

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
JULY 19, 2013—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday July 19, 2013 at 10:30 a.m. in the Board Room, 9th Floor, One Chatham Center, 112 Washington Place, Pittsburgh, Pennsylvania 15219.

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

Also present were: Steve Papernick, Authority Solicitor; Dennis Davin, Director; Robert Hurley, Deputy Director; Samuel Bozzolla, Project Manager; Adrienne Frazier, Administrative Assistant; Angie Hicks, Project Manager; Tom McGrath, Fiscal Manager; Bayley Conroy, Project Manager; Leandra Dimate, Project Manager; Erin Deasy, Project Manager; Anita Truss, Senior Accountant; Daniel Tobin, Project Manager; Robert Frank, Project Manager; Heather Pellegrini, Executive Administrative Assistant; and Damian Buccilli, Business Development Intern.

Others present were: Sam Spatter, Tribune Review; William Miller, Borough of McKeesport; Jeff Romano, Verland Community Living Arrangement; Thomas Bartnik, Pittsburgh Green Innovators, Inc.; Dolly Mistrik and Jamie Stoner, Allegheny Kiski Valley Historical Society; Lori Dziemiela and Adriana Dobrzycka, Vibrant Pittsburgh; and Linda Lewis, Jewish Residential Services.

I. ROLL CALL

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

II. APPROVAL OF MINUTES—JUNE 21, 2013

ON A MOTION MADE BY DR. SMITH AND SECONDED BY MR. BROOKS, 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 June, 2013 and found them to be in good and proper order.

ON A MOTION MADE BY DR. SMITH AND SECONDED BY MR. BROOKS, 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. BRADDOCK ALTERNATIVE FUELING STATION-DEP ENVIRONMENTAL EDUCATION GRANT

Request authorization to: (i) ratify an application submitted to the PA Department of Environmental Protection for an amount not to exceed \$4,500 for costs associated with the Braddock alternative fueling station; (ii) accept said grant; and (iii) allow the Director to execute the necessary documents with solicitor approval.

Staff seeks approval to pursue a grant opportunity through the Department of Environmental Protection for site beautification at the Braddock alternative fueling site. This site is owned by the Redevelopment Authority of Allegheny County and leased to Fossil Free Fuel, LLC. Fossil Free Fuel will develop an alternative fueling station on the formerly vacant gas station parcel to provide vegetable oil based fuel to both commercial fleet and private vehicles. These funds will be utilized for planters, landscaping and other costs associated with the requirements of the DEP grant. The Western Pennsylvania Conservancy will partner with RAAC on this project.

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

**B. CARRIE FURNACE REDEVELOPMENT- ECONOMIC DEVELOPMENT FUND (EDF)
REVOLVING LOAN**

Request authorization to: (i) expend up to \$1,000,000 in Economic Development Funds in the form of a revolving loan for the continuing redevelopment of the Carrie Furnace site; and (ii) allow the Director to execute the necessary documents with solicitor approval.

Activities will include site grading, utility extension, the construction of a flyover bridge, and the extension of an access road. The EDF will be reimbursed with funds from the Federal Highway Administration's Tiger Discretionary Grant.

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

C. RIVER ROAD RELOCATION

Request authorization to: (i) seek bids for a construction contract for the relocation of River Road; and (ii) allow the Director to execute the necessary documents with solicitor approval.

Expansion activities at ATI Allegheny Ludlum have necessitated the reconfiguration of the intersection of Mile Lock Lane and River Road. Earlier in the year we completed the first phase of the project, the relocation of Mile Lock Lane; we are looking to go to bid and award to the lowest responsible bidder a construction contract for the final phase, the relocation of River Road. This portion of the project will move River Road, as well as the local water and sewer lines, out of the footprint of a retaining wall and rail road spur into ATI Allegheny Ludlum.

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

**D. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF) – MCKEESPORT AMBULANCE
RESCUE SERVICE (MARS) BUILDING ADDITION AND ROOF REPLACEMENT**

Request Authorization to: (i) award a Grant in an amount not to exceed \$170,000 to the McKeesport Ambulance Rescue Service to construct an addition and replace the roof of their existing building and; (ii) allow the Director to execute the necessary documents with Solicitor approval.

MARS will utilize the funds for improvements to the existing building including replacing a portion of the roof, constructing a two bay addition and an access door to this addition, and exterior lighting, concrete parking lot, and concrete sidewalk.

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

E. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) –VERLAND CLA

Request Authorization to: (i) award a grant in an amount not to exceed \$150,000 to Verland CLA to acquire a property to house and assist young adults with disabilities; (ii) allow the Director to execute the necessary documents with Solicitor approval.

Verland seeks to create, through acquisition of an existing structure, a three-person home in the Squirrel Hill area for young adults with significant disabilities. The demand for this type of housing is high as there are over 1000 individuals on waiting list for government funding for support services within the County.

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

F. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – PITTSBURGH GREEN INNOVATORS

Request Authorization to: (i) award a Grant in an amount not to exceed \$75,000 to Pittsburgh Green Innovators, Inc. to purchase photovoltaic panels and equipment for a Community Solar Initiative; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Pittsburgh Green Innovators is requesting a \$75,000 CITF grant to purchase photovoltaic panels and equipment for the initial phase of the community solar initiative, Growing Solar from the Hill. At current equipment costs, this will allow the purchase of a total system with a 12kw to 15kw capacity, or 4kw to 6kw systems at each of the three sites.

Photovoltaics (PV) is a method of generating electrical power by converting solar radiation into direct current electricity using semiconductors that exhibit the photovoltaic effect.

This grant will support Pittsburgh Green Innovators efforts to establish the base structure (organizationally, financially and community-economics based) for the development of expanding community solar network starting in Pittsburgh's Hill District. With the express intent of targeting disadvantaged communities, this project allows the purchase of solar panels for the benefits of local non-profit who serves these communities, and affords a community economic opportunity that is currently beyond their reach.

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

G. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) –VIBRANT PITTSBURGH

Request Authorization to: (i) award a grant in an amount not to exceed \$100,000 to Vibrant Pittsburgh to expand the services of the Welcome Center; (ii) allow the Director to execute the necessary documents with Solicitor approval.

Vibrant Pittsburgh is a non-profit corporation whose mission is embrace inclusion, ensure the Pittsburgh region's growth by attracting, retaining and elevating a diversity of talent and promote the region nationally and internationally as a diverse, welcoming region of opportunities. Vibrant Pittsburgh's goal is to increase significantly the size and quality of our region's diverse workforce by attracting, retaining, welcoming and elevating diverse talent, thus ensuring the continued growth and vitality of our region's economy.

The requested CITF funds would be used to assist programs and initiatives to expand the services of the Welcome Center and leverage our collaboration with an array of partners to create greater alignment between the approach diverse job seekers are using to secure opportunities and the methods the Pittsburgh region employers are using to select, hire, develop and promote diverse candidates.

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

H. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – ALLEGHENY-KISKI VALLEY HERITAGE MUSEUM RENOVATION

Request Authorization to: (i) award a Grant in an amount not to exceed \$84,000 to Allegheny-Kiski Valley Historical Society to replace windows at their facility located in the Borough of Tarentum; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Allegheny-Kiski Valley Historical Society is seeking a grant in the amount of \$84,000.00 which will be used to replace ten old single-pane wooden frame windows with ten new energy efficient insulated windows with UV protection. The UV protection will aid in the preservation of historic artifacts.

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

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS TO TRANSACT, ON A MOTION MADE BY DR. SMITH 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

APPROVED