

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

November 18, 2015—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Wednesday, November 18, 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, Donald Smith, Herky Pollock, 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; Adrienne Frazier, Administrative Assistant; Angie Hicks, Project Manager; Tom McGrath, Fiscal Manager; Anita Truss, Senior Accountant; Beth O'Donnell, Marketing Coordinator; Connie Popescu, Accountant; Gloria Redlinger, Contract Administrator; Julie Collins, Project Manager; Maureen Quinn, Project Manager; Daniel Tobin, Project Manager; Nathan Wetzel, Assistant Manager; Jennifer Huber, Accountant; Shantalaya Mathews, Project Manager; and Justin Cole, Business Development Intern.

Others present were: Lena Andrews, ACTION-Housing, Inc.

I. ROLL CALL

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

II. APPROVAL OF MINUTES—OCTOBER 16, 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 October 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 & TOURISM FUND (CITF)–TRAFFIC SIGNALIZATION REPLACEMENT

Request Authorization to: (i) assign a previously awarded CITF grant not to exceed \$150,000 from Whitaker Borough to the Allegheny County Department of Public Works; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

This traffic light was damaged in a car accident in April of this year and in the interim a rental traffic light has been put in its place at the cost of \$10,000 per month to the County. In an effort to purchase and install the new traffic light as soon as possible, the Borough has asked that the grant be assigned so ACDPW can procure and install the light with contractors they already have under contract (via a public bidding process) to do the work.

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

B. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)–RAAC VACANT PROPERTY REVIEW COMMITTEE RE-APPOINTMENT

Request authorization to: (i) reappoint Jack Exler as the Redevelopment Authority of Allegheny County Board appointee to serve on the Vacant Property Review Committee for a two-year term from January 1, 2016 until December 31, 2017; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The ordinance that authorizes the Allegheny Vacant Property Recovery Program, local ordinance #1247-93, requires that Vacant Property Review Committee members be appointed on a two year term basis. This ordinance also requires that one member be appointed by the Redevelopment Authority of Allegheny County Board.

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

VII. NEW BUSINESS

A. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)– PARTICIPATION BY THE BOROUGH OF BLAWNOX & THE BOROUGH OF BRENTWOOD

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

With the addition of the Boroughs of Blawnox and Brentwood, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 60.

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

B. 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 Edgewood, Harrison, Oakdale, Pitcairn, Plum, Ross, Swissvale, West View, and Wilkesburg (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.

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

Request Authorization to: (i) to enter into a third party agreement between the Redevelopment Authority of Allegheny County, Whitaker Borough, and the Allegheny County Department of Public Works for the Traffic Signalization

Replacement at the Intersection of State Road 837 and the Rankin Bridge; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

This traffic light was damaged in a car accident in April of this year and in the interim a rental traffic light has been put in its place at the cost of \$10,000 per month to the County. In an effort to purchase and install the new traffic light as soon as possible, the Borough has asked that the grant be assigned so ACDPW can procure and install the light with contractors they already have under contract (via a public bidding process) to do the work. This agreement details everyone's roles and responsibilities.

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

D. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–ARDMORE SENIOR HOUSING, PHASE I.

Request Authorization to: (i) award a grant in an amount up to \$225,000.00 to help finance Phase I of the Ardmore Senior Housing Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

This proposal is requesting funds for the acquisition of a building located at 1844 Ardmore Boulevard in Forest Hills to enable the development of 35-40 units of affordable senior housing. The general condition of the existing building is poor. The best use of the site would be to replace the business/light assembly prior use of the building with a residential building that complements the neighborhood and enhances Ardmore Boulevard. This is Phase I of a multiphase project.

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

E. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–WILKINSBURG TRAIN STATION REDEVELOPMENT

Request Authorization to: (i) award a grant in an amount up to \$240,000.00 to help finance the Wilkinsburg Train Station Redevelopment Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Funds for this project will be used for reconstruction of a roof for the Wilkinsburg Train Station and install windows and doors on the building in addition to some concrete repair. The building currently suffers from water damage due to a very severely rotted roof. In the winter of 2015 several inches of thick snow and ice accumulated on the train station's first floor. The train station is boarded with no installed windows. The interior is vandalized with graffiti and garbage.

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

OFF AGENDA ITEM

- **HOMESTEAD PARKING LOT –RIGHT OF ENTRY AGREEMENT**

Request authorization to: (i) to enter into a Right of Entry Agreement with LUXE Lighting & Atmospheres LLC to allow access to the Batch Bakery parking lot on the corner of Ann St and 7th Ave. in Homestead Borough; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

LUXE Lighting has requested the use of the RAAC owned Batch Bakery parking lot on the corner of Ann St and 7th Ave. in the neighborhood of Homestead to use for a holiday event hosted by a locally owned business. LUXE will rent the lot from December 2, 2015 to December 7, 2015 and has agreed to pay a nominal fee to rent the lot for this period of time

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

GOOD OF THE ORDER

Mr. Brooks and Mr. Pollock volunteered to be a part of the Redevelopment Authority of Allegheny County's internal budget committee.

The board acknowledged Shantalaya Mathews as a new employee of Allegheny County Economic Development.

Mr. Hurley stated that Ms. Mathews was the best candidate for the Project Manager position for our Business Development department.

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