

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
September 19, 2014—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, September 19, 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, Doris Carson-Williams, Herky Pollock, and Donald Smith.

Also present were: Steve Papernick, Authority Solicitor; Dennis Davin, 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; Pat Earley, Assistant Director; Julie Collins, Project Manager; Beth O'Donnell, Marketing Coordinator; Michael McMunn, Project Manager; Joe Scullion, Business Development Coordinator; Peter Rubash, Project Manager; Maurice Strul, Assistant Director; Daniel Tobin, Project Manager; Dane Yancic, Project Manager; Davina Ott, Project Manager; Maureen Quinn, Project Manager; Bayley Conroy, Project Manager; William McClain, Planner; Heather Schultz, Project Manager; and Nathan Wetzell, Assistant Manager.

Others present were: Sam Spatter, Tribune Review; Lisa Edmonds, Allegheny County M/W/DBE Department; Randy Forister, Allegheny County Airport Authority; Scott Francis, Quaker Valley Recreation Authority; Joe Marone Quaker Valley School District; John McCabe, Soldiers and Sailors Memorial Hall; and Michael Cherock, AE Works.

I. ROLL CALL

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

II. APPROVAL OF MINUTES—AUGUST 15, 2014

ON A MOTION MADE BY DR. SMITH 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 August 2014 and found them to be in good and proper order.

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

IV. OLD BUSINESS

• **FOSSIL FREE FUEL, LLC-LEASE RENEWAL**

Request authorization to: (i) renew an existing lease agreement with Fossil Free Fuel, LLC concerning a parcel of land located in Braddock Borough; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

Fossil Free Fuel is a Braddock, Pennsylvania based company, founded in 2005, that produces cost-effective low-carbon fuels. They provide a Plant Oil product from recycled cooking oil to be used in diesel engines equipped with specialized fuel systems. The fuel offers an EPA estimated 85+ percent reduction in lifecycle climate change emissions, while reducing the air pollution that causes respiratory illness and keeping fuel dollars in the Pittsburgh region.

The lease extension will allow Fossil Free Fuel (FFF) to continue to deploy a biofuel vehicular station at the former Braddock gas station. By providing additional alternative fueling infrastructure, this will allow strategic vehicle retrofit partners a key location in which to refuel.

The lease agreement has put a vacant lot in Braddock's business district to higher interim use and allows FFF to implement its longer term business plan.

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

V. PUBLIC COMMENTS

There were no public comments.

VI. NEW BUSINESS

**A. TAX INCREMENT FINANCE (TIF) – PITTSBURGH INTERNATIONAL AIRPORT
WORLD TRADE CENTER SITE PROJECT**

Request authorization to: (i) adopt an Inducement resolution for a tax increment financing project for the Pittsburgh International Airport World Trade Center in an amount not to exceed \$7,000,000 (ii) authorize the Director to select bond counsel; and (iii) to execute necessary documents with Solicitor approval.

Funds will be used for the construction of the Pittsburgh International Airport World Trade Center site, which is a 195 acre site located near the entrance to Pittsburgh International Airport.

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

B. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) - PITTSBURGH INTERNATIONAL AIRPORT WORLD TRADE CENTER SITE PROJECT

Request authorization to (i) submit an application to the Commonwealth of Pennsylvania for assistance under the Redevelopment Assistance Capital Program for an amount not to exceed \$5,000,000; (ii) accept said grant; and (iii) allow the Director to execute the necessary documents with Solicitor approval.

Governor Corbett has authorized the release of \$5,000,000 in Redevelopment Assistance Capital Program funding to be used to defray a portion of the costs associated with the Pittsburgh International Airport World Trade Center Site Project. The Pittsburgh International Airport World Trade Center site ("PIT-WTC") is a 195 acre site located near the entrance to Pittsburgh International Airport in Findlay Township. The site has interstate access at the Clinton Road I-376 interchange. Upon completion of the final phase of the project, the site will also have pedestrian access from the Pittsburgh International Airport Landside Terminal.

In addition, Allegheny County has the rights to the Pittsburgh World Trade Center and is working with Pittsburgh International Airport to develop a project that will provide Class A office and R&D sites and will attract additional international trade to the Pittsburgh region. The project will consist of sites for over one million square feet of office space, 90,000 square feet of research and development space and a site for a 400 room hotel with convention space. In addition, there is space for up to six corporate hangars, which will allow a corporate user to locate their headquarters building and their corporate hangar in the same business park.

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

C. HOUSING PROGRAM INSPECTIONS AND PLAN REVIEW - REQUEST FOR PROPOSALS (RFP)

Request authorization to: (i) issue a request for proposals for an on-call architectural/engineering consultant to perform construction inspection and plan

review for potential and on-going housing related construction projects throughout Allegheny County; (ii) enter into contract with the selected consultant; and (iii) allow the Director to execute all the necessary documents with Solicitor approval.

The request to hire an on-call consultant to perform on-going construction inspections and plan review of any newly funded projects is due to HUD's implementation of new housing property standard requirements. Hiring of this 3rd party company will help Allegheny County Economic Development set-up a process to implement in the first year and beyond. If approved, Allegheny County Economic Development will enter into a contract with RAAC to provide funding in an amount to be decided following receipt of RFP's and after negotiations with selected consultant.

