

**REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY**  
**MINUTES OF THE BOARD OF DIRECTORS**  
**REGULAR MEETING AND PUBLIC HEARING**  
**ONE CHATHAM CENTER**  
**BOARD ROOM, 9<sup>TH</sup> FLOOR**  
**112 WASHINGTON PLACE, PITTSBURGH, PENNSYLVANIA**  
**NOVEMBER 15, 2013—10:30 a.m.**

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday November 15, 2013 at 10:30 a.m. in the Board Room, 9<sup>th</sup> Floor, One Chatham Center, 112 Washington Place, Pittsburgh, Pennsylvania 15219.

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

Also present were: Steve Papernick, Authority Solicitor; Dennis Davin, Director; Robert Hurley, Deputy Director; Jack Exler, Deputy Director; Samuel Bozzolla, Project Manager; Adrienne Frazier, Administrative Assistant; Angie Hicks, Project Manager; Tom McGrath, Fiscal Manager; Anita Truss, Senior Accountant; Michele Capuano, Executive Office Manager; Maureen Quinn, Project Manager; Erin Deasy, Project Manager; Bayley Conroy, Project Manager; Alex Smith, Project Manager; and Pat Earley, Manager.

Others present were: Sam Spatter, Tribune Review; Melanie Harenski, Allegheny County Controller's Office; Keith Wehner, Senator Fontana's Office; and Lisa Edmonds, Allegheny County M/W/DBE.

**I. ROLL CALL**

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

**II. APPROVAL OF MINUTES—OCTOBER 18, 2013**

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

**III. APPOINTMENT OF SECRETARY – TREASURER PRO TEMPORE**

ON A MOTION MADE BY MR. POLLOCK, AND SECONDED BY DR. SMITH, IT WAS UNANIMOUSLY APPROVED TO APPOINT SENATOR FONTANA AS SECRETARY – TREASURER PRO TEMPORE.

**IV. RATIFICATION OF BILLS**

Senator Wayne Fontana reviewed the Ratification of Bills Payable for the month of October, 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) – ARTEZ DEVELOPMENT SERVICES**

Request authorization to: (i) amend the existing agreement with the Allegheny River Towns Enterprise Zone, Inc. to help finance the ARTEZ Development Services Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The original agreement for \$150,000 was approved on November 9, 2012. ARTEZ is requesting to amend the scope of services to include the ability to acquire sites for sustainable housing development. The property they are looking to acquire is located at 2002 Middle Street in Sharpsburg. The existing structure will be demolished prior to sale and the plans for the land are for potential new infill housing.

The rest of the project will be completed as planned including developing and implementing a sustainable housing rehabilitation strategy for Millvale, Etna, Sharpsburg, and Blawnox, developing a relocation strategy for two large industrial sites in Sharpsburg and Blawnox with the long term goal of developing 300 units of riverfront housing on those sites and relocating those sites to other locations in Allegheny County, and acquiring sites and easements that will allow for the continuation of the Three Rivers Heritage Trail through each of the ARTEZ communities.

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

**B. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – HAZELWOOD FOOD CENTER**

Request authorization to: (i) rename the grantee as AHI-5013 Second Avenue, Inc. for a \$185,000 grant previously awarded to the AHI Development, Inc. on May 24, 2013; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

This project was awarded to AHI Development earlier this year to acquire a vacant and blighted grocery store in Hazelwood. This store will be redeveloped into a non-profit health food store. The AHI Development has created a newly formed entity, AHI-5013 Second Avenue, Inc., that will be a wholly owned subsidiary of AHI Development that will own the building.

AHI will be working with the Pittsburgh Food Bank in order to meet the needs of the existing community as well as the new residents who will be moving into to the redeveloped ALMONO site. All other provisions of the original contract are the same.

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

**VI. PUBLIC COMMENTS**

There were no public comments.

**VII. NEW BUSINESS**

**A. PROMOTING INNOVATIVE & NEW IDEAS–AIRPORT CORRIDOR BIKE CONNECTIONS**

Request authorization to: (i) expend an amount not to exceed \$500.00 to assist the Airport Corridor Transportation Association (ACTA) in sponsoring an On-Road Bike map for the Airport corridor; and (ii) allow the Director to execute the necessary documents with solicitor approval.

Funds utilized will be derived from the “Promoting Innovative & New Ideas” fund. The purpose of the map, “Airport Corridor Bike Connections “, is to show road connections for cyclists who want to use the Montour Trail and other off-road trails to make on-road connections. It is intended to encourage biking to work in the airport corridor. It will also assist those who use the trail but may be unfamiliar with the local road system to easily find connections to restaurants, hotels, shopping, etc.

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

**B. 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 Dravosburg, Heidelberg, Homestead, McCandless, McKees Rocks, North Braddock, Penn Hills, Ross, Swissvale, and West Mifflin (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 DR. SMITH, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

**GOOD OF THE ORDER**

Dr. Smith and Mr. Pollock volunteered to be a part of the Redevelopment Authority of Allegheny County's internal budget committee.

**ADJOURNMENT**

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

*Jack Exler*

Jack Exler, Assistant Secretary