

**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**  
**June 20, 2014—10:30 a.m.**

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, June 20, 2014 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: William Brooks, Donald Smith, Wayne Fontana, and Doris Carson-Williams.

Also present were: Steve Papernick, Authority Solicitor; Dennis Davin, Director; Robert Hurley, Sr. 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; Maurice Strul, Assistant Director; Lance Chimka, Manager; Donna Joyce, Manager; Cassa Collinge, Manager; Erin Deasy, Project Manager; Leandra Dimate, Project Manager; Carl Lukitsch, Project Manager; Bill McLain, Project Manager; Jeb Feldman, Project Manager; Maureen Quinn, Project Manager; Chris Goswick, Project Manager; Daniel Tobin, Project Manager; Pat Earley, Assistant Director; Joe Colizza, Project Manager; Davina Ott, Project Manager; Michele Capuano, Executive Office Manager; Gabriel Kelly, Business Development Intern; and Laura Galiardi, Special Projects & Finance Intern.

Others present were: Sam Spatter, Tribune Review; Rosemary Bradley, Borough of Glassport; Sara Davis-Buss, Campbell & Levine LLC; Joesph Sedlak and Gregory Erosenko, Municipality of Monroeville; Kenneth Hillman, Senate Engineering Co.; Rabbi Mordy Rudolph, Friendship Circle Organization; Bill Harlak and Anne Henningson, City Source Associates; Brad Palmisiano, Southside Slopes Neighborhood Association; John Valentine, Pittsburgh Downtown Community Development Corporation; Robert Meeder, Pittsburgh Gateways; Jeff Richards, Westmoreland County; Matthew Galluzzo and Susan Englert, Lawrenceville Corporation; Holly Hudson, Cosmos Technologies Inc.; Kaitlynn Riely, Pittsburgh Post-Gazette; Adam Perlow, McKnight Realty; and Michael Pehur, Duane Morris LLP.

**I. ROLL CALL**

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

**II. APPROVAL OF MINUTES—MAY 16, 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 May 2014 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.

**IV. OLD BUSINESS**

- **ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – LAMPERT’S DELI EXPRESS**

Request authorization to: (i) change the name of the grantee from the Redevelopment Authority of the City of McKeesport to the City of McKeesport for a grant previously awarded on July 27, 2011 for an amount not exceed \$78,000; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

This project was awarded to the Redevelopment Authority of the City of McKeesport in 2011 in order to assist with the redevelopment of a former gas station property that had been purchased for reuse as a deli and convenience store on Eden Park Boulevard. The property has outstanding environmental assessment work, and possible further remediation, needed in order to ensure that the site meets PA DEP’s standards for soil and water contaminants for former gas stations.

The Authority is requesting that the City take over the administration and management of the grant due to organizational capacity concerns. The City has agreed to undertake the project and they are prepared to work on the environmental engineer procurement immediately. 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.

**V. PUBLIC COMMENTS**

There were no public comments.

**VI. NEW BUSINESS**

**A. REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY (RAAC)-POST  
ISSUANCE COMPLIANCE POLICY**

Request authorization to: (i) adopt a Post Issuance Compliance Policy for Tax-Exempt Bonds or Obligations issued through the Authority; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

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

**B. ROBINSON MALL TAX INCREMENT FINANCING (TIF)-APPOINTMENT OF AGENT**

Request authorization to: (i) appoint the Allegheny County Industrial Development Authority (IDA) as an agent of the Redevelopment Authority in connection with the issuance of a tax increment note or notes as authorized by § 6930.9(b)(2) of the TIF Act; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

The Redevelopment Authority has received a proposal from Somerset Trust Company to finance a project consisting of refinancing all of the outstanding 2000 Robinson Mall TIF Bonds in order to reduce the interest costs of the 2000 Robinson Mall TIF Bonds. RAAC has determined that undertaking the Refunding Project as described in the Proposal will be in the best interests of RAAC as well as the Taxing Bodies (Montour School District, Robinson Township and Allegheny County).

