

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
February 21, 2014—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, February 21, 2014 at 10:30 a.m. in the Board Room, 9th Floor, One Chatham Center, 112 Washington Place, Pittsburgh, Pennsylvania 15219.

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

Also present were: Steve Papernick, Authority Solicitor; Dennis Davin, Director; Robert Hurley, Deputy Director; Jack Exler, Deputy Director; Samuel Bozzolla, Project Manager; Angie Hicks, Project Manager; Adrienne Frazier, Administrative Assistant; Tom McGrath, Fiscal Manager; Anita Truss, Senior Accountant; Bayley Conroy, Project Manager; Alex Smith, Project Manager; Pat Earley, Manager; Maurice Strul, Assistant Director; Lance Chimka, Manager; Joel Segel, Project Manager; Maureen Quinn, Project Manager; Nathan Wetzel, Assistant Manager; Heather Westenzweig, Redevelopment Coordinator; Erin Deasy, Project Manager; Dane Yancic, Project Manager; and Ryan VanDinter, Intern.

Others present were: Sam Spatter, Tribune Review; Eric Newhouse, EQA Landmark Communities, LP; Samuel DiCicco, DiCicco Development Inc.; Michael Pehur, Duane Morris Government Strategies LLC; and Kimberly Hileman, Cohen & Grigsby, P.C.

I. ROLL CALL

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

II. APPROVAL OF MINUTES—JANUARY 17, 2014

ON A MOTION MADE BY DR. SMITH 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, 2014 and found them to be in good and proper order.

ON A MOTION MADE BY DR. SMITH AND SECONDED BY MR. POLLOCK, THE RATIFICATION OF THE BILLS WERE APPROVED AS PRESENTED.

IV. OLD BUSINESS

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

Request Authorization to: (i) amend the existing agreement with 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 (RMU) was previously awarded \$100,000 in April 2013, and now is requesting to amend their scope of services to include costs related to their marketing activities including costs related to a reception welcoming the event and transportation costs. RMU is also requesting costs incurred on or after January 1, 2011 be eligible for reimbursement. These costs are eligible under the project scope but exceed the project contract start date.

RMU acted as host of the annual NCAA Men’s Hockey Championship known as the Frozen Four. The four day event at the Consol Energy Center brought in excess of thirty-five thousand spectators and fans to the region. This highly attended event was a major benefit to the economy of Allegheny County, drawing in an estimated \$10 million in revenue. In addition to the impact on the economy, the region and Robert Morris University were both spotlighted by national and international media outlets.

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

B. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – ALLEGHENY RESTORES

Authorization is requested to: (i) amend an existing contract with RAAC to change the project name and change the project scope and budget; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Authorization is requested to amend the existing Allegheny Restores contract, awarded in February 2010 for \$240,000, to the read as follows “Completion of

historically accurate façade renovations, which include but are not limited to: masonry work, painting, window replacement, traditional storefront installation, wood repair, signage, and lighting. In addition, professional services which include but are not limited to: design, planning and organizational activities in various Allegheny Together business districts, through the Allegheny Restores and Allegheny Together Programs, shall be included.

The program name shall be changed from “Allegheny Restores” to “Allegheny Together and Allegheny Restores” Programs. Also the contract budget shall now include “Professional Services, Design, and Renovation”.

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

C. ROBERT CRANMER T/D/B/A CRANMER CONSULTANTS-AMENDMENT

Request authorization to: (i) amend the existing agreement with Cranmer Consultants effective January 1, 2014; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

The amended agreement will extend the term from December 31, 2013 to December 31, 2014. All other provisions will remain the same.

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

V. PUBLIC COMMENTS

There were no public comments.

VI. NEW BUSINESS

A. SPORTS LEGACY FOUNDATION – MONTOUR JUNCTION PROPERTY-FIELDS LICENSE AGREEMENT

Request authorization to: (i) enter into a Fields License Agreement with the Beadling Soccer Club for an amount not to exceed \$1,000,000; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Under the Fields License Agreement, Beadling Soccer Club will be able to use the soccer fields within the Complex at designated times throughout the week. This is a ten (10) year agreement with an option to renew for an additional five (5) years.

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

B. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)-SPORTS LEGACY FOUNDATION – MONTOUR JUNCTION PROPERTY

Request authorization to: (i) ratify a Business Plan previously submitted to the Commonwealth of Pennsylvania for assistance under the Redevelopment Assistance Capital Program for an amount not to exceed \$3,000,000; (ii) receive & administer said Grant; and (iii) allow the Director to execute all the necessary documents with Solicitor approval.

