

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

September 23, 2015—10:00 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Wednesday, September 23, 2015 at 10:00 a.m. in the Board Room, 9th Floor, One Chatham Center, 112 Washington Place, Pittsburgh, Pennsylvania 15219.

Board Members present were: William Brooks, Donald Smith, and via phone Herky Pollock.

Also present were: William Merchant, 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; Kathy Castner, Project Manager; Julie Collins, Project Manager; Jennifer Huber, Accountant; Conny Popescu, Accountant; Elaine Smearmen, Executive Assistant; Cassa Colliinge, Assistant Director; and Rachel Miller, Accountant.

Others present were: None.

I. ROLL CALL

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

II. APPROVAL OF MINUTES—AUGUST 28, 2015

ON A MOTION MADE BY DR. SMITH 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 MR. POLLOCK AND SECONDED BY MR. BROOKS, IT WAS UNANIMOUSLY APPROVED TO APPOINT DR. SMITH AS SECRETARY—TREASURER PRO TEMPORE.

IV. RATIFICATION OF BILLS

Dr. Smith reviewed the Ratification of Bills Payable for the month of August 2015 and found them to be in good and proper order.

ON A MOTION MADE BY MR. BROOKS 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

- **ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)-OAKLAND PLANNING AND DEVELOPMENT CORPORATION (OPDC)-OAKLAND AFFORDABLE HOUSING-AMENDMENT**

Request authorization to: (i) amend the scope of services included in the original contract; and (ii) allow the Director to execute all necessary documents with Solicitor approval.

The original \$150,000 grant was approved in May 2015. OPDC is now requesting to change the scope of services included in the original contract. OPDC is requesting to use CITF funds for acquisition costs attributed to 2532 Wadsworth Street. The cost of acquisition is approximately \$138,000. The remaining funds will be used for property appraisals, architectural design, a grant origination fee, and a close out audit.

OPDC has an agreement of sale to purchase a building at 2532 Wadsworth Street. This will be part of a larger site acquisition to be developed to house 25 low income families.

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

VII. NEW BUSINESS

A. RAAC OWNED PROPERTY-CONVEYANCE

Request authorization to: (i) convey via a quit claim deed two (2) parcels of land located in the Borough of Turtle Creek to the First United Presbyterian Congregation; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

In 1978, prior to the involvement by the Allegheny County Department of Economic Development in RAAC, RAAC sold portions of the above-mentioned parcels by deed to the First United Presbyterian Congregation. Although the 1978 deed purported to convey a separately-subdivided parcel of land which comprised most (but not all) of Block and Lots 455-K-200 & 445-K-242, no such subdivision was recorded and the conveyance never registered in the County's Assessor's office. In order to rectify this situation, RAAC has been requested to re-convey the land and include the entire description of Block and Lots 455-K-200 & 455-K-242.

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

B. BOROUGH OF BRENTWOOD

Request authorization to: (i) enter into an agreement with Economic Development South for an amount not to exceed \$2,500 to support Open Streets BRENTWOOD; and (ii) allow the Director to execute necessary documents with Solicitor approval.

Open Streets BRENTWOOD will be held on Saturday October 17th 2015 from 9:00AM to 1:00PM. This event will take place along a 1.3 mile stretch of Brownsville Road corridor from Brentwood Park to just before the intersection of Route 51. The road will be closed to all motorized traffic so pedestrians, roller bladders, cyclists, skateboarders and other forms of human-powered transportation can enjoy the street as a public space. There will be activities for participants ranging in age from toddlers to seniors. Music, games, activities, demonstrations and sidewalk sales are planned to be part of the experience. Businesses along the corridor will be encouraged to join in the fun and take advantage of increased foot traffic.

Economic Development South will utilize the grant funds for communications, outreach and engagement to promote this event.

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

C. 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 Coraopolis, Elizabeth, Forward, Harrison, McCandless, Munhall, Scott, Sharpsburg, Turtle Creek, and West Deer; 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 DR. SMITH 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 DR. SMITH 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