

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

September 16, 2016—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, September 16, 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 Fontana, 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; Tom McGrath, Fiscal Manager Anita Truss, Senior Accountant; Connie Popescu, Accountant; Gloria Redlinger, Contract Administrator; William McClain, Planner; Dan Tobin, Project Manager; Rachel Virgin, Accountant; Julie Collins, Project Manager; and Bud Schubel, Manager.

Others present were: Douglas Skowron, Consultant to Bloomfield Citizens Council.

I. ROLL CALL

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

II. APPROVAL OF MINUTES AS AMENDED —AUGUST 19, 2016

ON A MOTION MADE BY MS. WILLIAMS AND SECONDED BY SENATOR FONTANA, THE MINUTES OF THE PREVIOUS MEETING WERE APPROVED WITH THE CORRECTION TO RATIFY THE ECONOMIC DEVELOPMENT LOAN (EDF)-BOXING ON THE BRIDGE FOR AN AMOUNT NOT TO EXCEED \$150,000.00 AS PRESENTED.

III. RATIFICATION OF BILLS

Ms. Williams reviewed the Ratification of Bills Payable for the month of August, 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

- **SPORT LEGACY PROJECT**

Request authorization to: (i) extend the exclusive negotiation period with Friends of Pittsburgh Professional Soccer for an additional sixty (60) days; and (ii) 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.

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

VI. NEW BUSINESS

- A. **BALDWIN TOWNSHIP COMMUNITY ROOM-RETRO FIT PROJECT**

Request authorization to: (i) award a grant in an amount not to exceed \$10,000.00 to Baldwin Township for a retro fit project to the Community Room; and (ii) allow the Director to execute all the necessary documents with solicitor approval.

Funds for the project are derived from RAAC's general fund. The Baldwin Township Community Room located in the Baldwin Township Municipal Building is utilized for social events throughout the year. The improvements to the rear entrance of the building will allow visitors to have better access for entering and exiting.

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

**B. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)-
CERTIFICATE OF COMPLETION**

Request authorization to: (i) approve a Certificate of Completion for Block and Lot No. 296-K-60 (2004 Kendon Dr. East) in Wilkinsburg, 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. 296-K-60 (2004 Kendon Dr. East) has rehabilitated the structure on it for use as a residential rental property.

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

C. 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 East McKeesport, Frazer, Glassport, Homestead, North Versailles, O'Hara, and Pitcairn (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 MS. WILLIAMS, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

**D. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)-ALLEGHENY TOGETHER
PROGRAM**

Request Authorization to (i) award a grant in an amount not to exceed \$250,000 to help finance the Allegheny Together Program Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

This innovative program will provide select communities with an infusion of a host of dynamic services including, but not limited to: Downtown Planning Services, Downtown Organization Support and Downtown Business Development Support aimed towards the sustainable revitalization of their business districts.

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

E. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–BLOOMFIELD BUSINESS DISTRICT IMPROVEMENTS.

Request Authorization to: (i) award a grant in an amount not to exceed \$150,000 to help finance the Bloomfield Business District Improvements Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The Plan will identify and prioritize engagement points for a network of lighting and other interactive multi-media installations. The lighting will activate the architecture of Bloomfield after dark. The Plan will proceed in three phases. The costs will include planning and design, lighting devices, electronic connections, installation and programming, and trees.

ON A MOTION MADE BY SENATOR FONTANA AND SECONDED BY MS. WILLIAMS, 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