

REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY

MINUTES OF THE BOARD OF DIRECTORS

REGULAR and PUBLIC HEARING

ONE CHATHAM CENTER

BOARD ROOM, 9TH FLOOR

112 WASHINGTON PLACE, PITTSBURGH, PENNSYLVANIA

July 17, 2015—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, July 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, 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; Tom McGrath, Fiscal Manager; Anita Truss, Senior Accountant; Beth O'Donnell, Marketing Coordinator; Erin Deasy, Manager; Gloria Redlinger, Contract Administrator; Heather Schultz, Project Manager; Maurice Strul, Assistant Director; Kathy Castner, Project Manager; Dan Tobin, Project Manager; Robert Frank, Contract Administrator; James O'Connor, Project Manager; Leandra Dimate, Project Manager; Nathan Wetzel, Assistant Manager; Julie Collins, Project Manager; Dane Yancic, Project Manager; William McClain, Planner; Jennifer Huber, Accountant; and Rachel Miller, Accountant.

Others present were: Vanessa McCarthy-Johnson and Patrick Shattuck, Borough of Wilkinsburg; John Palyo, Twin Rivers Council Of Governments; Ken Faux, Carnegie Library of Pittsburgh; Molly Brennan, Borough of Baldwin; Bob Zischkau, Glenn Engineering; Brent Lazar, a.m. Rodriguez Associates Inc.; Steve Bittle, Greater Pittsburgh Film Office; and Greg Nace, Pittsburgh Botanic Garden.

I. ROLL CALL

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

II. APPROVAL OF MINUTES—JUNE 19, 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 June 2015 and found them to be in good and proper order.

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

IV. PUBLIC COMMENTS

There were no public comments.

V. OLD BUSINESS

A. ALLEGHENY M/W/DBE CONTRACTOR / VETERANS WORKING CAPITAL LOAN PROGRAM-PROGRAM EXTENSION

Requesting authorization to: (i) extend the Allegheny M/W/DBE Contractor / Veterans Working Capital Loan Program (WCLP) to August 31, 2017; and (ii) allow the Director to execute the necessary documents with solicitor approval.

The program which was established 2005 provides short term working capital loans (one year or less) for contractors to fund local, state, and federal government contract costs. The program has been successful and to date has committed almost \$3.0 million in loans.

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

B. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)-QUAKER VALLEY RECREATION ASSOCIATION-WATER MANAGEMENT COMPONENT OF LEGACY FIELDS-AMENDMENT

Request authorization to: (i) amend the project scope; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

The original \$150,000 grant was awarded on September 19, 2014. The original scope of services only has the provision for the installation of five (5) rain gardens; however, only three (3) rain gardens were created. The scope of services needs to be amended to include the purchase of fences to surround each rain garden.

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

VI. NEW BUSINESS

A. STEEL VALLEY REDEVELOPMENT PROJECT-SALE OF VACANT PARCEL

Request authorization to: (i) ratify an Agreement of Sale to a.m. Rodriquez Associates, Inc. for \$10,000 for a vacant Authority-owned parcel located at 333-335 E. Eighth Avenue in Homestead; and (ii) allow the Director to execute all necessary documents, with Solicitor approval.

This request is a continuation of the Authority's efforts to sell parcels acquired via the Steel Valley Redevelopment Project and thus return Authority-owned properties to productive and taxable reuses. This transaction will allow a.m. Rodriquez Associates, Inc. to develop a brew house and gastro-pub adjacent to this site along E. Eighth Avenue in Homestead Pa.

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

B. ALLEGHENY COUNTY 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 Braddock Hills, Coraopolis, East McKeesport, Homestead, Millvale, North Braddock, Ross, South Versailles, and Stowe (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 SENATOR FONTANA, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

C. RANKIN PARCELS-REQUEST FOR DEVELOPMENT PROPOSALS (RFDP)

Request authorization to: (i) submit a Request For Development Proposals from developers/real estate development professionals or potential businesses regarding RAAC owned parcels located near Rankin Boulevard in the Borough of Rankin, Pennsylvania; (ii) negotiate and enter into a contract with the Developer that submitted a complete proposal including a site design and finance plan that will

provide an assemblage of parcels with the highest and best use; and (iii) allow the Director to execute all the necessary documents with Solicitor approval.

This request is a continuation of the Authority's efforts to return Authority-owned properties for private redevelopment. Parcels are identified as Lot & Blocks 178-S-150, 178-S-392, 178-S-397, 178-S-398, 178-S-399, 179-D-38, 179-D-36, 179-D-35 and 392-F-33, comprising 1.46 acres.

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

D. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–IMPROVEMENTS TO BRINTON PLAYGROUND

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

Brinton Playground is badly deteriorated and obsolete. Improvements to this site will provide a significant increase in the recreational opportunities currently lacking. Improvements will include the construction of a multi-functional play court, deck hockey, tennis and volley ball, a walking trail, new and renovated play equipment, installation of various site amenities, fencing and landscaping. The municipality's Department of Public Works will provide services for demolition, site preparation and site restoration to allow grant funds to be better utilized for the much needed equipment and site amenities.