ON A MOTION MADE BY MS. WILLIAMS AND SECONDED BY DR. SMITH, 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 326 Hawkins Avenue in North Braddock; (ii) accept title to said property; (iii) accept a contribution of \$20,000 from Wells Fargo for costs toward rehabilitation of said property; (iv) transfer related property and the \$20,000 contribution, less RAAC costs associated with said transfer, 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. ACED 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 DR. SMITH AND SECONDED BY SENATOR FONTANA, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

E. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP) – PARTICIPATION BY TOWNSHIP OF NEVILLE

Request authorization to: (i) allow the Township of Neville to participate in the Allegheny Vacant Property Recovery Program; (ii) allow RAAC to receive funds from the Township of Neville or entities authorized by the Township for the purpose of paying for all costs associated with acquiring properties through the Allegheny Vacant Property Recovery Program; and (iii) allow the Director to

execute all the necessary documents with Solicitor approval.

With the addition of the Township of Neville, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 50.

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

F. 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, East McKeesport, Harrison, North Versailles, and Swissvale 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 DR. SMITH AND SECONDED BY MR. POLLOCK, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

G. SINGLE AUDITED FINANCIAL STATEMENT AS OF DECEMBER 31, 2013

Request authorization to accept the Single Audited Financial Statement for the Authority dated as of December 31, 2013

The Redevelopment Authority of Allegheny County received more than \$500,000 in Federal Funds and that is why the single audit report was needed.

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

H. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, GAMING ECONOMIC DEVELOPMENT FUND (GEDF) – APPLICATION FOR FUNDING

Request authorization to: (i) submit an application for funding to the Commonwealth Finance Authority from the Pennsylvania Gaming Economic Development and Tourism Fund and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The Pennsylvania Race Horse Development and Gaming Act (Act 2004-71), as amended, established the Pennsylvania Gaming Economic Development and Tourism Fund (the "Fund"). Certain monies appropriated from gaming revenues are deposited into the Fund, which is held by the Commonwealth Financing Authority (CFA), a portion of which will be allocated to RAAC for community and economic development projects in Allegheny County.

As per a letter from Scott Dunkelberger at the CFA, they would like RAAC to submit to the CFA, for its consideration and its final approval, a proposed project to be funded by Fund monies.

The specific project proposal for consideration is:

Project: 14-1-GEDF-053Altmyer Farm Land Purchase/Marshall Township

Location: Township of Marshall

GEDF Funding Amount: \$250,000

Total Project Cost: \$300,000

- The Township is purchasing 8.5 acres of farmland on State Route 910 near the intersections of Wexford Bane Road and Coal Road.
- The Township intends to convert the farm land into a municipal park as part of their continuing effort to preserve open space.

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

I. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – SOLDIERS & SAILORS - ENERGY EFFICIENT EGRESS, ENHANCEMENT AND EXHIBIT LIGHTING PROJECT

Request Authorization to: (i) award a Grant in an amount not to exceed \$50,000 to Soldiers and Sailors Memorial Hall & Museum to convert their facility's lighting to LED fixtures; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Currently, the building has inefficient, obsolete, and harmful fluorescent tube lighting in 99% of the museum exhibits and cases, as well as, office and other locations within the Memorial. In addition, the exterior lighting is also in need of repairs. The exterior egress and enhancement lighting fixtures are ineffective, wasteful, and expensive to operate, but they are required to provide safety and security lighting. Moreover, the current enhancement and accent lighting does not adequately distribute lighting and does not appropriately highlight the grand facade, columns, or architecture.

The goals are to achieve energy savings, lower maintenance costs, avoid exterior light pollution, and attain better overall light quality on the building. To achieve these goals, the use of LED light fixtures is being proposed. The advantages of LED lighting and selecting the right fixture for each application are getting the right amount of light where it is needed by using multiple light distributions.

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

OFF AGENDA ITEM

J. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – QUAKER VALLEY RECREATION ASSOCIATION - WATER MANAGEMENT COMPONENT OF LEGACY FIELDS

Request Authorization to: (i) award a Grant in an amount not to exceed \$150,000 to Quaker Valley Recreation Association (QVRA) to implement Final Water Management Components of Legacy fields - Phase 1; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The project will complete the water management of Phase 1 of the Legacy Fields, a \$3+ million dollar project begun in 2009 on a 37 acre site leased by QVRA. The site has 2 baseball/softball fields used by 850+ youth athletes. To complete Phase 1 Water Management, QVRA needs to install 5 rain gardens, plus drainage in the outfield of the softball field. Site receives on average 81,000 acre-feet of storm water per year. Poor drainage has caused standing water resulting in canceled games and safety hazards. The rain gardens will include: 35 trees, 486 shrubs, and 9,337 herbaceous plants. The rain gardens will absorb and filter runoff, reducing runoff and sediment loads to Little Sewickley Creek by 30%. The proposed rain gardens are part of a Post-Construction Storm Water Management Plan approved by PADEP. They will also provide educational resources for the Quaker Valley Schools and community conservation groups.

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

GOOD OF THE ORDER

The board acknowledged employee Bayley Conroy departing from Allegheny County Economic Development.

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 DR. SMITH AND SECONDED BY MR. POLLOCK, THE EXECUTIVE SESSION WAS ADJOURNED.

ADJOURNMENT

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

Jack Exler

Jack Exler, Assistant Secretary

APPROVED