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

**C. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)-ISLAND STUDIOS**

Request authorization to: (i) submit a grant application to the Commonwealth of Pennsylvania Redevelopment Assistance Capital Program in an amount not to exceed \$2,500,000; (ii) accept said grant; and (iii) allow the Director to execute all necessary documents with Solicitor approval.

Island Studios is an existing soundstage located in McKees Rocks that provides services to production companies creating feature films, television commercials, short films, and educational films in the Greater Pittsburgh region. The RACP funding will help finance an expansion into a new building in McKees Rocks.

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

**D. REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY (RAAC)-HOUSING REDEVELOPMENT PROGRAM ACCOUNT CLOSE OUT**

Requesting authorization to: (i) close out the RAAC Housing Redevelopment Program Account; (ii) pay all monies in such RAAC Housing Redevelopment Program Account (currently in the approximate sum of \$68,440) to Allegheny County Economic Development (ACED) to permit ACED to pay all (or substantially all) of such sums to HUD to pay down the County's Community Development Block Grant (CDBG) Line of Credit; and (iii) allow the Director to execute all the necessary documents with Solicitor approval.

The RAAC Housing Redevelopment Program Account was used to fund a RAAC program which is now completed. HUD and ACED have determined that all funds (including any Program Income) remaining in the RAAC-Housing Redevelopment Program Account (which is currently in the approximate sum of \$68,440) should be returned to HUD to pay down the County's CDBG Line of Credit. These funds will be used for CDBG-eligible projects in the 2014 Program Year beginning July 1, 2014.

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

**E. ALLEGHENY COUNTY STORMWATER MANAGEMENT PLAN PHASE II- DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (DEP) GROWING GREENER GRANT APPLICATION**

Request authorization to: (i) submit a grant application to the Department of Environmental Protection's (DEP) Growing Greener Grant Program for an amount not to exceed \$323,500 for the Allegheny County Stormwater Management Plan located in the County of Allegheny; (ii) accept said funds; and (iii) allow the Director to execute the necessary documents with Solicitor approval.

Funding will be used toward the completion of Phase II of the Allegheny County Stormwater Management Plan. Funds will be disbursed toward data collection, review, and analysis; technical analysis; hydrologic modeling; public and municipal participation; and plan preparation and implementation. The purpose of this project is to mitigate stormwater runoff affecting our rivers, streams, public health and safety through a countywide ordinance that controls the way stormwater is managed on both development and redevelopment.

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

**F. ALLEGHENY COUNTY STORMWATER MANAGEMENT PLAN PHASE II- PENNSYLVANIA DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT'S (DCED) WATERSHED RESTORATION AND PROTECTION GRANT PROGRAM**

Request authorization to: (i) submit a grant application to the Pennsylvania Department of Community & Economic Development's (DCED) Watershed Restoration & Protection Grant Program for an amount not to exceed \$300,000 for the Allegheny County Stormwater Management Plan located in the County of Allegheny; (ii) accept said funds; and (iii) allow the Director to execute the necessary documents with Solicitor approval.

Funding will be used toward the completion of the Allegheny County Stormwater Management Plan. The purpose of this project is to mitigate stormwater runoff affecting our rivers, streams, public health and safety through a countywide ordinance that controls the way stormwater is managed in both development and redevelopment. The funds will be disbursed through a plan that advocates runoff control through BMPs, watershed restoration and protection projects implementing runoff control through addressing local and regional stream quality. Additionally, this project identifies stormwater problem areas and offers solutions to alleviate runoff from rain and ice melt.

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

**G. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP) – PARTICIPATION BY THE BOROUGH OF WEST VIEW AND THE BOROUGH OF WILMERDING**

Request authorization to: (i) allow the Borough of West View and the Borough of Wilmerding to participate in the County's AVPRP; (ii) allow RAAC to receive funds from the Boroughs or entities authorized by the Boroughs 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 Borough of West View and the Borough of Wilmerding, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 46.