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

E. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–CITY GATEWAY PROJECT-PHASE II

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

The applicant is seeking funding assistance for the City Gateway Project Phase II. This project will continue with the City's efforts with the revitalization of the West Grant Avenue Corridor through the removal of vacant, blighted structures located at 125 West Grant Avenue and 17 South Second Street.

Once the sites are cleared the Redevelopment Authority of the City of Duquesne will acquire the lots for purposes of marketing them for future development in the Grant Avenue Corridor. The project will create 3 temporary jobs.

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

F. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–ARDMORE BLVD STRATEGIC BLIGHT ELIMINATION & GATEWAY CREATION.

Request Authorization to: (i) award a Grant in an amount not to exceed \$250,000 to help finance the Ardmore Blvd Strategic Blight Elimination & Gateway Creation Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The applicant is seeking funding assistance for demolition of abandoned properties along the Wilksburg Ardmore Boulevard corridor. The proposed demolition area has an 80% vacancy rate in spite of over 20,000 cars per day. Steep slopes complicate any commercial reuse strategy. The result is the gateway to Wilksburg from the Parkway East that is overwhelmingly blighted. To avoid expensive emergency demolitions, improve public perception, and stabilize the neighborhood Wilksburg must strategically demolish visible and concentrated areas of blight.

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)–ORANGERY UTILITIES PROJECT

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

The Orangery Project will bring water, sewer, gas, and electric along with roadway improvements to the site of the Orangery, which is a quintessential passive-solar garden building and the next revenue-generating public building at the Pittsburgh Botanic Garden. The Project will also cover initial clearing and earthwork for a 200 car parking lot.

The Orangery Utilities Project will correct an additional nine acres of prior industrial damage and set the stage for future events at the Orangery by adding a storm sewer system, roadway lighting, bringing in a sanitary sewer force main, grinder pump, 8" water line, fire hydrants, gas, electric, telephone and internet.

Ms. Williams stated that this was a very good project.

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

H. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–PITTSBURGH FILM OFFICE FILM INDUSTRY DEVELOPMENT INITIATIVE.

Request Authorization to: (i) award a Grant in an amount not to exceed \$110,000.00 to help finance the Pittsburgh Film Office Film Industry Development Initiative Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The applicant is seeking funding assistance for its three part plan (i) PFO-TV: an initiative to plan and create a web-based film industry news channel for use by the local community to educate and introduce to regional and national audience information of the local film industry. (ii) Film App: An Internet-based program that will streamline the film permit system by the Pittsburgh Film Office. (iii) PFO Rebranding: PFO will undergo a complete website overhaul.

The three aforementioned initiatives will expand the PFO's public relations and marketing capabilities.

Senator Fontana stated that this is a good project to educate people about the film industry.

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

I. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–VERSAILLES PARK PHASE 2

Request Authorization to: (i) award a Grant in an amount not to exceed \$50,000.00 to help finance the Versailles Park Phase 2 Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The project is to construct a hybrid bituminous/limestone parking lot with a gate on Borough owned property along the Youghiogheny River to provide easier access to the pedestrian trail. The project will also include installing three (3) landscaped park benches along the trail to provide trail users with a place to rest or relax.

Bollards are also proposed at both ends of the pedestrian trail to prevent unwanted vehicular access to the trail, clearing and removing existing trees and shrubs from parking lot area, signage and striping, riverfront property site clean-up and traffic control. This will be the second proposed phase as part of the Master Plan for the Versailles Park.

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

J. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–CLP-KNOXVILLE BRANCH LIBRARY RENOVATION.

Request Authorization to: (i) award a Grant in an amount not to exceed \$100,000.00 to help finance the CLP-Knoxville Branch Library Renovation Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The applicant is seeking funding assistance to renovate the Knoxville Library and remove all remaining/existing American Disabilities Act (ADA) barriers, including the installation of a new hydraulic passenger elevator. There is no accessible route from the main/first floor to the lower level, which contains the Library's meeting room.

In addition to these renovations, a small 335 SF bump-out (extension) will be added to provide a Children's Reading room/nook and two small in fills created in the front of the building. The HVAC system along with the replacement of the building's windows, roof, lighting, electrical system, and insulation will be replaced.

Senator Fontana stated that this is money well spent for the community.

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

GOOD OF THE ORDER

The board recognized Jennifer Huber as a new employee for Operations.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS TO TRANSACT, ON A MOTION MADE BY MS. WILLIAMS AND SECONDED BY DR. SMITH, THE ADJOURNMENT OF THE REGULAR MEETING OF THE REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY WAS UNANIMOUSLY APPROVED.

Jack Exler

Jack Exler, Sr. Deputy Director