The grant will be utilized towards the purchase and construction of a double synthetic turf soccer field and related amenities for the Montour Junction site.

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

C. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)-NEWBURY MARKET MIXED-MARKET USE DEVELOPMENT

Request authorization to (i) submit an application to the Commonwealth of Pennsylvania for assistance under the Redevelopment Assistance Capital Program for an amount not to exceed \$4,000,000.00; (ii) accept & administer said grant; and (iii) to allow the Director to execute the necessary documents with Solicitor approval.

Governor Corbett has authorized the release of \$4,000,000.00 in Redevelopment Assistance Capital Program funding to be used to defray a portion of the costs associated with the Newbury Market Mixed-Market Use Development.

Newbury is a new mixed-use community including a 1,000,000+ square feet, mixed-use commercial retail development called Newbury Market, a new residential neighborhood with about 200 for-sale homes, and a multi-family apartment community with about 250 dwelling units.

The RACP grant will fund the construction of grading, site utilities, and on-site roadways and bridges at Newbury Market. The Newbury site is a 301-acre brownfield located in the Township of South Fayette in Allegheny County, and is bounded by State Route 50 (SR 50) and Interstate 79 near the Bridgeville / South Fayette interchange.

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

D. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)-INDUSTRIAL SCIENTIFIC GLOBAL HEADQUARTERS EXPANSION

Request authorization to (i) submit an application to the Commonwealth of Pennsylvania for assistance under the Redevelopment Assistance Capital Program for an amount not to exceed \$1,500,000.00; (ii) accept & administer said grant; and (iii) allow the Director to execute the necessary documents with Solicitor approval.

Governor Corbett has authorized the release of \$1,500,000.00 in Redevelopment Assistance Capital Program funding to be used to defray a portion of the costs associated with Industrial Scientific Corporation's (ISC) headquarters expansion project.

ISC proposes to construct an approximately 200,000 SF global headquarters in Robinson Township to accommodate continued growth. Located off Interstate 376 in the PIT Airport Corridor, the approximately \$53 million facility would include office, manufacturing and research & development lab space. The project would allow ISC to unify and centralize several key global functions in the Pittsburgh region. It is anticipated that the project will create at least 125 new full time jobs within three years. ISC currently employs over 350 people in Pennsylvania and all existing employees will be retained in the region.

The preferred development site will allow for future phased expansion of an additional 130,000 SF to accommodate continued growth opportunities at this single location. At full build-out, the proposed facility would eventually accommodate 1,000 employees on site.

Dr. Smith stated that it's great to support rapidly growing companies that create a large number of high quality jobs.

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

E. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)-WESTPOINTE CORPORATE CENTER FOUR

Request authorization to (i) submit an application to the Commonwealth of Pennsylvania for assistance under the Redevelopment Assistance Capital Program for an amount not to exceed \$1,500,000.00; (ii) accept & administer said grant; and (iii) to allow the Director to execute the necessary documents with Solicitor approval.

Governor Corbett has authorized the release of \$1,500,000.00 in Redevelopment Assistance Capital Program funding to be used to defray a portion of the costs associated with the Westpointe Corporate Center Four project.

The project is located off Interstate 376/Parkway West in Moon Township. Westpointe Corporate Center Four is a \$20 million 5 story 130,000 square foot office building on 10 acres of land. It is located within minutes of the Pittsburgh International Airport and near other high profile companies including FedEx Ground and GlaxoSmithKline. Considered Class "A" space Westpointe Corporate Center Four is expected to draw other high profile companies to the area given its quality of construction and proximity to PIT.

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

F. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)-NICHOL AVE BROWNFIELD – COOPERATION AGREEMENT

Request authorization to: (i) enter into a Cooperation Agreement with Brooktrout One, LP for administration of the RACP Grant at the Nichol Avenue Brownfield site; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

This resolution involves entering into a Cooperation Agreement with Brooktrout One, LP for the drawdown of RACP funding at the Nichol Avenue Brownfield. In October 2008, the PA Office of the Budget awarded RACP funding to RAAC for work to be done on the Nichol Avenue Brownfield site in Stowe Township, Allegheny County.

After a great deal of environmental abatement was undertaken by RAAC, the site was ready for sale to a developer. In late 2013, Brooktrout Development purchased the site in the name of Brooktrout One, LP with the intention to redevelop it into a light industrial park. RACP funding will be used for the initial build out of the site including site grading, fencing, access roads, and supporting infrastructure. The purchase price of the property will be used as match.