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

**H. 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 East Pittsburgh, McCandless, North Braddock, Ross, Sharpsburg, Swissvale, Tarentum, and Turtle Creek (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 MS. WILLIAMS AND SECONDED BY DR. SMITH, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

**I. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – ENERGY INNOVATION CENTER– PITTSBURGH GATEWAYS CORPORATION**

Request Authorization to: (i) award a Grant in an amount not to exceed \$100,000 to the Pittsburgh Gateways Corporation as a contribution to the rehabilitation of the Energy Innovation Center building; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The EIC building is under development and construction. The Energy Innovation Center (EIC) has sufficient funds to complete the core and shell and basic improvements to the tenant space. These funds will be used to construct tenant improvements as small kitchen spaces, additional office and conference room build out.

The Energy Innovation Center is a Pittsburgh based, not-for-profit organization with a mission to engage corporate and community leaders, align workforce development and education, develop and demonstrate technology, and incubate businesses, to support emerging clean and sustainable energy markets.

Mr. Brooks stated that this was an excellent project.

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

**J. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – POLICE STATION BUILDING CONSTRUCTION – TRCOG**

Request Authorization to: (i) award a Grant in an amount not to exceed \$200,000 to the Twin Rivers Council of Governments to design and construct a Police Station Building while simultaneously waiver the CITF guideline not allowing work to be done on municipal structures; and (ii) allow the Director to execute the

necessary documents with Solicitor approval.

The Twin Rivers Council of Governments would like to design and construct a new police station in the Borough of Glassport to replace their aging station.

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

**K. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – PURCHASE NEW WORK EQUIPMENT– CITY SOURCE ASSOCIATES**

Request Authorization to: (i) award a Grant in an amount not to exceed \$50,000 to City Source Associates for purchase of equipment; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

City Source Associates is a private nonprofit organization that provides maintenance of property to local government (the City of Pittsburgh and the Urban Redevelopment Authority). They need to purchase additional work equipment.

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

**L. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – CSO # 8 SEWER SYSTEM REPAIRS – EMBA**

Request Authorization to: (i) award a Grant in an amount not to exceed \$200,000 to the Elizabeth Borough Municipal Authority to help finance the CSO # 8 Sewer System Repairs - Phase 1 Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

This sewage system repair project will reduce wet weather flows and the occurrence of sewage overflows, which is consistent with the Pennsylvania Department of Environmental Protection approved Act 537 Sewage facilities Plan for the area. The Authority's Long Term Control Plan calls for the separation of storm and sanitary sewers to minimize and eliminate overflows to the Monongahela river. This rehabilitation of the existing sewers will also reduce the amount of infiltration and inflow which contribute to overloading at the treatment plant. The work involves 3100 LF of Close Circuit Televising, installing 23 manholes; 4193 LF of manhole liner 8-30 inch diameter; 60 LF of pipe spot repairs; 225 LF of trenchless spot repairs, manhole castings and lateral repairs; and root treatment on over 22 areas of the Borough.

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

**M. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – SMITHFIELD STREETScape IMPROVEMENT PROJECT – PDCDC**

Request Authorization to: (i) award a Grant in an amount not to exceed \$100,000 to the Pittsburgh Downtown Community Development Corporation (PDCDC) for streetscape improvements to 527-547 Smithfield Street Pittsburgh; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The Henry W. Oliver Building on Smithfield Street in downtown Pittsburgh was constructed in 1910. It suffered a major setback in 2009 when the law firm K&L Gates decided to relocate, leaving several hundred thousand square feet vacant. The building is being renovated with a 228 room hotel to be located on floors fourteen through twenty-five. Floors two through thirteen are leased by a variety of office tenants.

The requested grant would allow for the repaving of and upgrades to the sidewalks, street lighting and benches to support the new hotel. The existing sidewalks will not accommodate the increased amount of pedestrian traffic that will be generated by the development.

