

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
November 21, 2014, 2014—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, November 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, Senator Wayne Fontana, Donald Smith, and Doris Carson-Williams.

Also present were: Steve Papernick, Authority Solicitor; Dennis Davin, Director; Robert Hurley, Sr. Deputy Director; Samuel Bozzolla, Project Manager; Angie Hicks, Project Manager; Adrienne Frazier, Administrative Assistant; Tom McGrath, Fiscal Manager; Anita Truss, Senior Accountant; Beth O'Donnell, Marketing Coordinator; Dane Yancic, Project Manager; Maureen Quinn, Project Manager; Lance Chimka, Manager; Jayme Atkins, AHILP Coordinator; Thomas Adrian, Accountant; Julie Collins, Project Manager; Pat Earley, Assistant Director; Leandra Dimate, Project Manager; Erin Deasy, Project Manager; Linda D'Amico, Administrative Assistant; and Rachel Miller, Accountant.

Others present were: Sam Spatter, Tribune Review and William T. Jones, Jr., YMCA of Greater Pittsburgh.

I. ROLL CALL

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

II. APPROVAL OF MINUTES—OCTOBER 31, 2014

ON A MOTION MADE BY DR. SMITH AND SECONDED BY MS. WILLIAMS, 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 October 2014 and found them to be in good and proper order.

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

IV. OLD BUSINESS

A. ALLEGHENY HOME IMPROVEMENT LOAN PROGRAM (AHILP) - CREDIT MANAGEMENT COMPANY AGREEMENT EXTENSION

Request authorization to: (i) extend the term of the current Loan Servicing/Collection Agreement with Credit Management Company to December 31, 2016; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The AHILP program utilizes the services of Credit Management Company to assist in the collection of severely delinquent program loans. Credit Management currently services 126 loans (and has been servicing loans on behalf of this loan program since 1995.) The current Loan Servicing Agreement is set to expire December 31, 2014.

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

B. ALLEGHENY HOME IMPROVEMENT LOAN PROGRAM (AHILP) - PNC BANK AGREEMENT EXTENSION

Request authorization to: (i) extend the term of the current Loan Servicing Agreement with PNC Bank to December 31, 2016; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The AHILP program utilizes the services of PNC Bank to assist in the servicing of program loans. PNC Bank currently services 151 loans. The current Loan Servicing Agreement is set to expire December 31, 2014.

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

C. COCHRANDALE REDEVELOPMENT PROJECT

Request Authorization to: (i) amend two (2) separate contracts relating to the Cochrandale Redevelopment Site project in an amount not to exceed \$157,351.58; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

A Redevelopment Project Rental Account will be utilized to pay for these additional costs. This request is in furtherance of the Authority's continuing redevelopment activities at the Cochrandale Redevelopment Site. The Site, consisting of approximately 15 acres, was acquired by the Authority and has been cleared, remediated, and improved by the construction of a parking lot; a new central roadway; and a new signalized intersection and is now ready for further development. Costs overruns due to the necessary relocation of underground natural gas line and the removal of 14 underground gasoline storage tanks have necessitated this request whereby an additional \$147,567.73 will be added to the Donegal Construction contract and \$9,783.85 will be added to the Mackin Engineering Company contract.

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

V. PUBLIC COMMENTS

There were no public comments.

VI. NEW BUSINESS

A. ALLEGHENY COUNTY SANITARY AUTHORITY (ALCOSAN) - REVOCABLE LICENSE AGREEMENT

Request authorization to: (i) enter into a revocable license agreement with Allegheny County Sanitary Authority (ALCOSAN) from April 1, 2015 to November 30, 2015; (ii) allow ALCOSAN access to RAAC owned property (236-K-160, 236-K-162) for activities relating to a sewer project; and (iii) allow the Director to execute the necessary documents with Solicitor approval.

The Tasse Hollow Grit Chamber construction project is an ALCOSAN project to collect and remove grit from the sewer system on Line Street in Rankin Borough. The majority of excavation will occur in Line Street, but due to the proximity to the construction site, there will be some excavation and construction activities on the RAAC owned vacant parcels, 236-K-160 and 236-K-162.

Materials and equipment will be stored in Line Street, with two (2) RAAC owned parcels potentially providing extra storage space (236-K-160 and 236-K-162), as

needed, for soil stockpiling and excavation equipment. The excavation area may extend 4-5 feet into the RAAC property boundary parcel (236-K-160).

The completed Tasse Hollow grit chamber will not be located on RAAC owned property. Once the project is completed, the vacant lot will be re-graded and re-seeded.

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

B. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) – YMCA OF GREATER PITTSBURGH-SPENCER FAMILY YMCA PROJECT

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

The Spencer Family YMCA project is a renovation, expansion, and transference of facility operations of the existing pre-engineered Blade Runners facility to the YMCA of Greater Pittsburgh. The existing 62,000 SF pre-engineered ice rink facility will be completely reconfigured. It will include: the addition of a 12,000 square feet second floor; state of the art wellness center; Sports Court; indoor 4 lane pool and recreational pool; group exercise studios; locker rooms; community all-purpose room; child watch classroom; and associated support and administrative offices.

Total acquisition and construction cost estimates for the Spencer Family YMCA Project approximate \$11,800,000. The major components of the Spencer Family YMCA Project include: the facility redesign; renovation of existing space, including upgrading of one sheet of ice; pool installations; and construction of the second floor.

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

C. ALLEGHENY PLACES WEBSITE MAINTENANCE & UPDATES

This item was removed from the agenda.

D. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP) CERTIFICATE OF COMPLETION

Request authorization to: (i) approve a Certificate of Completion for Block and Lot No. 350-A-8 in Ross Township, which was transferred through the Allegheny Vacant Property Recovery Program; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Executed deed for said property was delivered to the buyer who has completed the improvements, as required under the Conditional Agreement of Sale of the property.

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

E. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVRP) – RE-VEST TITLE

Requesting authorization to: (i) Re-vest title to Michael R. Ujzdowski for property located at Block and Lot No. 167-K-59 in the Borough of Etna; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

This property was authorized for acquisition by RAAC on February 21, 2014 and RAAC took title on June 11, 2014. The applicant, the Borough of Etna, is pursuing other properties for their storm water management project; therefore, RAAC is no longer interested in acquiring this property.

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

F. 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: Coraopolis, East Pittsburgh, Munhall, Stowe, West Mifflin, and Wilkinsburg; 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.

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