

**REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY**

**MINUTES OF THE BOARD OF DIRECTORS**

**REGULAR and PUBLIC HEARING**

**ONE CHATHAM CENTER**

**BOARD ROOM, 9<sup>TH</sup> FLOOR**

**112 WASHINGTON PLACE, PITTSBURGH, PENNSYLVANIA**

**August 19, 2016—10:30 a.m.**

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, August 19, 2016 at 10:30 a.m. in the Board Room, 9<sup>th</sup> Floor, One Chatham Center, 112 Washington Place, Pittsburgh, Pennsylvania 15219.

Board Members present were: William Brooks, Senator Fontana, and Donald Smith.

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; Tom McGrath, Fiscal Manager; Anita Truss, Senior Accountant; Connie Popescu, Accountant; Gloria Redlinger, Contract Administrator; Lauren Byrne, Manager; Maureen Quinn, Project Manager; Nathan Wetzell, Assistant Manager; Ann Ogoreuc, Manager; Shantalaya Mathews, Project Manager; James Johnston, Manager; Kathy Castner, Project Manager; Andrew Hartwell, Planner; William McClain, Planner; Kevin Main, Project Manager; Cassa Collinge, Assistant Director; Dane Yancic, Project Manager; Erin Deasy, Manager; Justin Artinger, Project Manager; Rachel Virgin, Accountant; and Patrick Murphy, Project Manager.

Others present were: John Palyo, Steel Rivers Council of Governments; George Harvey and Bid Anda, University of Pittsburgh; Tim Bridge, Turtle Creek Valley Council of Governments; Howard Bednar, City of Clairton; Marlon Ferguson, Veterans Place; Paul Estok and Greg Erosenko, Municipality of Monroeville; Stanley Holbrook, Larimer Consensus Group; Linda Wilson Fuoco, Pittsburgh Post-Gazette; Jeff Marcink, KLH Engineers, Inc., and Chuck Kolling, Buchanan Ingersoll & Rooney P.C.

**I. ROLL CALL**

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

**II. APPROVAL OF MINUTES—JULY 15, 2016**

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

**III. APPOINTMENT OF SECRETARY–TREASURER PRO TEMPORE**

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

**IV. RATIFICATION OF BILLS**

Senator Fontana reviewed the Ratification of Bills Payable for the month of July, 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.

**V. PUBLIC COMMENTS**

There were no public comments.

**VI. OLD BUSINESS**

• **HAWTHORNE PLACE APARTMENTS MODIFICATION OF MORTGAGE**

Request authorization to: (i) modify and extend the terms of an existing mortgage with the Mon Valley Initiative for the Hawthorne Place Apartments until 2021; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

This request is to modify the terms of a 1995 loan from RAAC to the Hawthorne Place Associates. That entity has since sold the property to the Mon Valley Initiative, which will assume and modify that mortgage. The Mon Valley Initiative has undertaken renovations to the structure with assistance from Allegheny County with federal stimulus funds in 2010-2011. The proposed modification will forgo repayment of the loan and align it with the terms of the 2011 loan from Allegheny County, through its Department of Economic Development.

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

**VII. NEW BUSINESS**

**A. CARRIE FURNACE CENTER PHASE III**

Request authorization to: (i) advertise for bids for the Carrie Furnace Center Phase III project; (ii) accept said bids; and (iii) allow the Director to execute the necessary documents with Solicitor approval.

Center Phase III will consist of the import of approximately 88,000 cubic yards of fill, which will bring approximately 60 acres of the Carrie Furnace site above the 100-year flood plain. This project will be funded by funds from a CDBG year 41 grant.

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

**B. ALLEGHENY COUNTY HEALTH DEPARTMENT-ACTIVE TRANSPORTATION GRANT PROGRAM**

Request authorization to: (i) accept a grant in an amount not to exceed \$388,000.00 from the Allegheny County Health Department; (ii) solicit proposals for Sub-grants from Sub-grantees to use towards the Program, (iii) award Sub-grants to Sub-grantees in amounts to be determined by the Director and/or any Officer of the Authority, (iv) administer said Sub-grants; (v) develop and/or provide resources to support program activities; and (vi) allow the Director to execute the necessary documents with Solicitor approval.

