

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

June 17, 2016—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, June 17, 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: Senator Wayne Fontana, Doris Carson-Williams 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; Tom McGrath, Fiscal Manager; Anita Truss, Senior Accountant; Erin Deasy, Manager; Connie Popescu, Accountant; Gloria Redlinger, Contract Administrator; Leandra Dimate, Project Manager, Dan Tobin, Project Manager; Nancy Dunkis, Project Manager; Dane Yancic, Project Manager; Lauren Byrne, Manager; Maureen Quinn, Project Manager; Nathan Wetzel, Assistant Manager; Ann Ogoreuc, Manager; Bud Schubel, Manager; Laya Mathews, Project Manager; James Johnston, Manager; Peter Rubash, Project Manager; Vinh, Ly, Planner; Kathy Castner, Project Manager; Dillon Lennen, Municipal Intern; and Brandon Wilson, Housing Intern.

Others present were: Steve Beuter and Jack Kobistek, Borough of Carnegie; Salvatore Sirabella, Collier Township; Becky Flaherty and James Gallik, Vibrant Pittsburgh; Tony DiCenzo, Borough of West Mifflin; Doug Sample, Ross Township; Dave Gilliland, Glen Engineering; Eric Peccone, Brentwood Borough; James Ferlo, Urban Redevelopment Authority of Pittsburgh; Jason Fulvi and Jennifer Hawkins, Visit Pittsburgh.

I. ROLL CALL

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

II. APPROVAL OF MINUTES—MAY 20, 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 month of May, 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.

IV. PUBLIC COMMENTS

There were no public comments.

V. OLD BUSINESS

A. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–PITTSBURGH CULTURAL TRUST THEATER SQUARE BIG BOARD OUTSIDE PROJECT.

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 \$225,000 grant was approved in May 2014. The Pittsburgh Cultural Trust is now requesting to change the scope of services included in the original contract. The funds in the Agreement scope were to pay for the Benedum Center Marquee Restoration and Technology Upgrades Project. The Pittsburgh Cultural Trust is requesting to amend the Scope of Services to help assist with the funding of Theater Square Big Board Outside Project. CITF funds shall be used to pay for the upgrading and repair of the existing technology electronic message board on the side of the Theater Square Garage.

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

B. ECONOMIC DEVELOPMENT FUND LOAN–261 CENTER STREET PROPERTY LLC FORMERLY STASO BOULOUBASIS PROPERTY LLC

Requesting authorization: (i) to modify the terms of an Economic Development Fund loan to 261 Center Street Property LLC (CSP); and (ii) allow the Director to execute documents with Solicitor Approval.

This loan originally closed October 14, 2004. A payment modification was approved in November 2010 reducing the loan's interest rate from 2.75 percent to zero per cent through April 1, 2016 and extending the loan's maturity date to March 1, 2025.

CSP is requesting the loan payment modification be extended for five years maintaining the loan's interest rate at zero percent. All other terms and conditions of the loan will remain the same.

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

VI. NEW BUSINESS

A. ALLEGHENY TOGETHER—YEAR 42 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION

Request authorization to: (i) ratify a submission of a CDBG application to Allegheny County Economic Development (ACED) in the amount not to exceed \$250,000.00 to fund the Allegheny Together Program; (ii) receive and administer said funds; and (iii) allow the Director to execute all the necessary documents with Solicitor approval.

The Allegheny Together Program is a commercial revitalization program that is administered by RAAC and has been funded from multiple sources in addition to the aforesaid ACED grant.

This innovative program provides downtown-based communities with a host of dynamic services aimed towards the sustainable revitalization of their business districts. Allegheny Together is founded on the principle that community involvement is essential to the strength and vitality of any business district initiative.

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

B. ELECTRONIC ACCESS CONTROL SYSTEM (EACS)-AGREEMENT

Request authorization to: (i) ratify an agreement with Dagostino Electronic Services Inc. for an amount not to exceed \$16,920.00 for the installation of an Electronic Access Control System; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

The EACS was installed to the four (4) doors that allow access to the department for purposes of security. A Request For Proposals was conducted and Dagostino Electronic submitted the most competitive proposal.

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

C. WILKINSBURG TRAIN STATION LICENSE AGREEMENTS

Request authorization to (i) enter into two (2) separate revocable license agreements with the Borough of Wilkesburg and the Wilkesburg Community Development Corporation allowing both parties to access the site for pre-development activities; and (ii) allow the Director to execute the necessary documents with solicitor approval.

The agreements would allow both parties access to the Wilkesburg Train Station building for pre-development activities.

