

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
OCTOBER 18, 2013—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday October 18, 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, 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; Anita Truss, Senior Accountant; Lance Chimka, Manager; Alex Smith, Project Manager; Heather Westenzweig, Redevelopment Coordinator; Michelle Capuano, Executive Office Manager; Leandra Dimate, Project Manager; Maureen Quinn, Project Manager; Erin Deasy, Project Manager; and Heather Pellegrini, Executive Administrative Assistant.

Others present were: Sam Spatter, Tribune Review; and Heidi Nevala, Allegheny County Controller's Office.

I. ROLL CALL

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

II. APPROVAL OF MINUTES—AUGUST 16, 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 months of August and September, 2013 and found them to be in good and proper order.

ON A MOTION MADE BY SENATOR FONTANA 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. SPORTS LEGACY FOUNDATION – MONTOUR JUNCTION PROPERTY

Request authorization to: (i) ratify an application submitted to the Pennsylvania Department of Environmental Protection in an amount not to exceed \$250,000 for construction development; (ii) receive and administer said Grant; and (iii) allow the Director to execute the necessary documents with Solicitor approval.

This property situated in the Borough of Coraopolis, Township of Moon, and Township of Robinson, comprising 78 acres, is to be developed into a sports and recreation facility.

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

B. SPORTS LEGACY FOUNDATION – MONTOUR JUNCTION PROPERTY

Request authorization to: (i) ratify an application submitted to the US Soccer Foundation in an amount not to exceed \$265,000.00 for construction development; (ii) receive and administer said Grant; and (iii) allow the Director to execute the necessary documents with Solicitor approval.

This property situated in the Borough of Coraopolis, Township of Moon, and Township of Robinson, comprising 78 acres, is to be developed into a sports and recreation facility.

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

C. SPORTS LEGACY FOUNDATION – MONTOUR JUNCTION PROPERTY

Request authorization to: (i) enter into an agreement with the Allegheny County Parks Foundation for fundraising purposes; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

A number of grant requests specify the recipient must be a 501 (c) 3. An account will be created within the Parks Foundation for money donated to be used for the Sports Legacy site. A partnership will be formed with the Parks Foundation as fundraising continues.

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

D. PARTNERSHIPS FOR REGIONAL ECONOMIC PERFORMANCE (PREP) PROGRAM - FUNDING APPLICATION

Request authorization to: (i) ratify an application submitted to the PA Department of Community and Economic Development for PREP funds in an amount not to exceed \$106,025.00; (ii) accept said funds; and (iii) allow the Director to execute all the necessary documents with Solicitor approval.

The Partnerships for Regional Economic Performance (PREP) Program through the PA Department of Community and Economic Development has been designed to encourage regional coordination of economic development efforts. The program will foster economic development partnerships; and establish and implement a coordinated, strategic approach to delivery of services. Southwestern Pennsylvania Commission will serve as the fiduciary agent and the Redevelopment Authority of Allegheny County as the sub-grantee.

Activities include, but are not limited to, marketing, training, personnel and program costs. The award will be for PY 2013-2014

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

E. PENN LINCOLN HOTEL PROJECT – PARKING PROPERTY ACQUISITION

Request authorization to: (i) acquire the adjacent parking parcels, referred to as the “Parking Property,” to the Penn Lincoln Hotel; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

This project involves the acquisition of the adjacent parking properties as agreed upon in the attached and previously approved MOU for the Penn Lincoln Hotel

abatement, demolition, and redevelopment. The properties will be acquired to complete the demolition of the parking garage located on parcel number 232-N-105, to provide adequate space for equipment during the demolition, and parking space for the future development proposed for the site.

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

F. PENN LINCOLN HOTEL DEMOLITION

Request authorization to: (i) submit a CDBG application to the Department of Economic Development for funding, in an amount not to exceed \$500,000; (ii) accept said grant; and (iii) allow the Director to execute the necessary documents with Solicitor approval.

This project involves submitting a CDBG application to obtain funding for Demolition of the Penn Lincoln Hotel in Wilkesburg Borough. The Hotel has been vacant for over 15 years and has degraded to the point where it now poses a serious environmental and safety hazard.

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

G. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP) – PARTICIPATION BY NORTH FAYETTE TOWNSHIP AND NORTH VERSAILLES TOWNSHIP

Request authorization to: (i) allow North Fayette Township and North Versailles Township to participate in the County's AVPRP; (ii) allow RAAC to receive funds from North Fayette Township and North Versailles Township or entities authorized by North Fayette Township and North Versailles Township for the purpose of paying for all costs associated with acquiring properties through the AVPRP; and (iii) allow the Director to execute all the necessary documents with Solicitor approval.

With the addition of North Fayette Township and North Versailles Township, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 40.

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

**H. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP) –
CERTIFICATES OF COMPLETION**

Request authorization to: (i) approve Certificates of Completion for parcels transferred through the Allegheny Vacant Property Recovery Program in the municipalities of Braddock and Munhall, PA; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Executed deeds for said properties were delivered to the buyers who have completed the improvements as required under the Conditional Agreement of Sale of the properties.

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

I. 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 Etna, Glassport, Penn Hills, Sharpsburg, Tarentum, Turtle Creek, and West Mifflin; 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.

GOOD OF THE ORDER

Senator Fontana congratulated the Allegheny County Department of Economic Development for the excellent work on the CSX project.

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.

Jack Exler

Jack Exler, Assistant Secretary

APPROVED