

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
April 17, 2015—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, April 17, 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, Herky Pollock, and Doris Carson-Williams.

Also present were: Steve Papernick, Authority Solicitor; Robert Hurley, Director; Jack Exler, Sr. Deputy 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; Erin Deasy, Project Manager; Michael McMunn, Project Manager; Cassa Collinge, Manager; Chris Goswick, Planner; Gloria Redlinger, Contract Administrator; Maureen Quinn, Project Manager; Carl Lukitsch, Project Manager; Brittany Gernhard, Project Manager; Thomas Adrian, Accountant; Heather Westenzweig, Redevelopment Coordinator; Peter Rubash, Project Manager; Heather Schulz, Project Manager; and James O'Connor, Project Manager.

Others present were: Kryn Hoyer-Winfield, Urban Redevelopment Authority of Pittsburgh; Donald Hultberg and Carrie Noll, Borough of White Oak; Robert Tekavec, Elizabeth Township Sportsmen's Association; David Gilliland, Glenn Engineering; Natalie Taylor and Betty Arenth, Heinz History Center; Colleen Petrucci and Jennifer Birnie, Pittsburgh Musical Theater; Edgar Davies, South Hills Area Council of Governments; Robert Gabbianelli, Allegheny County Housing Authority; Paul Hugus, Municipality of Monroeville; Kimberly Hileman, Cohen & Grigsby, P.C.; Kathy Celestino, County of Allegheny Budgets & Grants; Molly Born, Pittsburgh Post-Gazette; and Thomas Walenchok, Baker Tilly Virchow Krause, LLP.

I. ROLL CALL

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

II. APPROVAL OF MINUTES—MARCH 20, 2015

ON A MOTION MADE BY MS. WILLIAMS AND SECONDED BY MR. POLLOCK, 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 March 2015 and found them to be in good and proper order.

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

IV. PUBLIC COMMENTS

There were no public comments.

V. OLD BUSINESS

A. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)-VETERAN'S PLACE OF WASHINGTON BOULEVARD, INC. PROJECT-SCOPE OF SERVICES AMENDMENT

Requesting Authorization to: (i) amend the scope of services for a project with Veteran's Place of Washington Boulevard, Inc.; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The original award was approved on May 24, 2013 in an amount not to exceed \$41,000.00. The Applicant's original project was to use a portion of the grant funds to finance strategic planning services.

The Applicant now requests to use the remaining funds, \$18,018.53, to pay for the services of a grant writing professional who will train the agency's executive staff in the technical art of grant writing, enabling the agency to independently pursue funding in the future.

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

B. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)-CITY CENTER OF DUQUESNE AMENDMENT

Request authorization to: (i) ratify an amendment to increase the RACP Grant in an amount not to exceed \$375,000 for a total grant amount of \$8,375,000, (ii) amend the current Cooperation Agreement with Regional Industrial Development Corporation (RIDC) and American Textiles Company to reflect the additional increase of \$375,000; (iii) add Ruttenberg Realty as additional co-sub grantee to the Cooperation Agreement; and (iv) allow the Director to execute the necessary documents with Solicitor approval.

The Redevelopment Authority, on behalf of the RIDC, has secured RACP grant funds for use in the development of the RIDC City Center of Duquesne Site in the amount of \$8.0M. Additional RACP funds of \$375,000 were secured for use on this site by the American Textile Company and because RIDC is the RACP sub-grantee for this site, the Commonwealth suggested this additional \$375,000 be added to the existing RACP grant, to be used by the American Textile Company, pursuant to a Cooperation Agreement between these parties. In addition, Ruttenberg Realty is to be added to Cooperation Agreement as an additional co-sub grantee along with American Textiles Company.

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

VI. NEW BUSINESS

A. GENERAL PURPOSE AUDITED FINANCIAL STATEMENTS- DECEMBER 31, 2014

Request authorization to: (i) accept the General Purpose Audited Financial Statements for the period ending December 31, 2014; and (ii) allow the Director to execute the necessary documents with solicitor approval.

