

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

August 28, 2015—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, August 28, 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, and Herky Pollock.

Also present were: William Merchant, Authority Solicitor; Robert Hurley, Director; Jack Exler, Sr. Deputy Director; Samuel Bozzolla, Project Manager; Adrienne Frazier, Administrative Assistant; Tom McGrath, Fiscal Manager; Anita Truss, Senior Accountant; Beth O'Donnell, Marketing Coordinator; Erin Deasy, Manager; Kathy Castner, Project Manager; Dan Tobin, Project Manager; Nathan Wetzel, Assistant Manager; Julie Collins, Project Manager; Peter Rubash, Project Manager; Jennifer Huber, Accountant; Carl Lukitsch, Project Manager; Holly Eve, Environmental Engineer; Connye Popescu, Accountant; Elaine Smearmen; Executive Assistant; and Rachel Miller, Accountant.

Others present were: Allison Hall, (PAAR) Pittsburgh Action Against Rape; and John Lengel, Residential Resources Inc.

I. ROLL CALL

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

II. APPROVAL OF MINUTES—JULY 17, 2015

ON A MOTION MADE BY SENATOR FONTANA AND SECONDED BY MR. POLLOCK, THE MINUTES OF THE PREVIOUS MEETING WERE APPROVED AS PRESENTED.

III. APPOINTMENT OF SECRETARY – TREASURER PRO TEMPORE

ON A MOTION MADE BY SENATOR FONTANA AND SECONDED BY MR. BROOKS, IT WAS UNANIMOUSLY APPROVED TO APPOINT MR. POLLOCK AS SECRETARY–TREASURER PRO TEMPORE.

IV. RATIFICATION OF BILLS

Mr. Pollock reviewed the Ratification of Bills Payable for the month of July 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.

V. PUBLIC COMMENTS

There were no public comments.

VI. OLD BUSINESS

A. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)-EDGEWATER PROPERTIES AMENDMENT

Request authorization to: (i) amend the current Cooperation Agreement with Edgewater Properties, LP, naming the A. Richard Kacin, Corporation as an additional funding entity; and (ii) allow the Director to execute all necessary documents with Solicitor approval.

The Redevelopment Authority, on behalf of Edgewater Properties, has secured RACP grant funds in the amount of \$1.5M for use in the development of the Edgewater Properties, LP, located in Oakmont, Pa. Because of the additional matching funds that are being provided by A. Richard Kacin, Inc., on behalf of Edgewater Properties, L.P, the State has asked that this funding entity also be named and identified in the underlying Cooperation Agreement.

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

B. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, GAMING ECONOMIC DEVELOPMENT FUND ("GEDF")-THORN HILL ROAD INTERSECTION

Request authorization to: (i) change the location of the proposed turning lane at the intersection of Thorn Hill Road, Brush Creek Road and Commonwealth Drive to Brush Creek Road; and (ii) allow the Director to execute all the necessary

documents with Solicitor approval.

Marshall Township is seeking to redirect, in its entirety, the three hundred fifty thousand dollar GEDF grant for the Thorn Hill Road turning lane to a similar turning lane installation on Brush Creek Road. The Township believes that the Thorn Hill Road project can be installed more economically and through the current PA Turnpike Commission contract for work in progress on Thorn Hill Road. The Township is seeking to execute a contribution agreement with the Turnpike Commission to complete the installation of the turn lane under a change order.

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

VII. NEW BUSINESS

A. RANKIN VACANT PROPERTY ASSEMBLAGE

Request authorization to (i) enter into an Agreement of Sale for nine (9) RAAC-owned and vacant parcels, Lot and Block 178-S-150, -S-392, -S-397, -S-398, -S-399, 179-D-38, -D-33, -D-36, and -D-35 ("Site"), comprising 1.4 acres, located near Rankin Boulevard in the Borough of Rankin for the amount of \$20,000.00 to First Link, LLC, Real Estate Development Company; 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 vacant Authority-owned properties thereby returning same to productive and taxable reuse. This transaction will allow First Link, LLC to develop this Site, as proposed in their submittal to the Authority's recent Request for Development Proposals, to a commercial/retail business site, which will create additional jobs and taxes to the Borough of Rankin and other taxing bodies.

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

B. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)– PARTICIPATION BY BOROUGH OF LEETSDALE AND TOWNSHIP OF LEET

Request authorization to: (i) allow the Borough of Leetsdale and the Township of Leet to participate in the County's AVPRP; (ii) allow RAAC to receive funds from the Borough and Township or entities authorized by the Borough and 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 Borough of Leetsdale and the Township of Leet, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 58.

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

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

Request authorization to: (i) approve a Certificate of Completion for Block and Lot No. 161-J-326 (124 Varney St.) in the Township of Ross, Block and Lot No. 167-M-112 (616 Altmeyer St.) in the Borough of Sharpsburg, and Block and Lot No. 455-M-259 (336 George St.) in the Borough of Turtle Creek, which were 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 properties was delivered to the buyer who has completed the improvements as required under the Conditional Agreement of Sale of the properties.

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

D. 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 Braddock, East McKeesport, Edgewood, Etna, McCandless, Mount Oliver, and Wilkinsburg; 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 MR. POLLOCK AND SECONDED BY SENATOR FONTANA, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

**E. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–CONTINUATION OF
COMPREHENSIVE BUILDING HVAC UPGRADES.**

Request Authorization to: (i) award a Grant in an amount not to exceed \$150,000 to help finance the Continuation of the Comprehensive Building HVAC Upgrades

Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

PAAR is requesting CITF funds to complete the upgrade of the HVAC system at their facility on Pittsburgh's Southside.

Senator Fontana thanked PAAR for all the good work that they do.

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

F. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–SITE CLEARING 2904 CASTLEGATE AVENUE

Request Authorization to: (i) award a Grant in an amount not to exceed \$140,000.00 to help finance the site clearing of the 2904 Castlegate Avenue Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The funds applied for in this application would be used for the continuation and eventual completion of the demolition process.

Senator Fontana stated that it was good to see redevelopment in that area.

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

GOOD OF THE ORDER

The board recognized Connye Popescu, and Holly Eve as new employees for the Operations Division, and Elaine Smearmen, as a new employee for the Executive Division.

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