In April 2016, the Allegheny County Health Department received a two-year grant of \$1,500,000 from the Richard King Mellon Foundation to continue support for several Live Well Allegheny initiatives. A portion of the grant proceeds, in an amount of \$388,000, will be managed and disbursed by the Authority to facilitate the planning and design of bicycle and pedestrian mobility projects in communities in the county. Approximately 10 to 15 projects are expected to be funded.

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

**C. PENNSYLVANIA DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT (DCED)-SINGLE APPLICATION FOR ASSISTANCE-BOXING ON THE BRIDGE**

Request authorization to: (i) ratify the submittal of a Single Application for Assistance to the Pennsylvania Department of Community and Economic Development for \$125,000.00 to repay an Economic Development Fund loan extended to support the "Boxing on the Bridge Event" held on July 30, 2016; and (ii) allow the Director to execute necessary documents with Solicitor approval.

The Redevelopment Authority of Allegheny County extended a loan to assist in covering costs related to event management, coordination, and event broadcasting for the international "Boxing on the Bridge event" that was held on July 30, 2016. The Redevelopment Authority of Allegheny County has submitted an application to the Pennsylvania Department of Community and Economic Development for grant funds to repay the loan.

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

**D. ECONOMIC DEVELOPMENT FUND LOAN (EDF)-BOXING ON THE BRIDGE**

Request authorization to: (i) ratify an EDF Loan in an amount of \$150,000.00 to the Redevelopment Authority of Allegheny County to support the “Boxing on the Bridge Event” held on July 30, 2016; and (ii) allow the Director to execute necessary documents with Solicitor approval.

The Redevelopment Authority of Allegheny County extended a loan to assist in covering costs related to event management, coordination, and event broadcasting for the international “Boxing on the Bridge event.” The Redevelopment Authority of Allegheny County has submitted an application to the Pennsylvania State Department of Community and Economic Development for grant funds to repay the loan.

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)–  
REQUEST FOR PROPOSALS FOR ARCHITECTURAL AND ENGINEERING SERVICES**

Request authorization to: (i) issue a request for proposals for architectural and engineering services related to properties along Braddock Avenue in Braddock; (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 (RFP) 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 properties along Braddock Avenue. The services will be paid for with County funds. The RFP may be issued in conjunction with the RFP authorized by the Board on May 20, 2016 for similar services along the 800 block of Penn Ave. in Wilkinsburg.

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)–  
PARTICIPATION BY BOROUGH OF AVALON**

Request authorization to: (i) allow the Borough of Avalon 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 Avalon, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 65.

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

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

Request authorization to: (i) approve a Certificate of Completion for Block and Lot No. 178-G-89 (7337 Schley Ave.) in Swissvale, which was transferred through the Allegheny Vacant Property Recovery Program; and (ii) allow the Director to execute the necessary documents with Solicitor approval

In accordance with the terms of his deed, the applicant for Block and Lot No. 178-G-89 (7337 Schley Ave.) has rehabilitated the structure on it for use as a residential rental property.

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

**H. 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 Carnegie, Liberty, Plum, Sharpsburg, Swissvale, 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 SENATOR FONTANA AND SECONDED BY DR. SMITH, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

**I. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY  
INFRASTRUCTURE & TOURISM FUND (CITF)–SOLICITOR CONTRACT**

Request Authorization to: (i) enter into a one (1) year contract with the law firm of Dickie McCamey & Chilcote as the solicitor for the CITF Program effective September 1, 2016; and (ii) allow the Director to execute the necessary documents

with Solicitor approval.

Due to the disbanding of Grogan Graffman, the former solicitor for the CITF Program, Ronald Brown, Esq. transferred to Dickie McCamey and will serve in the role of CITF Solicitor with a yearly retainer not to exceed \$60,000.

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)–EQUIPMENT TO PROVIDE MANUFACTURING TRAINING**

Request Authorization to: (i) award a grant in an amount not to exceed \$135,000 to help finance the Equipment to Provide Manufacturing Training Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The Manufacturing Assistance Center (MAC) is relocating to Pittsburgh's Homewood neighborhood and will need to upgrade its currently aging manufacturing training equipment to continue its success in workforce development for its new location.

