

**REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY**  
**MINUTES OF THE BOARD OF DIRECTORS**  
**ANNUAL MEETING AND PUBLIC HEARING**  
**KOPPERS BUILDING**  
**CONFERENCE CENTER, 9<sup>TH</sup> FLOOR, GRANT ROOM**  
**436 SEVENTH AVENUE, PITTSBURGH, PENNSYLVANIA**  
**January 25, 2013—10:30 a.m.**

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday January 25, 2013 at 10:30 a.m. in Koppers Building, Conference Center, 9<sup>th</sup> Floor, Grant Room, 436 Seventh Avenue, Pittsburgh, Pennsylvania 15219.

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

Also present were: Steve Papernick, Authority Solicitor; Dennis Davin, Director; Robert Hurley, Deputy Director; Jack Exler, Deputy Director; Darnell Moses, Authorities Manager; Samuel Bozzolla, Project Manager; Angie Hicks, Project Manager; Tom McGrath, Fiscal Manager; Anita Truss, Senior Accountant; Pat Earley, Manager; Bayley Conroy, Project Manager; Heather Schultz, Project Manager; Lance Chimka, Manager; Maureen Quinn, Project Manager; Erin Deasy, Project Manager; Jeb Feldman, Project Manager, and Heather Westenzweig, Redevelopment Coordinator.

Others present were: Sam Spatter, Tribune Review; Len Barcousky, Pittsburgh Post Gazette; Heidi Nevala, Allegheny County Controller's Office; Rosa Davis and Madelon Edelston, Pennsylvania Organization for Women in Early Recovery (POWER); and Alison Hall, Pittsburgh Action Against Rape (PAAR).

**I. ROLL CALL**

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

**II. APPROVAL OF MINUTES—DECEMBER 13, 2012**

ON A MOTION MADE BY MR. BROOKS AND SECONDED BY SENATOR FONTANA, 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 December, 2012 and found them to be in good and proper order.

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

**IV. OLD BUSINESS**

**A. ROBERT CRANMER T/D/B/A CRANMER CONSULTANTS-AMENDMENT**

Request authorization to: (i) amend the existing agreement with Cranmer Consultants effective January 1, 2013; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

The amended agreement will extend the term from December 31, 2012 to December 31, 2013. All other provisions will remain the same.

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

**B. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – AMEND GRANT CONTRACT AND PROGRAM GUIDELINES**

Request Authorization to: (i) amended the CITF grant contract and program guidelines; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The grant contract was updated to reflect minor administrative changes such as the inclusion of the internal audit fee, a revised budget breakdown form, and the addition of a grantee's procurement certifications. The program guidelines were revised to reflect the changes to the contract.

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) – PITTSBURGH ZOO**

Request authorization to: (i) amend the existing agreement with Zoological Society of Pittsburgh for \$100,000 to reflect an increase in the amount of funding by \$150,000 for a total not to exceed \$250,000 for safety improvements and repairs to the Zoo and to extend the existing agreement until May 30, 2013; and

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

The Zoological Society is still planning to undertake the original project scope of improving the perimeter appearance of their Highland Park campus so that it is visually consistent with the historic fixtures and amenities within Highland Park.

The CITF funds will be used specifically to extend black ornamental wrought iron fencing around the Kid's Kingdom and other zoo facilities, paint and screen existing fencing, and improve landscaping in the project area. Additionally the City of Pittsburgh has agreed to replace deteriorated curbing along One Wild Place. The key feature of the project is the extension of the wrought iron fencing into Highland Park. After a more detailed examination of the project area it was discovered that there was a need to incorporate storm water mitigation to prevent flooding and pedestrian safety measures will also be completed. The additional funding will be used to address these issues.

