

**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**  
**January 16, 2015—10:30 a.m.**

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, January 16, 2015 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, Senator Wayne Fontana, Donald Smith, Herky Pollock, and Doris Carson-Williams.

Also present were: Steve Papernick, Authority Solicitor; 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; Beth O'Donnell, Marketing Coordinator; Maureen Quinn, Project Manager; Pat Earley, Assistant Director; Leandra Dimate, Project Manager; Rachel Miller, Accountant; Lance Chimka, Manager; Michael McMunn, Project Manager; Julie Collins, Project Manager; Jayme Atkins, AHILP Coordinator; Gloria Redlinger, Contract Administrator; Joe Schafer, Accounting Asset Supervisor; Carl Lukitsch, Project Manager; Heather Pellegrini, Executive Administrative Assistant; Carolyn Luckey, Executive Administrative Assistant; Robert Frank, Contract Administrator; Sue Merli, Administrative Assistant; Fred Ralston, Project Manager; Kate Pierce, Manager; Maurice Strul, Assistant Director; Donna Joyce, Manager; Kathy Castner, Project Manager; Patrick Murphy, Project Manager; Joel Segel, Project Manager; Chrissy Dzubinski, Accountant; Cassa Collinge, Manager; Kathy Mitchell, Assistant Manager; Richard Ranii, Manager; Tammy Pifer, Project Manager; Judith Jevsevar, Accountant; Shannon Dansak, Manager; Nancy Dunkis, Project Manager; Bud Schubel, Manager; Simone Thomas, Contract Coordinator; Tracey Hogue, Information System Analyst; Brittany Gernhard, Project Manager; Maria Loris, Labor Compliance Administrator; and Bill Kochan, Manager.

Others present were: Sara Davis-Buss, Campbell & Levine, LLC; and Alisha Reesh, Janney Montgomery Scott, LLC.

**I. ROLL CALL**

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

**II. APPROVAL OF MINUTES—DECEMBER 19, 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 December 2014 and found them to be in good and proper order.

ON A MOTION MADE BY DORIS CARSON-WILLIAMS AND SECONDED BY MR. POLLOCK, THE RATIFICATION OF THE BILLS WERE APPROVED AS PRESENTED.

**IV. OLD BUSINESS**

No old business.

**V. PUBLIC COMMENTS**

There were no public comments.

**VI. NEW BUSINESS**

- Item G was moved to the beginning of the agenda.

**G. APPOINTMENT OF DIRECTOR**

Request authorization to: (i) appoint Robert D. Hurley as Director of the Redevelopment Authority of Allegheny County (RAAC).

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

**A. 2015 ADMINISTRATIVE AGREEMENT**

Request authorization to: (i) enter into an Administrative Agreement with Allegheny County in the amount of \$650,240.00; and (ii) allow the Director to execute necessary documents with Solicitor approval.

These funds are derived from various sources, including, but not limited to, revenue received from grant administration; TIF administration and revenues

from administering the Community Infrastructure Tourism Fund and the Gaming Economic Development Fund.

<b>General Fund</b>	<b>\$300,000</b>
<b>CITF</b>	<b>\$190,240</b>
<b>GEDF</b>	<b>\$160,000</b>

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

**B. TAX INCREMENT FINANCING (TIF)-PITTSBURGH MILLS REFUNDING PROJECT**

Request authorization to: (i) issue Tax Increment Revenue Refunding Bonds (Frazer Township/Pittsburgh Mills Project), Series of 2015 (the “Bonds”), in an amount not to exceed \$38,000,000, for the purpose of financing all or a portion of the costs of refunding the Authority’s Redevelopment Bonds (Pittsburgh Mills Project), Series 2004 and related financing costs; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

The Resolution authorizes the Indenture in the form as shall be approved by Authority counsel, the Bond Purchase Agreement, a disclosure document, the Execution and Issuance of the Bonds, the execution and delivery of other documents, the appointment of Janney Montgomery Scott as Underwriter and Campbell & Levine, LLC as Bond Counsel

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

**C. WELLS FARGO DONATION AGREEMENT**

Request authorization to: (i) enter into a donation agreement with Wells Fargo for a property located at 333 George Street in Turtle Creek; (ii) accept title to said property; (iii) accept a contribution of \$35,000 from Wells Fargo for costs toward rehabilitation of said property; (iv) transfer related property and the \$35,000 contribution, less RAAC costs associated with said transfer, to Mon Valley Initiative (MVI); and (v) allow the Director to execute the necessary documents with Solicitor approval.

Wells Fargo operates a REO Donation Program to facilitate the transfer of Wells Fargo owned or serviced REO properties to government organizations that provide sustainable homeownership or rental opportunities to low-to-moderate-income (LMI) families. ACED works with the Mon Valley Initiative to develop affordable housing, and as such will immediately transfer the property to MVI to rehabilitate and sell the property to a qualified low-moderate income household. Wells Fargo will prepare the deed and cover all closing costs.

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

**D. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)–2015 ALLEGHENY COUNTY GENERAL FUND GRANT**

Request authorization to: (i) accept a grant in the amount of \$300,000 for the Allegheny Vacant Property Recovery Program (AVPRP) from the approved 2015 Allegheny County Operating Budget; (ii) enter into an Agreement with Allegheny County to administer and operate the Allegheny Vacant Property Recovery Program with the funding awarded; and (iii) allow the Director to execute the necessary documents with Solicitor approval.

Mr. Brooks stated that this was an excellent program.

ON A MOTION MADE BY MR. BROOKS AND SECONDED BY DORIS CARSON-WILLIAMS, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

**E. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)–CERTIFICATE OF COMPLETION**

Request authorization to: (i) approve a Certificate of Completion for Block and Lot No. 375-F-173 (1622 Weiler Ave.) in the Borough of North Braddock, 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 MR. POLLOCK AND SECONDED BY SENATOR FONTANA, 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 Baldwin Borough, Carnegie, Etna, Harrison, Heidelberg, North Braddock, Penn Hills, West Mifflin, West View, and Wilmerding (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 DR. SMITH AND SECONDED BY DORIS CARSON-WILLIAMS, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

#### **OFF AGENDA ITEM**

- **ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)-GUIDELINE AND APPLICATION AMENDMENT**

Request authorization to (i) amend the CITF guidelines and application to remove extraneous and redundant items, as well as to update the procurement guidelines; and (ii) allow the Director to sign the necessary documents with Solicitor approval.

This request is in furtherance of the Authority's continuing review process of all items associated with the application, award, and execution of grants and loans through the CITF program.

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

#### **GOOD OF THE ORDER**

The board acknowledged Brittany Gernhard as a new employee at Allegheny County Economic Development.

The board acknowledged employee Donna Joyce retiring from Allegheny County Economic Development.

The board acknowledged Director Dennis Davin 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