

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

May 20, 2016—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, May 20, 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, and Donald Smith.

Also present were: William Merchant, 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; Leandra Dimate, Project Manager; Fred Ralston, Project Manager; Dan Tobin, Project Manager; Nancy Dunkis, Project Manager; Dane Yancic, Project Manager; Lauren Byrne, Manager; Maureen Quinn, Project Manager; Cassa Collinge, Assistant Director; Nathan Wetzal, Assistant Manager; Kaseem Bey, Compliance Monitor; Linda D'Amico, Administrative Assistant; Michael McMunn, Project Manager; Ann Ogoreuc, Manager; Rachel Virgin, Accountant; and Brandon Wilson, Housing Intern.

Others present were: Linda Wilson-Fuoco, Pittsburgh Post-Gazette; Brie Adams, McKeesport Area School District; Amanda Settelmaier, Terri Bostard, and Liz Kozub, Turtle Creek Valley Council of Governments; Lizz Helmsen, Animal Rescue League; John Palyo, Steel Rivers Council of Governments; Kevin Hanley, Residences at Wood Street; Cindy D'Agostino and Barbara Sabrami, Dormont Public Library; Don Kortlandt, Pittsburgh History & Landmarks Foundation; Dan Coffman, The EADS Group, Inc.; Diane Balcom, Josh Gibson Foundation; Charles Kolling and Meghan Fisher, Buchanan Ingersoll & Rooney, PC; Tuffy Shalleberger, Shalleberger Construction, Inc.; and Debbie Lestitian, City of Pittsburgh.

I. ROLL CALL

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

II. APPOINTMENT OF SECRETARY–TREASURER PRO TEMPORE

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

III. APPROVAL OF MINUTES—APRIL 15, 2016

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

IV. RATIFICATION OF BILLS

Senator Fontana reviewed the Ratification of Bills Payable for the month of April, 2016 and found them to be in good and proper order.

ON A MOTION MADE BY SENATOR FONTANA AND SECONDED BY DR. SMITH, 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)—RIVERFRONT PARK AND TRAIL FLYOVER PROJECT.

Request authorization to: (i) assign the balance of a previously awarded CITF grant not to exceed \$38,487.59 from ARTEZ to the Borough of Etna; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Original grant of \$150,000 was awarded in November 2012. The assignment is necessary for the continuation of the Three Rivers Heritage known as the Etna Riverfront Park and Trail project.

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

B. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–SHOPPES AT DOUGHBOY ASSIGNMENT OF GRANT CONTRACT.

Request authorization to: (i) assign a CITF Grant contract previously awarded to Urban Redevelopment Authority of Pittsburgh to the Roberto Clemente Museum, a local 501(c)3; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The previously awarded CITF grant was to the Urban Redevelopment Authority of Pittsburgh for public improvements for the Shoppes at Doughboy located at 3345 Penn Avenue, Pittsburgh, PA 15201. Those improvements were completed. The remaining balance of the grant will now be used for the construction of a parking lot for both the Roberto Clemente Museum as well as for customers utilizing the Shoppes at Doughboy.

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

VII. NEW BUSINESS

A. LAND BANKING INFORMATION SESSION–AGREEMENT

Request authorization to: (i) enter into agreement with the Housing Alliance of Pennsylvania for provision of a land banking information session to Allegheny County Council; and (ii) allow the Director to execute all the necessary documents with solicitor approval.

The Steel Rivers COG, which was created through a merger of the Steel Valley COG and Twin Rivers COG, has partnered with the Turtle Creek Valley COG to create the Tri-COG Land Bank. The Land Bank would be open to any municipality that is a member of any COG and would be formed through an Intergovernmental Cooperation Agreement between the participating municipalities, school districts, and Allegheny County.

RAAC would engage the Housing Alliance of Pennsylvania to provide an information session to County Council on land banking and its use throughout the State, which would assist Council in its consideration of the Intergovernmental Cooperation Agreement. The amount of the services would not exceed \$5,000.00 and would be paid for from IMPAC bond defeasance funds.

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

B. SPORT LEGACY PROJECT

Request authorization to: (i) enter into an exclusive 120 day negotiation period with Friends of Pittsburgh Professional Soccer; and (ii) to allow the Director to sign all necessary documents related to same, with Solicitor approval.

