

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 20, 2015—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, February 20, 2015 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, Herky Pollock, and Doris Carson-Williams.

Also present were: Steve Papernick, Authority Solicitor; Robert Hurley, Director; Pat Earley, 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; Rachel Miller, Accountant; Carl Lukitsch, Project Manager; Kathy Castner, Project Manager; Bud Schubel, Manager; Brittany Gernhard, Project Manager; Maria Loris, Labor Compliance Administrator; Bill Kochan, Manager; Davina Ott, Project Manager; Erin Deasy, Project Manager; Heather Schultz, Project Manager; Nathan Wetzel, Assistant Manager; Thomas Adrian, Accountant; Robert Fulton, Compliance Monitor; Trisha Crowe, Project Manager; Bud Simon, Labor Compliance Specialist; Dane Yancic, Project Manager; and Michele Capuano, Executive Office Manager.

Others present were: Lisa Edmonds, Allegheny County M/W/DBE; David Swisher, Animal Friends Inc.; and Tom Fontaine, Pittsburgh Tribune-Review.

I. ROLL CALL

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

II. APPROVAL OF MINUTES—JANUARY 16, 2015

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 January 2015 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

• **ACCESS GRANT PROGRAM AGREEMENT-BUDGET INCREASE**

Requesting authorization to: (i) amend the existing agreement with Allegheny County for \$175,000 to reflect an increase in the amount of funding by \$24,000 for a total not to exceed \$199,000; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The original agreement was approved on April 26, 2013. The ACCESS Grant Program provides accessibility improvements to the residences of permanently disabled low and moderate income Allegheny County residents. The CDBG funds will enable the Redevelopment Authority to meet the required dollar match of the ACCESS Agreement between the Redevelopment Authority and the Pennsylvania Department of Community and Economic Development.

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

V. PUBLIC COMMENTS

There were no public comments.

VI. NEW BUSINESS

A. BRADDOCK REDEVELOPMENT PROJECT

Request authorization to: (i) enter into a three (3) month lease agreement, with options to renew, with Linde Corporation for rental of RAAC owned property located at the corner of Talbot and Washington Avenues in the Borough of Braddock; and (ii) allow the Director to execute all necessary documents with Solicitor approval.

The agreement will contain a provision allowing for an option to renew the lease on a month to month basis for a period not to exceed one (1) year. This property

is part of the Braddock Redevelopment Project site. The request is a continuation of the Authority's redevelopment efforts with this project, returning the Site to a productive short-term reuse as temporary truck, trailer and crane storage related to activities at nearby Linde gas facility for a three month period. Said lease will be terminable within 30 days, so as to permit sale of the site, in the event of fee offer.

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

B. FORMER CAPCO BUILDING-AGREEMENT OF SALE

Request authorization to: (i) enter into an Agreement of Sale for the former Capco Building Site located in the City of McKeesport for \$200,000.00 to Vegely Welding, Inc.; and (ii) allow the Director to execute all necessary documents, with Solicitor approval.

This request is a continuation of the Authority's cooperative efforts with the City of McKeesport to return Authority-owned properties to productive and taxable reuse. This transaction will allow Vegely Welding, Inc. to expand their current business as well as create additional jobs and tax base to the City of McKeesport.

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

C. BINGO LOTS REDEVELOPMENT PROJECT-COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION

Request Board action to (i) ratify the previously submitted application for a Community Development Block Grant in amount not exceed \$250,000.00, on behalf of the Bingo Lots Redevelopment Plan, located in South Park Township, and (ii) to allow the Director to sign all necessary documents related to same, with Solicitor approval.

The Redevelopment Authority, as the behest of South Park Township, has been involved in evaluating a 43 acre assemblage of parcels located in South Park Township commonly known as the "Bingo Lots". All parcels therein are undeveloped, abandoned, vacant and/or tax delinquent, and, as such, unmarketable, and have been certified as *Blighted* under the Urban Redevelopment Law, and are now under Redevelopment Plan controls. Based on the extensive review of all these parcels, and in that this Authority is now poised to begin assembling ownership of these parcels, these additional CDBG funds will be necessary for such acquisition activities.