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

D. WILKINSBURG TRAIN STATION PROPERTY TRANSFER

Request authorization to: (i) enter into negotiations with the Borough of Wilkesburg to transfer ownership of the 'Wilkesburg Train Station' to the Borough; and (ii) allow the Director to execute the necessary documents with solicitor approval.

Staff seeks permission to enter into negotiations with the Borough of Wilkesburg regarding the potential transfer of the train station property to the Borough from RAAC, as is allowable in section 3(c) of the Cooperation Agreement dated July 30, 2007.

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

E. OPEN STREETS CARNEGIE

Request authorization to: (i) award an Active Allegheny Grant Program sub-grant in an amount not to exceed \$5,000.00 to the Borough of Carnegie for the purpose of conducting an Open Streets event in September 2016; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

In June 2015, RAAC approved a resolution to accept \$215,000 from the Allegheny County Health Department to establish an Active Allegheny Grant Program.

The funding is the result of a collaborative funding request to the Richard King Mellon Foundation to support a variety of initiatives aimed at improving health in the county.

Senator Fontana stated that this was a great program for rebuilding the community.

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

F. COLLIER TOWNSHIP TRAIL NETWORK MAP AND GUIDE PROJECT

Request authorization to: (i) award an Active Allegheny Grant Program sub-grant in an amount not to exceed \$4,400.00 to the Township of Collier for the purpose of creating and printing a community trail network map and guide; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

In June 2015, RAAC approved a resolution to accept \$215,000 from the Allegheny County Health Department to establish an Active Allegheny Grant Program. The funding is the result of a collaborative funding request to the Richard King Mellon Foundation to support a variety of initiatives aimed at improving health in the county.

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

G. CREATING CONNECTIONS FOR A HEALTHIER ROSS TOWNSHIP

Request authorization to: (i) award an Active Allegheny Grant Program sub-grant in an amount not to exceed \$33,500.00 to the Township of Ross for the purpose of creating a basic plan that will provide a framework for connecting residential areas with community destinations via sidewalks, walking paths, and trails; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

In June 2015, RAAC approved a resolution to accept \$215,000 from the Allegheny County Health Department to establish an Active Allegheny Grant Program.

The funding is the result of a collaborative funding request to the Richard King Mellon Foundation to support a variety of initiatives aimed at improving health in the county.

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

H. OPEN STREETS HILLTOP

This item was pulled from the agenda.

I. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) YEAR 39 PRE-DEVELOPMENT-33 AND 37 LOCUST ST. DEMOLITION

Request authorization to: (i) hire a contractor to perform demolition services in the Borough of Etna; (ii) enter into contract with the selected contractor; and (iii) allow the Director to execute all the necessary documents with Solicitor approval.

Request authorization to hire G. Salandro Landscaping to complete the demolition of two vacant RAAC owned structures located at 33 and 37 Locust Street, Etna, PA 15223.

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

**J. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)–
REVOCABLE LICENSE AGREEMENT–WOODBRIDGE PRODUCTIONS, INC.**

Request authorization to: (i) to enter into a Revocable License Agreement with Woodbridge Productions, Inc. to allow access to the property located at 147 Grant Avenue; and (ii) Allow the Director to execute all the necessary documents with Solicitor approval.

Woodbridge Productions, Inc. has requested the use of a property located at 147 Grant Ave., Millvale PA to begin staging and filming of scenes for the second season of 'The Outsiders'. Staging and filming will begin upon RAAC taking full ownership which is anticipated on or around July 11, 2016. RAAC will conclude its obligation upon the transfer of the property to the applicant which is anticipated no later than August 30, 2016.

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

**K. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)–
PARTICIPATION BY BOROUGH OF BRACKENRIDGE**

Request authorization to: (i) allow the Borough of Brackenridge 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 Brackenridge, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 63.

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

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

Request authorization to: (i) approve a Certificate of Completion for Block and Lot No. 233-L-83 (567 Ardmore Blvd.) in the Municipality of Wilkinsburg, 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 SENATOR FONTANA AND SECONDED BY MS. WILLIAMS, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

M. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, GAMING ECONOMIC DEVELOPMENT FUND (GEDF)–APPLICATION FOR FUNDING

Request authorization to: (i) submit an application for funding to the Commonwealth Finance Authority from the Pennsylvania Gaming Economic Development and Tourism Fund; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The Pennsylvania Race Horse Development and Gaming Act (Act 2004-71), as amended, established the Pennsylvania Gaming Economic Development and Tourism Fund (the “Fund”). Certain monies appropriated from gaming revenues are deposited into the Fund, which is held by the Commonwealth Financing Authority (CFA), a portion of which will be allocated to RAAC for community and economic development projects in Allegheny County.

As per the CFA guidelines, each year RAAC may submit to the CFA, for its consideration and its final approval, proposed projects to be funded by Fund monies.

