

REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY
MINUTES OF THE BOARD OF DIRECTORS
ANNUAL and REGULAR and PUBLIC HEARING
ONE CHATHAM CENTER
BOARD ROOM, 9TH FLOOR
112 WASHINGTON PLACE, PITTSBURGH, PENNSYLVANIA
June 19, 2015—10:30 a.m.

The Annual Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, June 19, 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, Donald Smith, 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; Beth O'Donnell, Marketing Coordinator; Erin Deasy, Manager; Gloria Redlinger, Contract Administrator; Heather Westenzweig, Redevelopment Coordinator; Heather Schultz, Project Manager; Maurice Strul, Assistant Director; Kathy Castner, Project Manager; Kevin Main, Project Manager; Dan Tobin, Project Manager; Kay Pierce, Manager; James O'Conner, Project Manager; Fred Ralston, Project Manager; Leandra Dimate, Project Manager; Nathan Wetzal, Assistant Manager; and Rachel Miller, Accountant.

Others present were: Judy Wagner, Western Pennsylvania Conservancy; John Palyo, Twin Rivers Council Of Governments; Molly Brennan, Borough of Baldwin; Jerry Parfitt, Family Links; David Gilliland, Glenn Engineering; David Farkas, Pittsburgh History Landmarks Foundation; Jane Warner, Children's Museum of Pittsburgh; and Jeff Barner, R.A. Smith National, Inc.

I. ROLL CALL

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

II. APPROVAL OF MINUTES—MAY 22, 2015

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

III. ELECTIONS OF OFFICERS

ON A MOTION MADE BY MR. POLLOCK AND SECONDED BY SENATOR FONTANA, IT WAS UNANIMOUSLY APPROVED TO APPOINT MR. BROOKS AS CHAIRMAN; DR. SMITH, VICE CHAIRMAN; AND MS. WILLIAMS, SECRETARY-TREASURER OF THE REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY FOR A ONE YEAR PERIOD.

IV. RATIFICATION OF BILLS

Ms. Williams reviewed the Ratification of Bills Payable for the month of May 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.

V. PUBLIC COMMENTS

There were no public comments.

VI. OLD BUSINESS

A. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF)—2015 LEARN AND EARN SUMMER EMPLOYMENT INITIATIVE-GRANT MODIFICATION

Request authorization to: (i) rename the grantee as the Three Rivers Workforce Investment Board for a grant previously awarded to Allegheny County on April 17, 2015; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

The County Manager's Office requests that the Three Rivers Workforce Investment Board be named the grantee.

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

VII. NEW BUSINESS

A. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)-J.V. MANUFACTURING, INC.-EXPANSION

Request authorization to: (i) ratify a previously submitted application for a Redevelopment Assistance Capital Program grant in amount not to exceed \$1,000,000 for the JV Manufacturing expansion project; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

The \$1,000,000 RACP grant will be used towards the purchase of land and an existing building for the future expansion of current operations of a die stamping manufacturing operation.

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

B. ALLEGHENY COUNTY HEALTH DEPARTMENT-ACTIVE TRANSPORTATION GRANT PROGRAM

Request authorization to: (i) accept a grant in an amount not to exceed \$215,000.00 from the Allegheny County Health Department to administer an active transportation grant program; and (ii) allow the Director to execute necessary documents with Solicitor approval.

In April 2015, the Allegheny County Health Department received a one-time grant of \$750,000 from the Richard King Mellon Foundation. A portion of the grant proceeds, in an amount of \$215,000, will be managed and disbursed by the Authority to facilitate the planning and design of bicycle and pedestrian mobility projects in communities with a high proportion of low- and moderate-income population. Approximately two to four projects are expected to be funded.

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

C. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)- PARTICIPATION BY TOWNSHIP OF EAST DEER

Request authorization to: (i) allow the Township of East Deer to participate in the County's Allegheny Vacant Property Recovery Program; (ii) allow RAAC to receive funds from the Township or entities authorized by the Township for the purpose of paying for all costs associated with acquiring properties through the AVPRP; and (iii) allow the Director to execute all the necessary documents with Solicitor approval.

With the addition of the Township of East Deer, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 56.

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

D. TAX INCREMENT FINANCING (TIF)–CLINTON INDUSTRIAL PARK–PHASE I AND II (“CLINTON PHASE I”) TIF AMENDMENT AND CLINTON INDUSTRIAL PARK PHASE II (“CLINTON PHASE II”) TIF

Request authorization to: (i) amend the Clinton Phase I TIF Notes; and (ii) issue Tax Increment Notes, Series of 2015 (Clinton Phase II TIF Project) in a principal amount not to exceed \$5,700,000 (iii) allow the Director to execute the necessary documents with Solicitor approval.

The Clinton Phase I Amendment will remove two building sites (approximately 67.45 acres) from the Clinton Phase I TIF District. These sites are currently undeveloped and, therefore, are not contributing tax revenue to the TIF.

The proposed Clinton Commerce Park Phase II project is located in the Township near the intersection of Sweeny Drive and I-376. The project is the second phase of development in Clinton Commerce Park. It is expected that this development will occur on six sites. During the term of the TIF District it is estimated a minimum of 990,000 square feet will be developed. 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, including but not limited to public sewer lines, water lines and storm water management facilities.