The Audit Committee consisting of board member Mr. Brooks, members of staff, representatives from the Allegheny County Controllers office, and members of the auditing firm Baker Tilly Virchow-Krause, LLP discussed the audited financial statements.

Thomas Walenchok of Baker Tilly Virchow-Krause, LLP stated that it was a clean audit with no concerns. Baker Tilly Virchow-Krause, LLP was asked if they wanted to speak with any of the board members without management present and Baker Tilly Virchow-Krause, LLP reply was that it wasn't necessary.

Mr. Hurley thanked staff for all of their hard work.

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

B. ECONOMIC DEVELOPMENT FUND (“EDF”)-SPORTS LEGACY PROJECT

Request authorization to: (i) extend an EDF loan for the redevelopment of the Sports Legacy site in an amount not to exceed \$1,000,000; and (ii) allow the Director to execute the necessary documents with solicitor approval.

The Sports Legacy site is in Coraopolis, Moon, and Robinson municipalities. Loan proceeds will be utilized for site clearing, and grubbing, site grading, storm water controls, soil trenching for utilities, purchase and transportation of fill, synthetic field construction, and professional services.

The sports legacy project will result in the creation of three non-traditional and multi-purpose sports fields. The EDF loan will be repaid through future incoming grant funds & revenues from field advertising, rental agreements with local athletic clubs, and naming agreements.

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

C. HOUSING PROGRAMS INSPECTION-GRANT AWARD

Request authorization to: (i) accept a grant in an amount not to exceed \$125,000 from Allegheny County Economic Development’s (ACED) Affordable Housing Trust Fund; (ii) enter into contract with ACED in the amount of \$125,000; and (iii) allow the Director to execute all the necessary documents with solicitor approval.

The grant funding will allow RAAC to hire a consultant to perform on-going construction inspections and plan review of ACED funded housing developments throughout Allegheny County.

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

D. HOUSING PROGRAMS INSPECTION-CONSULTANT FIRM

Request authorization to: (i) to hire Morgan Property & Construction Consultants, Inc. to perform initial, on-going and final construction inspections, plan and specification review construction costs reviews, and related items for potential and on-going housing related construction projects throughout Allegheny County; (ii) enter into a contract with the selected consultant for an amount not to exceed \$125,000; and (iii) allow the Director to execute all the necessary documents with Solicitor approval.

The funding source is the Allegheny County Economic Development’s (ACED) Affordable Housing Trust Fund (AHTF). The request to hire this consultant to perform on-going construction inspections, and plan review of any housing developments will assure that Allegheny County is in compliance with the new

HUD requirements, including new housing property standard requirements.

Morgan Property & Construction Consultants' Inc. was one of six groups who responded to the RFP. Three of the six respondents were interviewed. Morgan Property & Construction Consultant, Inc. has been selected as the group based on having the most experience while offering the lowest average hourly rates.

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 (AVPRP)– PARTICIPATION BY BOROUGH OF WHITE OAK

Request authorization to: (i) allow the Borough of White Oak to participate in the County's Allegheny Vacant Property Recovery Program; (ii) allow RAAC to receive funds from the Borough or entities authorized by the Borough 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 White Oak, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 54.

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

F. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–HISTORICAL RESOURCES & PRESERVATION PROJECT

Request Authorization to: (i) award a Grant in an amount not to exceed \$210,000.00 to help finance the Historical Resources & Preservation Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

This project will renovate the 5th floor archives storage area, install compact shelving, and create a new exhibition gallery. Work will include new sub-flooring, flooring, purchase and install of compact shelving and lighting improvements.

Renovation of the History Center's current 5th floor archival storage space and installation of compact shelving will greatly increase the capacity to preserve and protect important archival collections, including those anticipated from the City of Pittsburgh and Allegheny County.

