

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

December 18, 2015—10:30 a.m.

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

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; Tom McGrath, Fiscal Manager; Anita Truss, Senior Accountant; Gloria Redlinger, Contract Administrator; Julie Collins, Project Manager; Daniel Tobin, Project Manager; Nathan Wetzel, Assistant Manager; Shantalaya Matthews, Project Manager; and Erin Deasy, Manager.

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—NOVEMBER 18, 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. BROOKS AND SECONDED BY MR. POLLOCK, 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 November 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. ECONOMIC DEVELOPMENT FUND (EDF)-LOAN TO AUTHORITY FOR IMPROVEMENTS IN MUNICIPALITIES (AIM)-TIME EXTENSION

Request authorization to: (i) extend the term of the EDF loan until 2018; and (ii) allow the Director to execute all necessary documents with Solicitor approval.

The original loan of \$250,000 was made to AIM for various projects to municipalities and/or municipal authorities throughout Allegheny County. AIM has extended several loans including; Dormont, Harmar, East Pittsburgh and the Municipal Authority of Edgeworth.

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

B. ECONOMIC DEVELOPMENT FUND (EDF)-LYSLE BOULEVARD REDEVELOPMENT PROJECT LOAN EXTENSION

Request authorization to: (i) amend the existing EDF loan for \$410,000.00 to reflect an increase in the amount of funding by \$345,000.00 for a total not to exceed \$755,000.00; (ii) extend the term of the loan for an additional three (3) year period; and (iii) allow the Director to sign the necessary documents with Solicitor approval.

This request is in furtherance of the redevelopment activities at this site located in the City of McKeesport, adjacent to the Eat n' Park Restaurant along Lysle Boulevard. The EDF loan will be repaid from Redevelopment Assistance Capital Program proceeds.

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

VII. NEW BUSINESS

A. REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY-2016 ANNUAL BUDGET

Request authorization to: (i) approve the 2016 Annual Budget as presented; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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

B. 2016 ADMINISTRATIVE AGREEMENT

Request authorization to: (i) enter into an Administrative Agreement with Allegheny County in the amount of \$650,240.00; and (ii) allow the Director to execute necessary documents with Solicitor approval.

These funds are derived from various sources, including, but not limited to revenue received from grant administration, TIF administration and revenues from administering the Community Infrastructure Tourism Fund and the Gaming Economic Development Fund.

General Fund	\$300,000
CITF	\$190,240
GEDF	\$160,000

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

C. COMMUNITY DEVELOPMENT BLOCK GRANT-CARRIE FURNACE REDEVELOPMENT

Request authorization to: (i) ratify a Year 42 Community Development Block Grant application submitted to the Allegheny County Economic Development Department for an amount not to exceed \$1,500,000; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

This grant will be used towards the continued redevelopment of the Carrie Furnace Site. Anticipated work to be performed through this grant includes the continued installation of infrastructure on the site as well as placement of clean fill in accordance with the PA DEP Act 2 standards.

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

D. WELLS FARGO DONATION AGREEMENT

Request authorization to: (i) enter into a donation agreement with Wells Fargo for a property located at 529 Bessemer Ave. in East Pittsburgh; (ii) accept title to said property; (iii) accept a contribution of \$10,000 from Wells Fargo for costs toward demolition of said property; (iv) transfer related property and the \$10,000 contribution, less RAAC costs associated with said transfer, to the Borough of East Pittsburgh; and (v) allow the Director to execute the necessary documents with Solicitor approval.

Wells Fargo operates a REO Donation Program to facilitate the transfer of Wells Fargo owned or serviced REO properties to government organizations that provide sustainable homeownership or rental opportunities to low-to-moderate-income (LMI) families or for blight remediation. ACED works with local municipalities to decrease the amount of blighted structures, and as such will immediately transfer the property to the Borough of East Pittsburgh to demolish the property. Wells Fargo will prepare the deed and cover all closing costs.

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

E. ENVIRONMENTAL PROTECTION AGENCY (EPA)-BROWNFIELD ASSESSMENT GRANT-CARRIE FURNACE REDEVELOPMENT

Request authorization to: (i) ratify an application submission for a FY2016 EPA Brownfield Assessment Grant in the amount of \$200,000.00 to continue redevelopment of the Carrie Furnace Brownfield site; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

Funds from this grant will be used for environmental assessments and remediation planning of the Carrie Furnace Brownfield site's Hot Metal Bridge. The bridge currently has asbestos panels lining each side. With the assessment we will be able to ascertain how much asbestos is in the bridge along with any other hazardous substances found. The remediation planning will allow us to take the first steps in removing the hazardous substances from the bridge.

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

F. SCOTT RICE/RCR COMMUNICATIONS SETTLEMENT AGREEMENT

Request authorization to: (i) ratify a Settlement Agreement in the amount of \$7,064.84 with Scott Rice/RCR Communications; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

As part of the Hurricane Ivan Flood Loan Program RAAC provided two loans to Scott Rice. One to Mr. Rice for repairs on a home he owned in Sharpsburg the other for repairs on a laundromat he owned also in Sharpsburg. The loan amounts

were \$9,242 and \$7,760 respectively both were zero percent interest loans. Over time Mr. Rice struggled to pay both loans and in 2010 the loans were consolidated with a balance of \$12,357.04. Over the next 5 years Mr. Rice made sporadic payments which reduced the balance to \$6,938.84.

In 2015 the decision was made to discharge Mr. Rice's loan and a Judgment in the amount of \$9,564.84 (outstanding balance plus legal fees) was filed against Mr. Rice was filed in July 2015. In October, the Allegheny County Law Department was notified that Mr. Rice wished to sell the property encumbered by our judgement. The Allegheny County Law Department received a settlement proposal in the amount of \$7,064.84 which represents the entire loan balance due and filing fees incurred by Allegheny County.

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

**G. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)–
PARTICIPATION BY BOROUGH OF BELLEVUE**

Request authorization to: (i) allow the Borough of Bellevue to participate in the County's Allegheny Vacant Property Recovery Program; (ii) allow RAAC to receive funds from the Borough or entities authorized by the Borough 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 Borough of Bellevue, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 61.

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

**H. Allegheny Vacant Property Recovery Program (AVPRP)–Certificates of
Completion**

Request authorization to: (i) approve Certificates of Completion for parcels transferred through the Allegheny Vacant Property Recovery Program in the municipalities of Penn Hills, Ross, Swissvale, and West Deer, PA; and (ii) allow the Director to execute the necessary documents with Solicitor approval

Executed deeds for said properties were delivered to the buyers who have completed the improvements as required under the Conditional Agreement of Sale of the properties.

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

I. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)

Baldwin, Braddock, East Deer, Etna, McCandless, Mckees Rocks, Moon, Ross, Swissvale, West Deer, West View, White Oak, and Wilkinsburg

Request authorization to: (i) approve various resolutions related to the Allegheny Vacant Property Recovery Program for properties located in the municipalities of Baldwin, Braddock, East Deer, Etna, McCandless, Mckees Rocks, Moon, Ross, Swissvale, West Deer, West View, White Oak, and Wilkinsburg (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 MR. POLLOCK 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