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

G. PENN LINCOLN HOTEL DEMOLITION – DEMOLITION AND ABATEMENT CONTRACT AWARD

Request authorization to: (i) award a contract to Dore and Associates, Inc. for an amount not to exceed \$650,000.00 to perform demolition and abatement services at the Penn Lincoln Hotel in Wilksburg; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Funding for the demolition portion of this project is being provided by Community Development Block Grant (CDBG) Year 39 funding. Funding for the abatement portion is being provided by the Pittsburgh History and Landmarks Foundation (PHLF) through a Gaming and Economic Development Fund (GEDF) grant. This

project involves awarding a contract to Dore and Associates, Inc. to perform all services necessary for demolition and hazardous material remediation of the Penn Lincoln Hotel in Wilkinsburg 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. Dore and Associates, Inc. was selected through a competitive bidding process. L.R. Kimball & Associates prepared the bid specifications and provided the required engineering services.

Mr. Pollock stated that he applauds Allegheny County for starting the revitalization work in Wilkinsburg.

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

H. 855 REBECCA AVENUE AND 609 & 611 COAL STREET, WILKINSBURG – DEVELOPER & OPTION AGREEMENT

Request authorization to: (i) enter into a Developer Agreement with Landmarks Development Corporation (LDC) for the residential redevelopment of RAAC-owned properties in Wilkinsburg; (ii) enter into an agreement granting LDC the option to purchase these properties; and (iii) allow the Director to execute the necessary documents with Solicitor approval.

RAAC acquired the condominium building at 855 Rebecca Avenue and two adjacent residential structures at 609 & 611 Coal Street through the Allegheny Vacant Property Recovery Program. LDC submitted a comprehensive proposal in responses to RAAC's Request for Development Proposals (RFDP) to renovate the 855 Rebecca Avenue property into 8 apartments and use the two adjacent properties for off-street parking and green space. LDC has proposed developing these properties as part of a larger housing development that includes six other properties in the immediate neighborhood.

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

I. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP) –OPTION AGREEMENT

Request authorization to: (i) enter into agreement(s) granting Landmarks Development Corporation the option to purchase 520 Jeanette Street (Block and Lot 176-H-256), 724 Kelly Avenue (Block and Lot 176-H-299), 608 Mulberry Street (Block and Lot 176-H-59), 606 Mulberry Street (Block and Lot 176-H-60), 604 Mulberry Street (Block and Lot 176-H-61), and 753 Rebecca Avenue (Block and Lot 176-H-75); and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The Redevelopment Authority acquired these six properties through the Allegheny Vacant Property Recovery Program. Landmarks Development Corporation has proposed developing the properties as part of a Low Income Housing Tax Credit project. The previous option agreements with Landmarks Development Corporation expired on December 31, 2013.

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

J. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP) – PARTICIPATION BY TOWNSHIP OF MOON

Request authorization to: (i) allow the Township of Moon to participate in the County's AVPRP; (ii) allow RAAC to receive funds from the Township of Moon or entities authorized by the 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 the Township of Moon, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 42.

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

K. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)–RAAC VACANT PROPERTY REVIEW COMMITTEE APPOINTMENT

Request authorization to: (i) appoint Jack Exler as the Redevelopment Authority of Allegheny County Board appointee to serve on the Vacant Property Review Committee for a term that expires on December 31, 2015; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The ordinance that authorizes the Allegheny Vacant Property Recovery Program, local ordinance #1247-93, requires that Vacant Property Review Committee members be appointed on a two year term basis. This ordinance also requires that one member be appointed by the Redevelopment Authority of Allegheny County Board.

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

L. 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, Homestead, McCandless, North Braddock, Ross, Tarentum, Turtle Creek, 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 MS. WILLIAMS, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

M. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – AGENCY AGREEMENT WITH ALLEGHENY COUNTY FOR THE ADMINISTRATION OF FY 13-14 FUNDS (YEAR 7 FUNDS)

Request authorization to: (i) enter into an Agency Agreement with Allegheny County to receive and administer the FY 13-14 annual disbursement of funds from the Pennsylvania Gaming Economic Development & Tourism Fund; (ii) accept the Year 7 Funds from the County; (iii) act as agent for the County administering the Year 7 Funds in accordance with the CITF Program Guidelines; (iv); establish monetary accounts for these purposes; and (v) allow the Director to execute any necessary documents with Solicitor approval.

On an annual basis, RAAC must enter into an agency agreement with Allegheny County in order to receive funds allocated to Allegheny County from the Pennsylvania Gaming Economic Development & Tourism Fund. These funds are to be disbursed and used in accordance with the Allegheny County Economic Development, Community Infrastructure & Tourism Fund program guidelines.

ON A MOTION MADE BY MS. WILLIAMS 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 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