This authorization will allow staff to negotiate with Friends of Pittsburgh Professional Soccer regarding the potential development of the RAAC owned property located in Montour. The property is approximately 78 acres and would be used for non-traditional sports such as soccer, rugby, lacrosse, field-hockey, etc.

Senator Fontana stated that this a good project that will greatly serve the tri-state area.

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

C. NORTH SHORE FEASIBILITY STUDY

Request authorization to: (i) award a grant for an amount not to exceed \$10,000 to Riverlife to partially fund a feasibility study for the ongoing planned development in the Central North Shore; and (ii) to allow the Director to sign all necessary documents related to same, with Solicitor approval.

The grant will be utilized to partially fund a feasibility study directly correlated with the ongoing planned development in the Central North Shore.

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

D. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)–REQUEST FOR PROPOSALS FOR ARCHITECTURAL AND ENGINEERING SERVICES

Request authorization to: (i) issue a request for proposals for architectural and engineering services related to six properties in the Borough of Wilkinsburg; (ii) hire and enter into contract with the selected consultant(s); and (iii) allow the Director to execute all the necessary documents with solicitor approval.

Issue a request for proposals and enter into contract for architectural and engineering services to include, but not be limited to, conducting structural assessments, performing environmental testing, and preparing plans and cost estimates to secure and improve the building envelopes and undertake any clean-up or stabilization determined necessary or demolish six properties on the 800 Block of Penn Ave. in Wilkinsburg. RAAC is currently in the process of acquiring the properties through the Allegheny Vacant Property Recovery Program at the request of the Borough of Wilkinsburg and will stabilize them upon acquisition. The properties are located at Block and Lot No. 233-A-119, 233-A-122, 233-A-125, 233-A-126, 233-A-128, and 233-A-131.

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

**E. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)–
PARTICIPATION BY TOWNSHIP OF FRAZER**

Request authorization to: (i) allow the Township of Frazer to participate in the County's Allegheny Vacant Property Recovery Program; (ii) allow RAAC to receive funds from the Township or entities authorized by the Township 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 Township of Frazer, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 62.

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

**F. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)–
CERTIFICATE OF COMPLETION**

Request authorization to: (i) approve a Certificate of Completion for Block and Lot No. 635-G-348 in the Municipality of Penn Hills, which was transferred through the Allegheny Vacant Property Recovery Program; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Executed deed for said property was delivered to the buyer who has completed the improvements as required under the Conditional Agreement of Sale of the property.

ON A MOTION MADE BY DR. SMITH 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 Swissvale, Verona, West Deer, West Mifflin, West View, and Wilksburg; 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 SENATOR FONTANA, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

**H. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–SAFE STREETS**

Request authorization to: (i) award a Grant in an amount not to exceed \$175,000 to help finance the Safe Streets Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

This will be the second phase of the project which will include a large neon flashing speed limit sign, a guard rail for pedestrian safety, and large lamp poles for added safety and security.

On Hartman Street, just prior to the intersection with O'Neil Blvd, another large, neon, flashing speed limit sign will be added to make drivers aware that they are entering a school zone and what their actual speed of travel is at that time.

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

**I. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–BRADDOCK AVENUE
RECONSTRUCTION PROJECT**

Request authorization to: (i) award a Grant in an amount not to exceed \$150,000 to help finance the Braddock Avenue Reconstruction Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

This project involves the reconstruction of Braddock Avenue between Shaw Avenue and Electric Avenue in Turtle Creek Borough, PA. This street is the only access for the RIDC Keystone Industrial Park which is home to 27 businesses employing 700 people.

Dr. Smith stated that this project is an important enhancement to Braddock Avenue.

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

**J. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–CARRIE FURNACE PRESERVATION
AND IMPROVEMENTS**

Request authorization to: (i) award a Grant in an amount not to exceed \$132,000 to help finance the Carrie Furnace Preservation and Improvements Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Grant funds will be used towards the historic restoration of the Draft Stacks, a contributing structure at the National Historic Landmark Carrie Furnace site. The stack has deteriorated to a critical stage. The Rivers of Steel Heritage Corporation continues to stabilize, repair, and restore the Carrie Furnace site to maintain its structural integrity and improve visitor experience for regional and international visitors.