This will provide additional space at the History Center to use as gallery space. It will increase the institution's value as a significant cultural asset in Pittsburgh and have a positive impact on the County's economy as it attracts hundreds of thousands of visitors, researchers, and scholars annually.

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

G. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–62ND STREET INDUSTRIAL PARK ACCESS INFRASTRUCTURE & SIGNALIZATION

Request Authorization to: (i) award a Grant in an amount not to exceed \$100,000.00 to help finance the 62nd Street Industrial Park Access Infrastructure & Signalization Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

URA purchased approximately 20 acres on the former 62nd Street Tippins Steel site in the City of Pittsburgh. Since then, URA has remediated the Brownfield site and has worked to prepare the site for use by commercial and/or industrial users. Extensive site work has been completed, but work remains to achieve a Highway Occupancy Permit from PennDOT. Site access limitations can be resolved with this funding.

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

H. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–SANITARY SEWER EXTENSION.

Request Authorization to: (i) award a Grant in an amount not to exceed \$150,000.00 to help finance the Sanitary Sewer Extension Project in Elizabeth Township; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The project will include extending the existing sewer line from its terminus at Douglas Run Road to the Elizabeth Township Sportsmen's Association building at 1501 Nichols Hill Road. The estimated length of the sewer line extension is 1,800 linear feet.

The sewer service will allow for the future expansion of the educational and training facilities, including new rest rooms, kitchen and storage area.

The Elizabeth Township Sportsmen's Association plans to design and construct an 8-inch gravity sewer along other public right-of-way. The sewer will be sufficient for future tap-ins, as it will ultimately become part of the public sewer system.

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

I. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–STEPANIK ROAD SLIDE STABILIZATION.

Request Authorization to: (i) award a Grant in an amount not to exceed \$150,000 to help finance the Stepanik Road Slide Stabilization Project in White Oak Borough; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Installing soil nails and reinforced shotcrete to repair the failing slope along the roadway for a length of 700 LF and includes construction of geosynthetically reinforced walls to reestablish the pavement and shoulder width lost in the landslide.

The wall will be built using slit-faced concrete blocks and layers of granular fill compacted between layers of geosynthetic fabric material. This will result in a wall that will reestablish the roadway and shoulder section lost in the landslide. The installation of any new or reset guide rail will then be completed.

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

J. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–PITTSBURGH MUSICAL THEATER (PMT) DEMOLITION OF SITE ELEMENTS & ACCESSIBILITY IMPROVEMENTS.

Request Authorization to: (i) award a Grant in an amount not to exceed \$200,000.00 to help finance the PMT Demolition of Site Elements & Accessibility Improvements Project; (ii) allow the Director to execute the necessary documents with Solicitor approval.

Pittsburgh Musical Theater (PMT) is the anchor and architectural jewel of the West End community, as well as a leader in its economic development. The proposed demolition of the abated convent will allow for environmental revitalization. Future planning will allow for the cultural amenities of an accessible entrance into a revived facility; opening a gateway to the arts for the West End community and surrounding Pittsburgh area.

Work includes clearing vegetation and trees from convent courtyard, demolishing approx. 850 square foot garage and slab on grade, demolishing the convent structure, removing basement walls, floor slab and footings and preparing for backfill. In addition, there will be site grading, new pavement and concrete, signage, striping, and paint.

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

K. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–REGIONAL ASSET-TECHNICAL RESCUE EQUIPMENT

Request Authorization to: (i) award a Grant in an amount not to exceed \$80,000.00 to help finance the Regional Asset Technical Rescue Equipment Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The SHACOG Technical Rescue Team is requesting CITF funds to purchase technical rescue equipment for use in Allegheny County.

