

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
April 15, 2016—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, April 15, 2016 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, Donald Smith, and Doris Carson Williams.

Also present were: Steve Papernick, Authority Solicitor; Robert Hurley, Executive Director; Jack Exler, Sr. Deputy Director; Pat Earley, Deputy Director; Samuel Bozzolla, Project Manager; Angie Hicks, Project Manager; Adrienne Frazier, Administrative Assistant; Beth O'Donnell, Marketing Coordinator; Anita Truss, Senior Accountant; Erin Deasy, Manager; Julie Collins, Project Manager; Connie Popescu, Accountant; Gloria Redlinger, Contract Administrator; and Leandra Dimate, Project Manager.

Others present were: Linda Wilson-Fuoco, Pittsburgh Post-Gazette; Tom Walenchok, Baker Tilly Virchow Krause LLP; and Holly Hudson, CosmosTechnologies Inc.

I. ROLL CALL

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

II. APPROVAL OF MINUTES—FEBRUARY 19, 2016

ON A MOTION MADE BY DR. SMITH AND SECONDED BY MS. WILLIAMS
THE MINUTES OF THE PREVIOUS MEETING WERE APPROVED AS PRESENTED.

III. RATIFICATION OF BILLS

Ms. Williams reviewed the Ratification of Bills Payable for the months of February and March, 2016 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.

IV. PUBLIC COMMENTS

There were no public comments.

V. OLD BUSINESS

A. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)-ALLEGHENY RIVER TOWNS ENTERPRISE ZONE (ARTEZ) DEVELOPMENT SERVICES

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 \$150,000 grant was awarded on November 15, 2012. ARTEZ is requesting to amend the scope to include riverfront trail development planning.

The original scope included: professional services associated with developing and implementing a sustainable housing rehabilitation strategy; developing a relocation strategy for two large industrial sites; acquire sites and easements to allow the continuation of the Three Rivers Heritage Trail through the ARTEZ communities; and acquisition of 2002 Middle Street in Sharpsburg for sustainable housing development. All other contract provisions will remain the same.

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

B. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)-PITTSBURGH FILM OFFICE AMENDMENT

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

The original \$110,000 grant was approved in July 2015. The Pittsburgh Film Office is now requesting to change the scope of services included in the original contract. The funds in the Agreement scope were to pay for camera equipment, and planning costs for the PFO-TV YouTube channel. The Pittsburgh Film Office is requesting to use a portion of the Agreement funds to pay for improvements to their website.

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

VI. NEW BUSINESS

A. GENERAL PURPOSE AUDITED FINANCIAL STATEMENTS-DECEMBER 31, 2015

Request authorization to: (i) accept the General Purpose Audited Financial Statements for the period ending December 31, 2015; and (ii) allow the Director to execute the necessary documents with solicitor approval.

The Audit Committee, consisting of board member William Brooks, members of staff, representatives from the Allegheny County Controllers office, and members of the auditing firm of Baker Tilly Virchow Krause LLP, met and discussed the audited financial statements.

Tom Walenchok of Baker Tilly Virchow Krause LLP stated that it was a good and satisfactory audit with no findings and that cooperation from staff was great.

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

B. CARRIE FURNACE REDEVELOPMENT-CENTER PHASE II

Request authorization to: (i) ratify a request for bids for the Carrie Furnace Center Phase II project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

A request for bids was sent out on March 23, 2016 for the Carrie Furnace Center Phase II project. A public bid opening will be held on Tuesday April 19th at 2pm.

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

C. CARRIE FURNACE REDEVELOPMENT-DUQUESNE LIGHT RIGHT OF WAY AGREEMENT

Request authorization to: (i) enter into a Right of Way agreement with the Duquesne Light Company; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Duquesne Light has proposed placing a temporary pole on the Carrie Furnace site which would allow electricity to the street lights along Carrie Furnace Boulevard. The pole is temporary in nature, and will be removed after conduits are placed under the railroad tracks enabling utilities to travel onto the site underground.

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

D. ECONOMIC DEVELOPMENT FUND LOAN-ONEJET

Request authorization to: (i) issue a \$500,000 Economic Development Fund loan (EDF) at a 3.0% interest to be paid monthly, to OneJet, Inc. for a term of seven (7) years with a ten (10) year amortization; and (ii) allow the Director to execute all necessary documents with Solicitor approval.

This loan is in support of OneJet's expansion of operations in the Pittsburgh market with and is in conjunction with an additional grant from the Allegheny County Airport Authority. (The PA DCED is also considering a loan application in the amount of \$500,000.) RAAC's loan will be collateralized with security interest and assignment of both tangible and intangible assets from OneJet. Said assets include a proprietary revenue optimization system and three patents related to the creation of the system. OneJet principals have also agreed to a personal guarantee of \$250,000.

OneJet has agreed to the creation of eighty (80) full time permanent jobs over three (3) years in Allegheny County, five (5) additional non-stop destinations by December 31, 2016, and another five (5) additional non-stop destinations by December 31, 2017.

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

E. PARTNERSHIP FOR REGIONAL ECONOMIC PERFORMANCE (PREP)-AGREEMENT

Request authorization to: (i) enter into an agreement with the Southwestern Pennsylvania Commission (SPC) to receive PREP funds in an amount not to exceed \$106,025.00; (ii) accept said funds; and (iii) allow the Director to execute all the necessary documents with Solicitor approval.

The Partnerships for Regional Economic Performance (PREP) Program through the PA Department of Community and Economic Development has been designed to encourage regional coordination of economic development efforts. The program will foster economic development partnerships; and establish and implement a coordinated, strategic approach to the delivery of services. The Southwestern Pennsylvania Commission will serve as the fiduciary agent and the Redevelopment Authority of Allegheny County as the sub-grantee.

Activities include, but are not limited to, marketing, training, personnel and program costs.

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

F. GREEN & HEALTHY HOME INITIATIVES-TECHNICAL ASSISTANCE AGREEMENT

Request authorization to: (i) jointly enter into an agreement with the Pittsburgh Urban Redevelopment Authority (URA) to obtain technical assistance and grant writing services from the Green and Healthy Homes Initiative, Inc. (GHHI) in the development of the County's 2016 grant application to the United States Department of Housing and Community Development's (HUD) Office of Lead Hazard Control and Healthy Homes; (ii) provide an amount of \$9,000.00 to Green and Healthy Homes Initiative, Inc. to be paid upon submission of either a grant application to RAAC or the final grant submission to HUD ; and (iii) allow the Director to execute the necessary Documents with Solicitor approval.

RAAC and the URA will jointly enter into an agreement with GHHI in the development of the County's 2016 grant application for Lead-Based Paint Hazard Control or Lead Hazard Reduction Demonstration Grant Program funding to the HUD Office of Lead Hazard Control and Healthy Homes.

The total contract cost is \$18,000.00 which will be split evenly between RAAC and the URA.

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

G. 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, Edgewood, Liberty, North Braddock, Penn Hills, Ross, Sharpsburg, Stowe, Swissvale, West Deer, Whitaker, and White Oak; 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 accordance 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 SENATOR FONTANA, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS TO TRANSACT, ON A MOTION MADE BY SENATOR FONTANA AND SECONDED BY MS. WILLIAMS, THE ADJOURNMENT OF THE REGULAR MEETING OF THE REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY WAS UNANIMOUSLY APPROVED.

Jack Exler

Jack Exler, Sr. Deputy Director

APPROVED