS PROJECT**

Request Authorization to: (i) award a Grant in an amount not to exceed \$150,000 to Residential Resources Inc. to provide improvements to four (4) RRI Properties; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The applicant, Residential Resources, Inc., is a nonprofit within the County of Allegheny. Project work will provide improvements and repairs to four properties owned by RRI. Work will include roof replacement, parking lot/asphalt repairs, and restroom repairs.

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

**EXECUTIVE SESSION**

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

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

**K. ROCK AIRPORT OF PITTSBURGH-LITIGATION**

Request authorization to (i) cast a ballot in the Bankruptcy Case against the Debtor's Filed Plan and MSA Filed Plan; (ii) cast a ballot in the Bankruptcy Case for MSA Plan, as potentially modified by subsequent negotiations between parties; (iii) negotiate modifications to such MSA Plan in order to implement the plan terms consistent with the acceptance by the Authority at least \$1,510,000 in cash on the effective date of such plan; (iv) In the event that the Bankruptcy Court permits the property of RAP to be sold to MSA, rather than pursuing the Debtor's Filed Plan and MSA's Filed Plan, the Director or any Officer of this Authority is authorized on behalf of the Authority, to consent to sale of such property to MSA free from liens of the Authority provided that at closing on such sale the Authority is paid at least \$1,510,000 in cash; (v) allow the Director to sign the necessary documents with Solicitor approval.

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

**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