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

L. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–ICE PLANT HILL ROAD SLIDE REPAIR

Request Authorization to: (i) award a Grant in an amount not to exceed \$100,000.00 to help finance the Ice Plant Hill Road Slide Repair Project in Wilmerding Borough; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The project will include the repair of a landslide that occurred in December 2013 on Ice Plant Hill Road in Wilmerding Borough. The road has been closed since the landslide happened.

Ice Plant Hill Road is one of only three access roads into the southern half of Wilmerding and is the primary access road from Route 30. The road also served as the primary access road for the North Versailles Police Department which provides police services in Wilmerding. The road closure results in a 3.5 mile detour delaying police responses to Wilmerding. Additionally, the road is the only access for the regional YMCA.

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

M. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–2015 LEARN AND EARN SUMMER EMPLOYMENT INITIATIVE.

Request Authorization to: (i) award a Grant in an amount not to exceed \$250,000.00 to help finance the 2015 Learn and Earn Summer Employment Initiative Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The Learn and Earn program design will successfully engage youth, ages 14-21 in paid work activities earning \$7.25 per hour for 25 hours per week for six weeks. The program will assist with readiness and financial literacy training prior to worksite placement. This will be accomplished using a three tiered system designed to meet each youth where they are and to provide the opportunity for them to enter the workforce prepared and ready to meet the challenges they will face along the way.

The need to provide employment opportunities, address youth safety and preparedness and develop the future workforce requires far more than a single pool of public funds can hope to address. Support from the CITF is requested in the amount of \$250,000. All CITF funding will be used for costs associated with the program

Senator Fontana and Mr. Brooks stated that this program is an excellent initiative.

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

N. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–DAHLIA AND GARDEN CITY DRIVE STORM SEWER LINING PROJECT

This project involves the proactive lining of the deteriorated pipe with a new pipe constructed within the host pipe via trenchless technology. This method is fast and cost effective and creates no disruption to motorists or adjoining property owners. This project will line an estimated 197 linear feet of 48" pipe and 627 linear feet of 42" pipe. This pipe ultimately collects all storm water runoff from approximately 112 tributary acres including 242 residences. Failure of this pipe is imminent which will cause runoff into homes, yards and roadways causing flooding and infrastructure damage.

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

O. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–CUB SCOUTS ADVENTURES PROGRAM

Request Authorization to: (i) award a Grant in an amount not to exceed \$50,000.00 to help finance the Cub Scouts Adventures Program Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The applicant is seeking funding assistance to purchase new program materials for the Cub Scout Program within the Boy Scouts of America, Laurel Highlands Council. The financial assistance will offset the cost of the new programmatic materials.

The new programming is a result of a two-year study that was conducted by a team of volunteer leaders to ensure that all levels of the program in the Boy Scouts of America were relevant and engaging for all youth. The study found that the existing program was not as strongly aligned with the mission of the Boy Scouts of America (BSA)-character, citizenship development, and personal fitness. This analysis of the existing program resulted in the creation of a new program called Cub Scouts Adventures. The Adventures program is a collection of themed, multidisciplinary activities representing an integrated program that uses a theme to deliver content derived from desired outcomes

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

OFF AGENDA ITEM

P. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–ALLEGHENY COUNTY HOUSING AUTHORITY-END VETERAN HOMELESSNESS

Request Authorization to: (i) award a Grant in an amount not to exceed \$25,000.00 to help End Veteran Homelessness; (ii) allows the Director to execute the necessary documents with Solicitor approval.

In July of 2014, County Executive Rich Fitzgerald and Mayor Bill Peduto committed to President Obama's goal to end veteran homelessness by December 2015. The Allegheny County Housing Authority is also committed to this goal and strongly believes landlord recruitment is crucial. The Allegheny County Housing Authority is requesting CITF funds to help recruit landlords.

Mr. Brooks thanked Allegheny County Housing Authority for helping the homeless veterans.

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

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS TO TRANSACT, ON A MOTION MADE BY MR. POLLOCK 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, Sr. Deputy Director

APPROVED