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

D. CARRIE FURNACE REDEVELOPMENT–CARRIE FURNACE BLVD

Request authorization to: (i) seek bids for Carrie Furnace Boulevard; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Carrie Furnace Boulevard will connect the Flyover Bridge to the historic portion of the site. Activities will include importation of fill, construction of a road way, installation of utility conduits, and placement of a security fence.

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

E. TAX INCREMENT FINANCING (TIF)-CLINTON INDUSTRIAL PARK, CLINTON COMMERCE PARK & MCCLAREN ROAD TIFS

Request authorization to: (i) adopt the Amendment to Clinton Industrial Park-Phase I & II Tax Increment Financing Plan; (ii) adopt the Clinton Commerce Park–Phase II Tax Increment Financing Plan; (iii) adopt the McClaren Road Tax Increment Financing Plan; and (iv) allow the Director to execute the necessary documents with Solicitor approval.

The original Clinton Industrial Park–Phase I & II TIF closed June 21, 2005 and generated proceeds of \$5.8 million dollars. Proceeds were used to fund infrastructure costs for a Tax Increment Financing District roughly 150 acres in size. The amendment to the Clinton Industrial Park–Phase I & II Tax Increment Financing Plan will decrease the size of the District by removing two development sites. These sites will be included in the proposed Clinton Industrial Park–Phase II TIF Plan.

The Clinton Commerce Park Phase II TIF District (TIF District) is approximately 330 acres located in the vicinity of the Pittsburgh International Airport. The proposed public improvements that will be financed with TIF proceeds include the construction of a portion of a new public roadway as well as improvements to the existing roadway. In addition, utilities will be extended to and through the project.

The McClaren Road TIF District (TIF District) is approximately 68 acres in the vicinity of Pittsburgh International Airport. The proposed public improvements that will be financed with TIF proceeds include the construction of a portion of a new public roadway as well as improvements to the existing roadway. In addition, utilities will be extended to and through the project.

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

F. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)–ANIMAL FRIENDS INC.–ANIMAL WELLNESS CENTER

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 Animal Friends Inc.'s Animal Wellness Center project situated on the recently acquired 64 acres of forested property adjacent to the existing Animal Friends' Community Resource Center is the building site for the proposed Animal Wellness Center and its corresponding parking, access roads and other infrastructure. Encompassing roughly 17,500 SF costs for the Wellness Center are expected to approach \$8,000,000. The project will center on the development of a fully-equipped public spay/neuter surgery clinic which will allow for a significant expansion of Animal Friends current, and highly demanded, low-cost spay/neuter services. Complementing the surgery center will be the establishment of a pet wellness clinic targeting limited-income pet owners. The clinic will provide affordable vaccines and medications as well as offer assessment and treatment of basic pet care issues.

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

G. UNIVERSITY OF PITTSBURGH-CONNECT AGREEMENT

Request authorization to: (i) enter into an agreement with the University of Pittsburgh for an amount not to exceed \$15,000 to support CONNECT, the Congress of Neighboring Communities; and (ii) allow the Director to execute necessary documents with Solicitor approval.

The Congress of Neighboring Communities (CONNECT) brings together the City of Pittsburgh and 36 surrounding municipalities to identify common public policy challenges and advocate for collective change on behalf of Allegheny County's urban core.

By working collaboratively, CONNECT is able to make a significant impact on the issues—and leverage key opportunities—that span municipal boundaries. Being connected with ideas, concerns, experiences and best practices allows each municipality to benefit from the strength of its neighbors.

Allegheny County's support will allow CONNECT to continue to make progress on the policy issues that our member municipalities have identified as priorities including: Blight and Abandonment, Economic Development, Education, Emergency Medical Services, Green Initiatives, Transportation and Water and Sewer.

