

**REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY**

**MINUTES OF THE BOARD OF DIRECTORS**

**REGULAR and PUBLIC HEARING**

**ONE CHATHAM CENTER**

**BOARD ROOM, 9<sup>TH</sup> FLOOR**

**112 WASHINGTON PLACE, PITTSBURGH, PENNSYLVANIA**

**October 16, 2015—10:30 a.m.**

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, October 16, 2015 at 10:30 a.m. in the Board Room, 9<sup>th</sup> Floor, One Chatham Center, 112 Washington Place, Pittsburgh, Pennsylvania 15219.

Board Members present were: William Brooks, Senator Wayne Fontana, Donald Smith, Herky Pollock, and Doris Carson-Williams.

Also present were: Also present were: Steve Papernick, Authority Solicitor; Robert Hurley, Director; Jack Exler, Sr. Deputy Director; Pat Earley, Deputy Director; Samuel Bozzolla, Project Manager; Adrienne Frazier, Administrative Assistant; Tom McGrath, Fiscal Manager; Anita Truss, Senior Accountant; Beth O'Donnell, Marketing Coordinator; Kevin Main, Project Manager; Connie Popescu, Accountant; Elaine Smearmen, Executive Assistant; Carl Lukitich, Project Manager; Erin Deasy, Manager; Michele Capuano, Executive Assistant; Heather Sakowski, Redevelopment Coordinator; Gloria Redlinger, Contract Administrator; and Rachel Miller, Accountant.

Others present were: John Palyo, Twin Rivers Council of Governments; and Ciara Kimbrough, Cosmos Technologies, Inc.

**I. ROLL CALL**

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

**II. APPROVAL OF MINUTES—SEPTEMBER 23, 2015**

ON A MOTION MADE BY DR. SMITH 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 September 2015

and found them to be in good and proper order.

ON A MOTION MADE BY DR. SMITH 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. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY  
INFRASTRUCTURE & TOURISM FUND (CITF)–BUILDING IMPROVEMENTS TO  
THREE ANGELS’ PLACE COMMUNITY FACILITIES-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 \$60,000 grant was approved in May 2013. Angels’ Place, Inc. is now requesting to change the scope of services included in the original contract. The Agreement funds were to pay for improvements at three Angels’ Place, Inc. facilities, two in the City of Pittsburgh, and one in Swissvale Borough. Angels’ Place, Inc. is requesting to use the CITF funds only at the Swissvale Borough facility and to add activities to the scope of work at the Swissvale Borough facility. The activities are the installation of a new fire alarm system, new three phase electrical service and new wiring for rooftop HVAC equipment. These building upgrades are necessary to obtain municipal approval for the installation of HVAC equipment.

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

**B. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY  
INFRASTRUCTURE & TOURISM FUND (CITF)–TWIN RIVERS COUNCIL OF  
GOVERNMENTS (TRCOG)-GALLATIN SUNNYSIDE PARK IMPROVEMENTS-  
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 \$200,000 grant was approved in May 2014. TRCOG is now requesting to change the scope of services included in the original contract. TRCOG is requesting to use CITF funds for the construction of an enclosed concession stand, rather than a new picnic pavilion and river overlook. The change is requested due

to feedback from the community and the Forward Township Recreation Committee. The remaining funds will still be used for installation of a walking trail, road and parking lot rehabilitation, restoration of the site and other appurtenant items of construction.

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

**C. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–TWIN RIVERS COG PIERCE ROAD RECONSTRUCTION**

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

The original project, awarded in May 2015 for \$75,000, included improvements to Pierce Road. Currently homes along Pierce Road are currently without a sewer system, Lincoln Borough is about to begin feasibility studies on installing a sanitary sewer system along Pierce Road. Installing a sewer system will require any improvements done to Pierce Road to be torn up within a 2-3 year time frame; therefore, the Borough and the COG are requesting that the CITF funds be reallocated from Pierce Road to Coursin Road.

The proposed Coursin Road project will consist of 1845 SY scarify, re-grade and compact existing aggregate road surface, installation of 270 tons 3" asphalt binder course, 160 tons 1.5" asphalt wearing course, reshape 1325 LF of roadway ditch/swale, 885 SY geotextile, 250 CY R-4 rock lining, backfill roadway edges, and associated work items.

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

**VII. NEW BUSINESS**

**A. SINGLE AUDITED FINANCIAL STATEMENTS-DECEMBER 31, 2014**

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

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

**B. RIGHT OF ENTRY AGREEMENT-AMERICAN PASTORAL PRODUCTIONS**

Request authorization to: (i) to enter into a Right of Entry Agreement with American Pastoral Productions LLC. To allow access to the lots 232-N-105, 232-N-123, and 232-N-122 on the corner of Center St. and Taylor Way; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

American Pastoral Productions LLC. has requested the use of RAAC owned lots at the corner of Center St. and Taylor Way in the neighborhood of Wilkinsburg to stage their equipment while filming movie "American Pastoral". Staging will occur from October 20, 2015 to October 25, 2015, and local authorities have been notified. They anticipate parking 5 trailers to be used by cast and crew.

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

**C. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)-TRAFFIC SIGNALIZATION REPLACEMENT**

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

The Borough of Whitaker is requesting consideration that the funding request of \$95,000.00 initially submitted under CITF 1415-1-012 which was to be used for rehabilitation of the Mifflin Street Sanitary Sewer be redirected to assist with the replacement of the traffic signal located at the intersection of State Route 837 and the Rankin Bridge. The traffic signal at this location controls a very high level of vehicular traffic. State law requires that vehicular signal control must be maintained at all times to provide the safe flow of traffic. Due to the malfunctioning of the traffic signal the Borough has secured a temporary signalization arrangement to control traffic flow and safety.

With its limited resources, the Borough is requesting that the Board consider reallocating the grant funds from the Mifflin Street Sanitary Sewer project and to increase the amount to \$150,000.00 to assist with this emergency traffic control situation. Consideration of this request will help alleviate a dangerous condition to both pedestrians and vehicles and avoid the potential for loss of life.

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

**D. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY  
INFRASTRUCTURE & TOURISM FUND (CITF)–SOLICITOR CONTRACT**

Request Authorization to: (i) enter into a one (1) year agreement with the law firm Grogan Graffam as the solicitor for the CITF Program effective September 1, 2015; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Grogan Graffam will serve in the role of CITF Solicitor with a yearly retainer not to exceed \$60,000 excluding any additional fees necessary to handle any potential litigation matters unforeseeable at this time.

ON A MOTION MADE BY SENATOR FONTANA AND SECONDED BY MS. WILLIAMS, 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