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

K. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–ANIMAL RESOURCE CENTER-ANIMAL RESCUE LEAGUE

Request authorization to: (i) award a Grant in an amount not to exceed \$150,000 to help finance the Animal Resource Center-Animal Rescue League Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF grant funds will assist to rebuild sidewalks along Hamilton and Dallas Avenues, and to help implement the second phase of the landscaping plan for the four acre campus.

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

L. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–JOSH GIBSON HERITAGE PARK

Request authorization to: (i) award a Grant in an amount not to exceed \$250,000 to help finance the Josh Gibson Heritage Park Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds will help defray costs for site preparation, construction and engineering design. With the construction of this park they hope to further their educational activities by giving not only school aged children, but all visitors access to the history of the Negro Baseball League, and Pittsburgh's role as the driving force behind the League's decades of success.

Senator Fontana stated that this is a great project and that it will attract a lot of attention and notoriety back to Pittsburgh.

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

**M. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–DEMOLITION-MUNICIPAL
BLDG./AXELTON SCHOOL**

Request authorization to: (i) award a Grant in an amount not to exceed \$100,000 to help finance the Demolition for the Municipal Bldg.-Axelton School Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The project consists of asbestos abatement and demolition; engineering, design and inspection; and related project management to demolish the structure at 500 Liggett Avenue in Forward Township. Site remediation and maintenance, as required.

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

**N. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–VISIT
MONROEVILLE/TOURNAMENT FIELD UPGRADES**

Request authorization to: (i) award a Grant in an amount not to exceed \$250,000 to help finance the Visit Monroeville/Tournament Field Upgrades Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Grant funds will be utilized for numerous improvements to the Monroeville Community Park's four (4) ballfields.

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

**O. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–KOCH PARK RENOVATION AND
MAIN PARK DOG PARK PROJECT**

Request authorization to: (i) award a Grant in an amount not to exceed \$118,000 to help finance the Koch Park Renovation and Main Park Dog Park Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds will be used to help fund to renovate and improve park facilities in the Borough of Forest Hills regarding Koch Park and a proposed dog park at Main Park. Such amenities will include a dog park, a shelter, walkways, benches, picnic tables, tennis nets and all related design, infrastructure and landscaping.

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

**P. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–WOOD STREET COMMONS
COMMERCIAL SUITES-ACCESSIBILITY UPGRADE**

Request authorization to: (i) award a Grant in an amount not to exceed \$175,000 to help finance the Wood Street Commons Commercial Suites Accessibility Upgrade Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The funds will help defray the costs for the installation of a new accessible lift and relocating a staircase in the commercial entrance of the building and lobby.

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

**Q. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–DORMONT PUBLIC LIBRARY
RETAINING WALL**

Request authorization to: (i) award a Grant in an amount not to exceed \$250,000 to help finance the Dormont Public Library Retaining Wall Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Funds will be utilized for the design and construction of a new retaining wall located behind the library

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

**R. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–PITTSBURGH BICENTENNIAL
CELEBRATION**

Request authorization to: (i) award a Grant in an amount not to exceed \$250,000 to help finance the Pittsburgh Bicentennial Celebration Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The CITF grant will contribute to fund an estimated six bicentennial events which are anticipated to bring in 800,000 attendees from in and out of town.

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

**S. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–WHITE OAK ATHLETIC
ASSOCIATION IMPROVEMENTS.**

Request authorization to: (i) award a Grant in an amount not to exceed \$100,000 to help finance the White Oak Athletic Association Improvements Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The project will include installation of a new metal roof on the existing gymnasium as well as the renovation of four (4) public restrooms. The renovations will include the rework of the plumbing to meet the current code for occupancy size, ceiling tile replacement, drywall, new lighting, new Vinyl Composite Tile flooring and new restroom partitions that will meet current ADA code.

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

GOOD OF THE ORDER

The board recognized Lauren Byrne as a new employee for Business Development and Kaseem Bey as a new employee for Operations.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS TO TRANSACT, ON A MOTION MADE BY SENATOR FONTANA 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