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

N. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–OPERATIONS CORRIDOR RENOVATION AT THE PITTSBURGH ZOO AND PPG AQUARIUM

Request Authorization to: (i) award a grant in an amount not to exceed \$200,000 to help finance the Operations Corridor Renovation at the Pittsburgh Zoo and PPG Aquarium Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The project includes renovating and improve the Zoo's back-end operations corridor. The Zoo plans to replace the current food service warehouse and administration trailer with new buildings which will include a warehouse, administrative offices, and new walkways as well as repave the roadways throughout the service corridors. This project will create 25 new jobs, 22 temporary jobs and retain 3 jobs.

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

**O. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–LOWER GRANT STREET
RETAINING WALL**

Request Authorization to: (i) award a grant in an amount not to exceed \$50,000 to help finance the Lower Grant Street Retaining Wall Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The project involves the reconstruction of a failed retaining wall. Three households are directly impacted since this wall has collapsed onto their front porches. Successful completion of this project shall avoid abandonment of the affected dwellings.

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

**P. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–IRON WORKERS JOINT
APPRENTICESHIP TRAINING CENTER-PHASE 2 PROJECT.**

Request Authorization to: (i) award a grant in an amount not to exceed \$125,000 to help finance the Iron Workers Joint Apprenticeship Training Center-Phase 2 Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The project will consist of a 7,300 sq. ft. addition of three classrooms, a new hands-on rigging training room, lunch room/common area, and a new ADA accessible rest room. Two stair towers and an ADA accessible elevator will also be included.

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

**Q. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–CHICORA PARK RENOVATIONS**

Request Authorization to: (i) award a grant in an amount not to exceed \$125,000 to help finance the Chicora Park Renovations Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The proposed improvements will add one piece of play equipment (a climber), upgrade the lighting to LED to reduce operations costs, add an ice skating rink and add a water spray park. The project also will add items to accompany these additions such as benches, a drainage system and fencing.

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

**R. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–DEMOLITION OF LINCOLN
SCHOOL**

Request Authorization to: (i) award a grant in an amount not to exceed \$75,000 to help finance the Demolition of the Lincoln School Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

This project involves the demolition of the former Lincoln School which includes structural building demolition, asbestos abatement and all related activities. This building is in the state of dilapidation as bricks are falling from the exterior structure and the roof has collapsed.

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

**S. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–CHILDREN’S MUSEUM SYSTEM
IMPROVEMENTS UPGRADES**

Request Authorization to: (i) award a grant in an amount not to exceed \$100,000 to help finance the–Children's Museum System Improvements Upgrades Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The project consist of the replacement of 40 year old air handling units, the renovation of existing bathrooms/flooring, as well as the creation of a private breastfeeding space for nursing mothers. The replacement of the air handling units will improve the museum's effort to conserve energy, decrease utility costs, reduce maintenance issues, and improve comfort for visiting children, families, staff, and partners.

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

**T. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–KANSAS STREET ADULT FITNESS
PARK**

Request Authorization to: (i) award a grant in an amount not to exceed \$75,000 to help finance the Kansas Street Adult Fitness Park Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The park/playground will include the construction of an approximate walking track, an adult fitness equipment center including a cardio walker, balance board, chess press, elliptical, and assisted step trainer, children's playground with ridge climber, turning bars, bogos, and curved zip slide, water line with meter pit for a water fountain, a 16 space asphalt parking lot, and a rain garden for storm water

management controls.

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

**U. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–BRENTWOOD POOL
REHABILITATION**

Request Authorization to: (i) award a grant in an amount not to exceed \$175,000 to help finance the Brentwood Pool Rehabilitation Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Surface layers of the wall and floor of the pool basin are shifting and cracking, and a major longitudinal crack has developed across nearly the entirety of the structure. As a result, the pool is losing thousands of gallons of water per year. The current pool superstructure is approaching 40 years of age, and the number of concrete defects at this site have begun to grow in size and scope.

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

**V. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–SPORTSPITTSBURGH**

Request Authorization to: (i) award a grant in an amount not to exceed \$100,000 to help finance the Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funding to facilitate its involvement, through SportsPITTSBURGH, in the bidding process necessary to attract NCAA and NFL events to area.

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

**W. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–CONNECTION ACCELERATOR
PROJECT**

Request Authorization to: (i) award a grant in an amount not to exceed \$80,000 to help finance the Connection Accelerator Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The project will focus on a collaborative retention initiative designed to connect diverse newcomers to the resources they need to become successfully integrated into the community. CITF funds would pay a portion of the general Project.

ON A MOTION MADE BY MS. WILLIAMS 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 MS. WILLIAMS 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

APPROVED