

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 31, 2014—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, October 31, 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, Senator Wayne Fontana, Donald Smith, and via phone, Herky Pollock.

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; Erin Deasy, Project Manager; Beth O'Donnell, Marketing Coordinator; Maurice Strul, Assistant Director; Dane Yancic, Project Manager; Maureen Quinn, Project Manager; Heather Schultz, Project Manager; Fred Ralston, Project Manager; Carl Lukitsch, Project Manager; Kevin Mane, Project Manager; Lance Chimka, Manager; Bud Schubel, Manager; and Leandra Dimate, Project Manager.

Others present were: Sam Spatter, Tribune Review; Jeff Lengel and David Matta, Residential Resources, Inc.; Pat Hargest, The Bradley Center; and Christopher Masciantonio, United States Steel Corporation.

I. ROLL CALL

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

II. APPOINTMENT OF SECRETARY PRO TEMPORE

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

III. APPROVAL OF MINUTES—SEPTEMBER 19, 2014

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

IV. RATIFICATION OF BILLS

Senator Fontana reviewed the Ratification of Bills Payable for the month of September 2014 and found them to be in good and proper order.

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

V. OLD BUSINESS

A. PENN-LINCOLN HOTEL REMEDIATION AND DEMOLITION - L R KIMBALL CONTRACT - AMENDMENT

Request authorization to: (i) amend the existing contract with L R Kimball for \$42,800.00 to reflect an increase in the amount of funding by \$10,700.00 to \$53,500.00; (ii) extend the contract from September 30, 2014 to November 30, 2014; and, (iii) allow the Director to execute all the necessary documents with Solicitor approval.

Due to the late arrival of the contractor's debris crushing machine, the project incurred a three week delay. The budget increase and term extension will allow L R Kimball to cover the entire construction period.

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

B. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) - URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH (URA)- SCHENLEY PLACE

Request authorization to: (i) change the project scope of the Schenley Place CITF grant; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The project scope of the Schenley Place CITF grant would be changed from "public improvements, including sewer, water, waterline, and utility connections" to "public improvements, including sidewalks, curbs, and landscaping on public open space." The new scope will allow the URA to more clearly differentiate their

portion of the work involving the public sidewalks, curbs, and landscaping from the rest of the construction project, so that they can bid and manage it separately. The work under the new scope will also take place toward the end of the project (Summer 2015), allowing the URA to focus on this aspect more readily.

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

VI. PUBLIC COMMENTS

There were no public comments.

VII. NEW BUSINESS

A. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) – UNITED STATES STEEL CORPORATION-MON VALLEY WORKS

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 \$20,000,000; (ii) accept said grant; and (iii) allow the Director to execute necessary documents with Solicitor approval.

Mon Valley Works is an integrated steelmaking operation that includes four separate facilities: Clairton Plant, Edgar Thomson Plant, Irvin Plant, and Fairless Plant. The Clairton, Edgar Thomson, and Irvin Plants are all located in Allegheny County.

The continued operation of No. 1 Blast Furnace at the Edgar Thomson Plant is part of the long term iron-making strategy at the Mon Valley Works. The blast furnace was last relined in 1997 and has cast approximately 16.6 million tons from the hearth. The carbon brick hearth wall is nearing the end of its campaign life, as evidenced during a 2010 outage inspection. The furnace hot blast stoves and air system are showing signs of deterioration. Other furnace infrastructure, equipment, and systems are aging and must be repaired or replaced. In order to maintain reliable operations, a major repair is needed.

The project objective is to reline No. 1 Blast Furnace and rebuild one hot blast stove. The furnace will be relined in kind to extend the campaign life of the furnace for ten to fifteen years.

Mr. Brooks, Mr. Pollock, and Mr. Davin stated that they would like to thank U.S. Steel for their commitment to the Pittsburgh region.

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

B. LAND BANKING TECHNICAL ASSISTANCE – AGREEMENT

Request authorization to: (i) enter into an agreement with the Center for Community Progress and other providers, as necessary, to provide technical assistance related to the proposed Tri-COG Collaborative Land Bank; and (ii) allow the Director to execute all the necessary documents with solicitor approval.

The Steel Valley Council of Governments (COG), Turtle Creek Valley COG, and Twin Rivers COG have formed the Tri-COG Collaborative to create a land bank that will be open to any municipality that is a member of a COG. If approved, RAAC would engage the Center for Community Progress and other necessary providers to provide technical assistance to facilitate the Tri-COG Collaborative planning efforts. The amount of the services would not exceed \$25,000.00 and would be paid for from IMPAC bond defeasance funds.

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

C. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP) – PARTICIPATION BY THE BOROUGH OF EDGEWOOD AND SOUTH VERSAILLES TOWNSHIP

Request authorization to: (i) allow the Borough of Edgewood and South Versailles Township to participate in the Allegheny Vacant Property Recovery Program; (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 Allegheny Vacant Property Recovery Program; and (iii) allow the Director to execute all the necessary documents with Solicitor approval.

With the addition of the Borough of Edgewood and South Versailles Township, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 52.

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

D. 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: Carnegie, Glassport, Heidelberg, Penn Hills, Scott, Tarentum, and Wilkinsburg (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.

E. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – BRADLEY CENTER – THE BRADLEY CENTER RENOVATION PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed \$125,000.00 to The Bradley Center for The Bradley Center Renovation Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The Bradley Center is a non-profit behavioral healthcare organization providing comprehensive, therapeutic, and trauma-informed services to children, youth, and families in need. These services are provided in a residential setting at a 104 bed campus in Robinson Township. Originally constructed as a long term care home, the facility requires renovation due to its age and heavy use by the youth served on the site. The planned upgrades focus on energy efficiency upgrades that will provide cost savings and improve the comfort and safety of the residents. The facility roof will be replaced and upgrades will be made to the lighting, windows, water systems, and parking areas.

Mr. Brooks stated on behalf of the board they would like to thank the Bradley Center for everything they do for the children.

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

F. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – RESIDENTIAL RESOURCES INC. – CASTLEGATE AVE. SITE CLEARING

Request Authorization to: (i) award a grant in an amount not to exceed \$125,000.00 to Residential Resources Inc. to remove six blighted structures at 2904 Castlegate Avenue; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

There are currently six buildings comprising 81,000 SF that are vacant and vandalized. A phase 1 asbestos report shows the presence of asbestos containing materials. The buildings cannot be renovated (or any feasible use due to multiple changes in floor elevations and perceived programmatic limitations). The current buildings are blight on the surrounding neighborhood. Their removal will improve property values in the surrounding area.

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

GOOD OF THE ORDER

Mr. Brooks 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 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