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

E. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)

Request authorization to: (i) approve various resolutions related to the Allegheny Vacant Property Recovery Program for Block and Lot No. 547-J-148 (418 Leslie St.) in the Borough of East McKeesport; 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 MS. WILLIAMS AND SECONDED BY DR. SMITH, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

F. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–21ST STREET ENHANCEMENT PROJECT

Request Authorization to: (i) award a Grant in an amount not to exceed \$150,000.00 to help finance the 21st Street Enhancement Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The proposed enhancements include green infrastructure to control storm water, bike lanes, new sidewalks and crosswalks, signage, and lighting. The enhancements will strengthen the connections between South Side Park, residential areas, the Southside Flats commercial district, and the Great Allegheny Passage. The proposed green infrastructure includes bioswales, underground storm water infiltration, and planting areas. The project will serve as a model for implementing green infrastructure in redevelopment projects in urban settings and help meet US EPA consent decree requirements.

Dr. Smith congratulated Western Pennsylvania Conservancy for all the good work that they do in the community.

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)–BOROUGH OF BALDWIN PLAYGROUND REHABILITATION

Request Authorization to: (i) award a Grant in an amount not to exceed \$75,000.00 to help finance the Borough of Baldwin Playground Rehabilitation Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

This project will consist of the replacement of hazardous wooden play structures at the municipality's two main parks, Colewood Park and Elm Leaf Park. At both sites the playgrounds are out of compliance with the Consumer Product Safety Commission (CSPC) code according to a safety audit commissioned by the Borough in 2012. The Borough is currently working with Herbert, Rowland and Grubic, Inc. (HRG) on a park master plan and replacement of the play structures has been identified as priority number one.

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

H. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–FAMILYLINKS EXPANSION AND SUSTAINABILITY PROJECT-HVAC

Request Authorization to: (i) award a Grant in an amount not to exceed \$170,000.00 to help finance the FamilyLinks Expansion and Sustainability Project-HVAC; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

FamilyLinks is seeking to secure labor and materials necessary to install a new HVAC system at the agency's 19,965 facility to replace the existing system which is faulty, unreliable and energy inefficient. The HVAC system will include delivery and installation of a new Rooftop HVAC Unit, new High Efficiency Boiler System, New VAV boxes, Piping and Distribution elements. Approx 800 clients and 50 office workers are affected by this project in additional to 100+visitors each year.

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

I. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–GRANDVIEW AVENUE GREEN INFRASTRUCTURE AND COMMUNITY PARK PROJECT.

Request Authorization to: (i) award a Grant in an amount not to exceed \$70,000 to help finance the – Grandview Avenue Green Infrastructure and Community Park Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The proposed project is the redevelopment of vacant land for reuse as a green infrastructure site that would include a community playground and picnic area. The project will include 200 linear feet of 12" storm pipe located at the intersection of Grandview Avenue and Christina Alley to redirect two catch basins to the proposed 2,900 square foot bioretention area. An earthen berm that will surround the bioretention area will allow stormwater to infiltrate into the soil and slow release large storm events to Turtle Creek via an existing storm water inlet.

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

J. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–MAPLE AVENUE RETAINING WALL

Request Authorization to: (i) award a Grant in an amount not to exceed \$75,000.00 to help finance the Maple Avenue Retaining Wall Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The Maple Avenue Retaining Wall project consists of the demolition and debris removal of an existing retaining wall, installation of: about 225 feet of retaining wall, about 500 square yards of 2.5 inch compacted depth binder asphalt, about 600 square yards of 1.5 inch compacted depth wearing asphalt, about 600 linear feet of guide rail, keyways, utility adjustments with site remediation and maintenance, as required.

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

K. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–PITTSBURGH TERMINAL WAREHOUSE PRESERVATION PROJECT.

Request Authorization to: (i) award a Grant in an amount not to exceed \$100,000.00 to help finance the Pittsburgh Terminal Warehouse Preservation Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Requested Grant funds will be used for architectural and engineering studies to determine the feasibility of a large redevelopment project at the River Walk Corporate Center

The overall project will potentially include over 500,000 sq. ft. of office and flex space for light and technical manufacturing; approximately 100 residential units (120,000 sq. ft.); 30,000 sq. ft. of supportive retail; a 500 car multi-modal transportation facility which will be integrated into the building and will include: a bike trail; bike parking/rental & repair center; kayak storage/rental & launch center; and charges for electric vehicles.

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

L. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–CHILDREN’S MUSEUM VISITOR AMENITY ENHANCEMENT PROJECT.

Request Authorization to: (i) award a Grant in an amount not to exceed \$100,000.00 to help finance the Children's Museum Visitor Amenity Enhancement Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds will be used to reconfigure the Museum’s lobby and replacement of its main visitor elevator.

Mr. Pollock stated that this was a very good project.

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

M. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, GAMING ECONOMIC DEVELOPMENT FUND (GEDF)–APPLICATION FOR FUNDING

Request authorization to: (i) submit an application for funding to the Commonwealth Finance Authority from the Pennsylvania Gaming Economic Development and Tourism Fund; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The Pennsylvania Race Horse Development and Gaming Act (Act 2004-71), as amended, established the Pennsylvania Gaming Economic Development and Tourism Fund (the “Fund”). Certain monies appropriated from gaming revenues are deposited into the Fund, which is held by the Commonwealth Financing Authority (CFA), a portion of which will be allocated to RAAC for community and economic development projects in Allegheny County.

As per the CFA guidelines, each year RAAC may submit to the CFA, for its consideration and its final approval, proposed projects to be funded by Fund monies.

ON A MOTION MADE BY MS. WILLIAMS AND SECONDED BY MR. POLLOCK, THE ABOVE REQUEST WAS APPROVED AS PRESENTED. DR. SMITH VOTED NO.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS TO TRANSACT, ON A MOTION MADE BY SENATOR FONTANA AND SECONDED BY MR. POLLOCK, THE ADJOURNMENT OF THE REGULAR MEETING OF THE REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY WAS UNANIMOUSLY APPROVED.

Jack Exler

Jack Exler, Sr. Deputy Director

APPROVED