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. TAX INCREMENT FINANCING (TIF) – WESTPORT WOODS**

Request authorization to: (i) prepare a Tax Increment Financing Plan for the Westport Woods project for the purpose of creating a Tax Increment Financing District; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The proposed Westport Woods TIF District will comprise of approximately 800 acres that is zoned for light industrial and business park development, and will include all of the land that is currently within the Potato Garden Run TIF District minus three parcels that are currently developed (These parcels are owned by ALRO Steel, ADC, and Okonite). The Potato Garden Run TIF will be amended to include only these three developed parcels. This will allow all future development that occurs at the site to aid in funding public improvements for the Westport Woods portion of the site in order to make that portion available for development. The TIF will be a twenty-year TIF and the amount of TIF funds being requested is \$3.2 million. These funds will repay a portion of the \$4.8 million BIOS loan that the developer, Imperial Land Corporation, has secured in order to make the public improvements. These improvements include site remediation (specifically reclaiming a deep mine on the site), storm water

management, water and sewer upgrades, utility upgrades including gas and electric, paving, erosion and sediment control, and street lighting. Findlay Township and the West Allegheny School District have already passed Resolutions of Intent regarding the proposed Westport Woods TIF. A Resolution of Intent will also be introduced to County Council in the near future.

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

**B. SPORTS LEGACY FOUNDATION – MONTOUR JUNCTION PROPERTY**

Request authorization to: (i) purchase parcel # 342-M-103 consisting of 1.5910 acres from the Trinity Development Corporation for an amount not to exceed \$25,000 and transfer the respective deeds to the Redevelopment Authority; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Funding source for this project will be derived from RAAC's Pre-Development Fund. The 1.5910 acre parcel of land will be purchased for \$25,000 by the Redevelopment Authority within the next 90 days for purposes of developing nontraditional sports fields.

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

**C. RAAC OWNED PROPERTY-TRANSFER**

Request authorization to: (i) transfer the deed of five (5) parcels of land to the Borough of East Pittsburgh; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The Borough's Municipal Building, Police Station, Police Parking Area and Public Passageway are located on these RAAC parcels. The parcels are: 375-H-00210, 375-H-00212, 375-H-00214, 375-H-00216, and 375-H-00313. They are all located on Linden Avenue in the Borough of East Pittsburgh.

Since 1966 these parcels have been owned by RAAC. RAAC acquired these parcels through eminent domain for the development of the East Pittsburgh Mall. The Borough's Municipal Building, Police Station, a parking lot and public passageway are located on these parcels. The Borough of East Pittsburgh will take ownership of these parcels.

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

**D. WORLD TRADE CENTERS ASSOCIATION- 2013 MEMBERSHIP DUES**

Request authorization to: (i) utilize Partnerships for Regional Economic Performance (PREP) funds in the amount not to exceed \$10,000.00 to be utilized for the 2013 World Trade Centers Association membership dues; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The World Trade Centers Association (WTCA) is an organization based in New York City, NY, that brings together businesses and government agencies involved in foreign trade. It is a one-stop trade information hub where its members are offered the full range of services that include market research, OnLine services , trade shows & exhibit space, business services, trade education, group trade missions and World Trade Center clubs. WTCA is a symbol recognized throughout the world with 300 centers in 85 countries. Allegheny County received a license in 1990 (ACED has been responsible for payment since 2001) and has participated every year since. If the payment is not made in any given year, Allegheny County would lose the license. A new license would cost approximately \$200,000 with no guarantee that it would be awarded. The local efforts of this program are primarily represented by the Pittsburgh Regional Alliance.

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

**E. CARRIE FURNACE REDEVELOPMENT- ENGINEERING AND CONSTRUCTION MANAGEMENT SYSTEM (ECMS) REGISTRATION**

Request authorization to: (i) enroll the Redevelopment Authority of Allegheny County into the PennDOT's Engineering and Construction Management System; and (ii) allow the Director to execute the necessary documents with solicitor approval.

Staff seeks permission to enroll the Redevelopment Authority of Allegheny County into PennDOT's Engineering and Construction Management System as a Business Partner. ECMS is a centralized construction management system which allows its participants to bid and award PennDOT construction projects. Enrolling RAAC into this system will enable RAAC and PennDOT to partner together on future projects, such as the Carrie Furnace Flyover Bridge, which must be bid through ECMS per PennDOT requirements.

