

REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY
MINUTES OF THE BOARD OF DIRECTORS
ANNUAL MEETING AND PUBLIC HEARING
KOPPERS BUILDING
CONFERENCE CENTER, 9TH FLOOR, GRANT ROOM
436 SEVENTH AVENUE, PITTSBURGH, PENNSYLVANIA
February 22, 2013—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday February 22, 2013 at 10:30 a.m. in Koppers Building, Conference Center, 9th Floor, Grant Room, 436 Seventh Avenue, Pittsburgh, Pennsylvania 15219.

Board Members present were: Donald Smith, 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; Angie Hicks, Project Manager; Tom McGrath, Fiscal Manager; Anita Truss, Senior Accountant; Pat Earley, Manager; Heather Schultz, Project Manager; Maureen Quinn, Project Manager; Heather Westenzweig, Redevelopment Coordinator Maurice Strul, Assistant Director; Elaine Dudley, Labor Compliance Specialist; Lynn Ricciardi, Labor Compliance Monitor; Peter Rubash, Project Manager; and Leandra Dimate, Project Manager.

Others present were: Sam Spatter, Tribune Review; Len Barcosky, Pittsburgh Post Gazette; Heidi Nevala, Allegheny County Controller's Office; Sara Davis Buss, Campbell & Levine and Darla Cravotta, Allegheny County Executive Office.

I. ROLL CALL

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

II. APPROVAL OF MINUTES—JANUARY 25, 2013

ON A MOTION MADE BY MS. WILLIAMS 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 January, 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

No old business.

V. PUBLIC COMMENTS

There were no public comments.

VI. NEW BUSINESS

A. PROMOTING COMMUNITY, BUSINESS AND ECONOMIC DEVELOPMENT OPPORTUNITIES

Request authorization to: (i) accept an amount not to exceed \$60,000 from Allegheny County; (ii) enter into contract with Allegheny County to assist with funding various programs to promote community, business and economic development opportunities for Allegheny County; and (iii) allow the Director to approve necessary documents with Solicitor approval.

Source of the funds was derived from rebates associated with the hosting of the National Association of Counties (NACO) annual conference. Proceeds of the funds will be used to support and promote community, business and economic development opportunities for Allegheny County that include, but are not limited to the use of meeting spaces, event planning, conference travel, conference registration, travel costs and printing.

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

B. RAAC OWNED PROPERTIES-TRANSFER

Request authorization to: (i) transfer the deed of two (2) parcels of land to the Borough of West Homestead Pennsylvania located in the Borough of West Homestead; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The Borough has a Welcome to West Homestead sign and a parklet area on these properties. The sign and parklet are/has been maintained the Borough: The parcels are 90-D-00150 and 90-D-00152, both are located on West Eighth Avenue in the Borough of West Homestead.

These parcels were acquired by RAAC for the expansion and improvements of West Eighth and West Seventh Avenues in the Borough. The Borough will take ownership of these parcels.

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

C. TAX INCREMENT FINANCING (TIF) – SHANNON TRANSIT VILLAGE

Request authorization to: (i) issue Tax Increment Financing bonds for the Shannon Transit Village Project in an amount not to exceed \$5,000,000; (ii) enter into a Cooperation Agreement with the Trustee; and (iii) allow the Director to execute the necessary documents with Solicitor approval.

The Shannon Transit Village Tax Increment Financing District (TIF District) is approximately 6.6 acres situated at the southeast corner of the Y-shaped intersection of Castle Shannon and Mount Lebanon Boulevards. The TIF District is located in the Borough of Castle Shannon and is wholly within the Keystone Oaks School District and Allegheny County. Further, the TIF District is entirely within the Castle Shannon Station Study Area, certified in need of redevelopment by the Borough of Castle Shannon and the Redevelopment Authority of Allegheny County in August 2006 as a result of the Castle Shannon Station Basic Conditions Report (May, 2006). TIF proceeds are expected to pay for portions of a structured parking facility that will surround the proposed 8-story residential and commercial development, and provide cover for the existing park-n-ride lot while adding approximately 230 parking spaces. The total estimated project cost for this development is \$35,800,133.

On November 9, 2012 RAAC approved a TIF Plan for the project, and on December 13, 2012 RAAC authorized an application to be submitted for the CFA TIF Guarantee Program. The Borough of Castle Shannon and Keystone Oaks School District have approved the TIF Plan and agreed to participate at a diversion rate of 75%. County Council is expected to take action on a resolution to participate in and create the TIF District soon.

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

D. DEVELOPMENT PROPOSAL-FORMER BP GAS STATION

Request authorization to: (i) solicit Request for Development Proposals regarding a former BP gasoline station, a RAAC owned structure, located in the Penn Hills, which is being evaluated for resale; and (ii) allow the Director to execute all necessary documents, with Solicitor approval.

This request is a continuation of RAAC's efforts to return RAAC-owned properties to productive reuse.

ON A MOTION MADE BY SENATOR FONTANA AND SECONDED BY MS. WILLIAMS, 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, Carnegie, O'Hara, Penn Hills, Turtle Creek, and Wilkinsburg; 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.

F. SPORTS LEGACY FOUNDATION – MONTOUR JUNCTION PROPERTY

Request authorization to: (i) accept a donation from the Sports Legacy Foundation in an amount not to exceed \$500,000 for the development of the proposed 78 acre sports field complex located in Moon Township, Robinson Twp. and Coraopolis Borough; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The proposed Sports and Athletic complex at Montour Junction in Moon Township, Robinson Twp. and Coraopolis Borough will include a number of nontraditional sporting fields made of natural and artificial turf materials. Funding will assist with development of Phase 1.

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

G. REQUEST TO ACCEPT TRANSFER OF FUNDS

Request authorization to (i) enter into contract with Allegheny County to accept funds in an amount not to exceed \$750,000, and (ii) allow the Director to execute all necessary documents, with Solicitor approval.

This request is to enter into a contract with Allegheny County to accept funds in the amount of \$750,000 for an ongoing community revitalization effort located within the City of Pittsburgh Lower Hill District.

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

GOOD OF THE ORDER

The Board acknowledged Leandra Dimate as new staff for Business Development.

ADJOURNMENT

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

Darnell Moses

Darnell Moses, Authorities Manager