

REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY
MINUTES OF THE BOARD OF DIRECTORS
REGULAR MEETING AND PUBLIC HEARING
KOPPERS BUILDING
CONFERENCE CENTER, 9TH FLOOR, GRANT ROOM
436 SEVENTH AVENUE, PITTSBURGH, PENNSYLVANIA
APRIL 26, 2013—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday April 26, 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: Herky Pollock, Donald Smith, Senator Wayne Fontana, and William Brooks.

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; Adrienne Frazier, Administrative Assistant; Tom McGrath, Fiscal Manager; Pat Earley, Manager; Bayley Conroy, Project Manager; Cassa Collinge, Manager; Carl Lukitsch, Project Manager; Alex Smith, Project Manager; and Anita Truss, Senior Accountant.

Others present were: Sam Spatter, Tribune Review; Heidi Nevala, Allegheny County Controller's Office; Cory Johnson and Sam Crites, Zelenkoske Axelrod LLC.

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

III. APPROVAL OF MINUTES—MARCH 22, 2013

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

IV. RATIFICATION OF BILLS

Mr. Brooks reviewed the Ratification of Bills Payable for the month of March, 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.

V. OLD BUSINESS

A. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – ORMSBY PARK PHASE ONE IMPROVEMENTS

Request Authorization to: (i) amend an existing contract with the Borough of Mt. Oliver to include the relocation of donated equipment, installation of a safety surface with drain, and site restoration; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The Borough of Mt. Oliver was awarded a \$100,000 CITF grant to be applied to the demolition of the existing park equipment and the remediation of the soil in preparation for the installation of new equipment in a future phase. The bids for the remediation work were lower than anticipated and the Borough is now requesting permission to use the remaining grant funds to secure the donation of a play unit. The funds will be used to disassemble, transport, and install the equipment. The Borough of Mt. Oliver requests the scope of the contract be amended to include the relocation of the donated equipment, the installation of the required safety surface with drainage to existing swale and site restoration.

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

VI. PUBLIC COMMENTS

There were no public comments.

VII. NEW BUSINESS

A. GENERAL PURPOSE AUDITED FINANCIAL STATEMENTS- DECEMBER 31, 2012

Request authorization to: (i) accept the general purpose audited financial statements for the period ending December 31, 2012; and (ii) allow the Director to execute the necessary documents with solicitor approval.

The Audit Committee consisting of board members Mr. Pollock and Dr. Smith, members of staff, representatives from the Allegheny County Controller's office, and members of the auditing firm of Zelenkofske Axelrod met and discussed the audited financial statements.

Mr. Pollock stated that it was a clean unmodified audit with no concerns. Zelenkofske Axelrod was asked if they wanted to speak with any of the board members without management present and their reply was that it wasn't necessary.

Mr. Pollock thanked staff for all of their hard work.

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

B. NICHOL AVENUE-BROWNFIELD REDEVELOPMENT

Request authorization to: (i) enter into an agreement with Brook Trout Development in an amount not to exceed \$800,000 for the sale of land located in Stowe Township; and (ii) allow the Director to execute all necessary documents with Solicitor approval.

This request is to enter into a sales agreement with Brook Trout Development in an amount not to exceed \$800,000 for sale of approximately 23 acres of a redeveloped brownfield located in Stowe Twp. Included also is a redevelopment agreement that the buyer has agreed to which describes their intent to create a light industrial park along Nichol Ave.

Mr. Pollock stated that the fact that there has been interest on the same site is a positive sign for this region.

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

C. ACCESS GRANT PROGRAM-CDBG YR. 39 APPLICATION

Requesting authorization to: (i) submit a Year 39 Community Development Block Grant (CDBG) application to the Allegheny County Economic Development Department for \$175,000.00 to fund the ACCESS Grant Program; (ii) accept said funds; and (iii) allow the Director to execute the necessary documents with Solicitor approval.

The ACCESS Grant Program provides accessibility improvements to the residences of permanently disabled low and moderate income Allegheny County residents. This CDBG grant will provide local matching funds required by a recent grant of PA DCED funds of \$250,000.00 for accessibility improvements.

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

D. 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 and Wilkesburg; 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 SENATOR FONTANA, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

E. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – NCAA-FROZEN FOUR-MEN’S ICE HOCKEY CHAMPIONSHIP

Request Authorization to: (i) award a Grant in an amount not to exceed \$100,000.00 to Robert Morris University to help finance the NCAA-Frozen Four-Men’s Ice Hockey Championship Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Robert Morris University just acted as host of the annual NCAA Men’s Hockey Championship known as the Frozen Four. The four day event was expected to bring in excess of one hundred thousand spectators and fans to the region. The funds requested will be used to offset planning costs incurred by the University in preparation for the many events associated with hosting the Frozen Four.

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

F. THIS ITEM WAS REMOVED FROM THE AGENDA.

OFF AGENDA ITEMS

G. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP) –SALE OF PROPERTY

Request authorization to: (i) sell 115 7th Street (Block and Lot No. 237-H-342) to Troy and Carolyn Trowell for the property's appraised value of \$400.00; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The Redevelopment Authority acquired this property through the Vacant Property Recovery Program. The purchasers propose to use the property as a side yard to their primary residence.

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

H. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP) –SALE OF PROPERTY

Request authorization to: (i) sell 129 W 9th Avenue (Block and Lot No. 130-N-370) to 107 Knox, LP for the property's appraised value of \$1,100.00; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The Redevelopment Authority acquired this property through the Vacant Property Recovery Program. The purchaser proposes to use the property for parking and green space to complement a commercial and residential development along 8th Avenue.

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

GOOD OF THE ORDER

The Board acknowledged Alex Smith as a new Project Manager for Business Development.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS TO TRANSACT, ON A MOTION MADE BY MR. BROOKS 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