Dr. Smith stated that this was a great project for the revitalization of Homewood.

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)–EQUIPMENT UPGRADE**

Request Authorization to: (i) award a grant in an amount not to exceed \$62,353 to help finance the Equipment Upgrade Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Veterans Place requests CITF funds to purchase one eight-passenger van and one fifteen passenger van. Their current van is at the end of its operational lifespan and needs to be replaced. A second van is needed as their programs include daily transportation of homeless veterans to the Veterans Place Day Program, picking up food, clothing and appliances for the homeless veterans and moving veterans into the Veterans Place Transitional Housing Program.

Mr. Brooks stated that the board members recognize and appreciate everything that's being done for the veterans.

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)–7120 KELLY STREET CAPITAL  
IMPROVEMENT PROJECT PHASE I**

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

Improvements to include masonry bearing wall repairs, replacing the gymnasium roof, installation of a new ADA exterior concrete with steel reinforcement ramp, new exterior side entrance that connects to aforementioned new ADA ramp, installation of an ADA compliant elevator, parking lot reconfiguration, sidewalk removal/repairs, mechanical systems upgrades, plumbing upgrades and HVAC installation.

Interior phase I improvements include new floors, walls, doors, plastering, ceilings, commercial kitchen and gym floors.

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)–THE LARIMER VISION TO ACTION  
PLAN**

Request Authorization to: (i) award a grant in an amount not to exceed \$85,000 to help finance the The Larimer Vision to Action Plan Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The Larimer Consensus Group wants to establish a hub that provides information, referrals, advocacy, as well as facilitate the community planning process at 200 Larimer Avenue. Overall, the hub that will be established is going to connect the residents of Larimer to human service groups. The Larimer Consensus Group plans to update their action plan that was written in 2010, utilize consultants for their new marketing plan, buy computers, networking equipment, a copy machine, software, and a smart board to provide connectivity and access to outside resources for their community members.

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)–NORTH BRADDOCK FIRE  
DEPARTMENT IMPROVEMENTS**

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

Renovations and improvements to the North Braddock Fire Department will include the removal of brick on the front of the building, enlargement of one existing garage door, a man door addition, installation of bypass closet doors, flooring, relocation of existing water heater, installation of gas tube heat, lighting and generator.

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)–FOREST HILLS ROAD RETAINING WALL AND EROSION CONTROL**

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

The repairs will include the installation of 100 lineal feet of gabion basket retaining wall in order to fix the existing structure and 300 lineal feet of under drain storm sewer pipe on the opposite side of the road to prevent future erosion. This issue has caused a major safety concern as the road has become narrowed and the existing guide rail is beginning to lean downhill and losing support.

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

**P. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–MONROEVILLE COMMUNITY PARK COURT REHAB**

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

The project involves the rehabilitation of four tennis courts and two basketball courts at the Monroeville Community Park. Work to include the removal of existing fencing, pavement and sub-grade, regrading of the sub-grade, installation of under-drain, sub-base, pavement, court surface coating/stripping and 10-foot-high fencing.

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

**Q. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–PUBLIC SAFETY AND EMERGENCY MANAGEMENT**

Request Authorization to: (i) award a grant in an amount not to exceed \$50,000 to help finance the Public Safety and Emergency Management Project; and (ii) allow

the Director to execute the necessary documents with Solicitor approval. The Public Safety and Emergency Management project is meant to increase public safety by way of installing a multi-faceted security system, as well as two emergency generators. The security system would serve the Glassport Borough Police Station, and there would be two emergency generators, one for the police station and the other at the REC Center/ Emergency Management Center. This is phase II of the Police Station Project and will complete the project.

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

**R. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY I  
INFRASTRUCTURE & TOURISM FUND (CITF)–LINCOLN WAY PROJECT**

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

The demolition of ten (10) abandoned and blighted structures along with the clean-up and removal of garbage, weeds and trees on all lots. Repairs to the storm sewer system and road surface will also be part of the project.

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 DR. SMITH 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