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

H. INTERNAL REVENUE SERVICE (“IRS”) EXAMINATION OF TAX INCREMENT FINANCING REFUNDING BONDS (WATERFRONT PROJECT), SERIES A OF 2007 AND SERIES B OF 2007-INFORMATION DOCUMENT REQUEST-LEGAL SERVICES AGREEMENT

Request authorization to: (i) enter into a Legal Services Agreement with Eckert Seamans Cherin & Mellott, LLC (“Eckert Seamans”) for an amount not to exceed \$20,000; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

RAAC received an Information Document Request from the IRS relating to the 2007 Tax-Increment Financing Refunding Bonds (Waterfront Project). Eckert Seamans will assist RAAC in responding to the Information Document Request and providing the requested information to the IRS.

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

I. CRANMER CONSULTANTS-AGREEMENT

Request authorization to: (i) enter into a one (1) year agreement with Cranmer Consultants effective from January 1, 2015 to December 31, 2015; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

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

J. LIMITED TERMINATION OF DECLARATION-McKEES ROCKS FLOOD DISASTER PROJECT AREA

Request authorization to: (i) execute a Limited Termination of Declaration for the McKees Rocks Flood Disaster Project Area; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

RAAC recorded a Declaration of Regulation and Controls imposing various development restrictions on the McKees Rocks Flood Disaster Project Area in 1973. By executing the Limited Termination of Declaration, RAAC will confirm that all of the covenants contained in this Declaration are now expired with the exception of certain anti-discrimination obligations.

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)–SALE OF PROPERTY

Request authorization to: (i) sell fifteen (15) properties located in the Borough of Wilkinsburg to Falconhurst Restoration, LP for \$1.00; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The Redevelopment Authority acquired these 15 properties through the Allegheny Vacant Property Recovery Program. Falconhurst Restoration, LP will develop them as part of a Low Income Housing Tax Credit project that will create 33 affordable rental units in Wilkinsburg.

<u>Address</u>	<u>Block and Lot No.</u>
520 Jeanette St.	176-H-256
608 Mulberry St.	176-H-59
606 Mulberry St.	176-H-60
604 Mulberry St.	176-H-61
611 Coal St.	233-E-259
609 Coal St.	233-E-260
855 Rebecca Ave.	233-E-262-1
855 Rebecca Ave.	233-E-262-2
855 Rebecca Ave.	233-E-262-3
855 Rebecca Ave.	233-E-262-4
855 Rebecca Ave.	233-E-262-5
855 Coal St.	233-E-262-6
855 Rebecca Ave.	233-E-262-7
855 Rebecca Ave.	233-E-262-8
724 Kelly Ave.	176-H-299

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

L. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)–CERTIFICATES OF COMPLETION

Request authorization to: (i) approve Certificates of Completion for Block and Lot No. 130-N-348 (112 W 8th Ave.) in the Borough of Homestead and Block and Lot No. 233-J-61 (507 Coal St.) in the Borough of Wilkinsburg, which were transferred through the Allegheny Vacant Property Recovery Program; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Executed deeds for said properties were delivered to the buyers who have completed the improvements as required under the Conditional Agreement of Sale of the property.

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

M. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–WILKINSBURG TRAIN STATION REDEVELOPMENT

Request Authorization to: (i) submit a Community Infrastructure and Tourism grant application in an amount not to exceed \$250,000 to the Redevelopment Authority of Allegheny County for the Wilkinsburg Train Station project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

For this application submission, the scope of work will compliment already acquired funding to complete stabilization of the building, demolishing and constructing a new roof and renovating the building's shell, windows, and doors.

RAAC received \$50,000 from the Pennsylvania Historical & Museum Commission (PHMC) which will be utilized for ivy removal and brick repointing for the shell of the train station. Much work will remain to be done for the shell after the PHMC funds are leveraged including graffiti removal, re-finishing crumbled concrete and stonework and installing windows and doors.

In 2014, RAAC received \$175,000.00 in CITF funding which will be utilized for building stabilization, demolition and reconstruction of the roof. Cost estimates for the scope of the project are derived from a feasibility study conducted in 2013 by Urban Partners.

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

GOOD OF THE ORDER

The board acknowledged Beth O'Donnell's overview of the Authorities Financing Seminars held on January 14, February 4, and March 4, 2015 in the department board room.

The board acknowledged Robert Fulton, Maria Loris, James O'Connor, and Trisha Crowe as new employees at 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.

Patrick Earley

Patrick Earley, Deputy Director

APPROVED