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

**F. VACANT PROPERTY RECOVERY PROGRAM (AVPRP) – GRANT AGREEMENT**

Request authorization to: (i) enter into a grant agreement with Allegheny County for an amount not to exceed \$100,000 to administer the AVPRP (ii) accept said grant; and (iii) allow the Director to execute the necessary documents with Solicitor approval.

Source of funds for the grant are derived from Allegheny County's General Fund.

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

**G. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP) – OPTION AGREEMENT**

Request authorization to: (i) ratify an agreement granting Landmarks Development Corporation the option to purchase 520 Jeanette Street (Block and Lot 176-H-256) and 724 Kelly Avenue (Block and Lot 176-H-299); and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The Redevelopment Authority acquired these two properties through the Vacant Property Recovery Program. Landmarks Development Corporation has proposed rehabilitating the properties as part of a broader affordable housing project.

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

**H. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)**

Request authorization to: (i) approve various resolutions related to the Allegheny Vacant Property Recovery Program for property located in the municipality of 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 SENATOR FONTANA AND SECONDED BY MS. WILLIAMS, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

**I. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – AGENCY AGREEMENT WITH ALLEGHENY COUNTY FOR THE ADMINISTRATION OF FY 12-13 FUNDS (YEAR 6 FUNDS)**

Request authorization to: (i) enter into an Agency Agreement with Allegheny County to receive and administer the FY 12-13 annual disbursement of funds from the Pennsylvania Gaming Economic Development & Tourism Fund; (ii) accept the Year 6 Funds from the County; (iii) act as agent for the County administering the Year 6 Funds in accordance with the CITF Program Guidelines; (iv) establish monetary accounts for these purposes; and (v) allow the Director to execute any necessary documents with Solicitor approval.

On an annual basis, RAAC must enter into an agency agreement with Allegheny County in order to receive funds allocated to Allegheny County from the Pennsylvania Gaming Economic Development & Tourism Fund. These funds are to be disbursed and used in accordance with the Allegheny County Economic Development, Community Infrastructure & Tourism Fund program guidelines.

Mr. Pollock stated that on behalf of the board they would like to thank the staff for a job well done.

Mr. Davin stated that he appreciates the job that staff has done.

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

**J. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – PITTSBURGH ACTION AGAINST RAPE (PAAR) BUILDING IMPROVEMENTS**

Request Authorization to: (i) award a Grant in an amount not to exceed \$31,380.00 to Pittsburgh Action Against Rape to help finance the PAAR Building Improvements; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

For over 38 years, Pittsburgh Action Against Rape (PAAR), has been providing hope and healing to victims of sexual violence. Each year, AAR serves over 2,200 victims of sexual violence. PAAR provides free comprehensive services to victims and their families.

Grant funds will be used for building repairs, including the removal and replacement of all loose caulking and mortar around windows as well as filling and reinforcing loose mortar on the building exterior. The funds will also be used

to replace the building's current 25 year-old boilers with two new, high-efficiency units.

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

**K. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – FACILITY EVALUATION FOR COMMUNITY BENEFIT**

Request Authorization to: (i) award a Grant in an amount not to exceed \$64,000.00 to Pennsylvania Organization for Women in Early Recovery to help finance the Facility Evaluation for Community Benefit Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

POWER plans to acquire a building that they currently lease from the Diocese of Pittsburgh and they also have the chance to acquire an adjacent school building that has not been in use for more than 20 years. POWER would like to renovate for a variety of potential community uses including additional POWER services, low-income houses, retail stores, community uses, or a combination of usages.

The feasibility analysis will include: an engineering analysis of structural issues, a review of current zoning and other legal requirements, an examination of potential environmental hazards, and an analysis.

ON A MOTION MADE BY MS. WILLIAMS 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 SENATOR FONTANA AND SECONDED BY MS. WILLIAMS, THE ADJOURNMENT OF THE REGULAR MEETING OF THE REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY WAS UNANIMOUSLY APPROVED.

*Darnell Moses*

Darnell Moses, Authorities Manager