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

**N. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – PUBLIC STAIRCASE REPAIR– SOUTH SIDE SLOPES NEIGHBORHOOD ASSOCIATION**

Request Authorization to: (i) award a Grant in an amount not to exceed \$100,000 to the South Side Slopes Neighborhood Association to repair/restore public staircases; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The South Side Slopes is a transitional neighborhood within the City of Pittsburgh. Many of the streets and houses are terraced with large retaining walls and staircases that connect streets where the area is not conducive to road infrastructure. The public staircase infrastructure has been deteriorating over the years. Missing stair treads, inadequate lighting, overgrowth, rusted railings, and poor signage have hindered use. The project restoration will include repair of structure, repair of treads, and repair of railings for 8 sets of steps.

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

**O. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – THE FRIENDSHIP CIRCLE CAPITAL CAMPAIGN – THE FRIENDSHIP CIRCLE, INC.**

Request Authorization to: (i) award a Grant in an amount not to exceed \$200,000 to The Friendship Circle, Inc. for The Friendship Circle Capital Campaign Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The Friendship Circle of Pittsburgh, Inc. was established in 2006 and is dedicated to helping children and young adults with special needs become more fully integrated into the broader community. The program allows children and young adults with special needs to enjoy the company of teenage and young adult volunteers in a full range of social activities. The program operates from a storefront location in the Squirrel Hill neighborhood. The Program plans to renovate and move into a building at 1922 Murray Avenue, which includes constructing a green roof.

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

**P. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – TURTLE CREEK RAIL CORRIDOR – MUNICIPALITY OF MONROEVILLE**

Request Authorization to: (i) award a Grant in an amount not to exceed \$130,000 to the Municipality of Monroeville to acquire 10 acres of former railroad ROW for the Turtle Creek Railroad Corridor project in the Municipality; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The grant funds will be used for the acquisition of 10 acres of land in the Municipality of Monroeville, which land will be used to develop the 1.3 mile section of rail trail that is part of the proposed 9.5 mile Turtle Creek Corridor Rail Trail extending from Export, PA in Westmoreland Co., to Trafford, PA in Westmoreland and Allegheny Counties.

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

**Q. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – LAWRENCEVILLE PARKS MASTER PLANNING PROCESS – LAWRENCEVILLE CORP.**

Request Authorization to: (i) award a Grant in an amount not to exceed \$75,000 to the Lawrenceville Corporation to implement the Lawrenceville Parks Master Planning Process; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

A master planning process is proposed for Leslie and Arsenal Parks in Lawrenceville.

The proposed planning process will examine inter-park connectivity and how the parks collectively could better serve constituents. A structured public engagement component will include: community charrettes and/or workshops; focus group discussions; and monthly meetings between the Pittsburgh Parks Conservancy (one of the partners) and the Advisory Committee. Other partners include: Lawrenceville United (community-based convening organization) and Lawrenceville Corporation (lead for community development and planning).

Planning components include: assessment of historic structures and physical condition of infrastructure and facilities; accessibility; public art; sustainability and green infrastructure with a focus on storm water management; and recommended priorities/phasing, cost estimates and funding sources.

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

**R. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, GAMING ECONOMIC DEVELOPMENT FUND (GEDF) – APPLICATION FOR FUNDING**

Request authorization to: (i) submit an application for funding, contingent upon the Commonwealth's of said funds, to the Commonwealth Finance Authority from the Pennsylvania Gaming Economic Development and Tourism Fund; (ii) approve guideline waivers for certain projects to the Commonwealth Finance Authority from the Pennsylvania Gaming Economic Development and Tourism Fund; and (iii) allow the Director to execute the necessary documents with Solicitor approval.

The Pennsylvania Race Horse Development and Gaming Act (Act 2004-71), as amended, established the Pennsylvania Gaming Economic Development and Tourism Fund (the "Fund"). Certain monies appropriated from gaming revenues are deposited into the Fund, which is held by the Commonwealth Financing Authority (CFA), a portion of which will be allocated to RAAC for community and economic development projects in Allegheny County.

As per the CFA guidelines, each year RAAC may submit to CFA, for its consideration and its final approval, proposed projects to be funded by Fund monies.

The specific project proposals for consideration are: See attached.

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 DR. SMITH.

**GOOD OF THE ORDER**

The board acknowledged employee Jeb Feldman departing from Allegheny County Economic Development.

**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