

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

October 21, 2016—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, October 21, 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, 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; Gloria Redlinger, Contract Administrator; Rachel Virgin, Accountant; Julie Collins, Project Manager; Maurice Strul, Assistant Director; Cassa Collinge, Assistant Director; Maureen Quinn, Assistant Manager; Erin Deasy, Manager and Taylor Stessney, Intern.

Others present were: None.

I. ROLL CALL

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

II. APPROVAL OF MINUTES—SEPTEMBER 16, 2016

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

- **NORTHFIELD TAX INCREMENT FINANCING (TIF)-REFUNDING PROJECT**

Request authorization to: (i) amend the existing Findlay Township Northfield TIF Note (the "Note") and the related trust indenture to extend the maturity date of and establish an interest rate for the Note through November, 2028 when the TIF District expires ; (ii) permit the transfer of the Note from the Strategic Investment Fund ("SIF") to Somerset Trust Company ("Somerset Trust"); (iii) pay costs of the Note amendment; and (iv) allow the Director to execute all necessary documents with Solicitor approval.

The existing Note, currently held by SIF, matures on May 1, 2018. Somerset Trust has proposed to replace SIF as the Note holder and amend the terms of the Note to (i) provide ten more years of financing, extending the maturity date to November 1, 2028, and (ii) fixing the interest rate on the Note for the initial five years at a fixed rate of 4.5% per annum, with an adjustment at year five to a rate equal to 400 basis points over the Treasury Constant Maturities Index in effect on the re-set date. In no event will the interest rate on the Note exceed 7.0%.

The refinancing as proposed will reduce the interest costs by 2% over the remaining term of the Note, will fix the note rate of interest through November 2021, and will provide upside protection against increasing rates. The STC note will be pre-payable without penalty after 2 years from commencement.

The Note shall be special limited obligation of the Authority payable only from (i) moneys and properties held by the Trustee under the Indenture, and the security thereof, (ii) payments of TIF Revenues under the Cooperation Agreement dated as of May 1, 2008 by and among the Findlay Township (the "Township"), the County of Allegheny, the West Allegheny School District and the Authority, and (iii) payments made by the Commonwealth Financing Authority under a Guaranty Agreement by and among the Commonwealth Financing Authority, the Authority and the Trustee. The transaction will be subject to the consent of CFA, as guarantor of the Note.

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

VI. NEW BUSINESS

A. CORAOPOLIS BOROUGH

Request authorization to: (i) convey via a quit claim deed three (3) parcels of land to the Borough of Coraopolis; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Parcels 342-B-228, 343-N-67 and 343-N-21 are located on River & Hazel Avenues in the Borough of Coraopolis. RAAC has owned 343-N-21 since 1982 and has owned the other two (2) since 1984. As Coraopolis has been handling the everyday maintenance on all three (3) properties for over 20 years, RAAC would like to deed over the parcels to the Borough.

The deed contains a stipulation stating that the Borough would not be able to sell any of the three (3) properties under any circumstance.

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

B. ALLEGHENY LEAD SAFE HOMES-ACCEPT FUNDS, ENTER INTO CONTRACT, AND ESTABLISH A BRIDGE LOAN

Request authorization to: (i) accept an amount not to exceed \$3.2 million from the Allegheny County Department of Economic Development (ACED) to be used for the Allegheny Lead Safe Homes Program; (ii) enter into contract with ACED; (iii) establish a bridge loan in the amount of \$750,000; and (vi) allow the Director to execute all the necessary documents with solicitor approval.

ACED was awarded a grant from the HUD Office of Lead Hazard Control and Healthy Homes. RAAC will accept up to \$3.2 million from ACED to help implement the Allegheny Lead Safe Homes Program. The funds will be used for lead hazard control interventions, lead risk assessments, temporary relocation costs, and the Allegheny Lead Safe Homes Scholarship Program. RAAC will also establish a bridge loan in the amount of \$750,000 which will then be reimbursed via the contracts that RAAC has with ACED. There will be no fees or interest rate for this bridge loan. The purpose of the bridge loan is to have a way to get those vendors providing lead testing, lead remediation and temporary relocation services reimbursed for services quickly. This in turn will ensure the program can be run efficiently and meet established production goals.

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

C. ALLEGHENY LEAD SAFE HOMES-RFQ FOR CONTRACTORS

Request authorization to: (i) issue a request for qualifications for contractors performing lead hazard control interventions related to the Allegheny Lead Safe Homes Program; (ii) hire and enter into contract with the selected vendor(s); and (iii) allow the Director to execute all the necessary documents with solicitor approval.

RAAC will issue a request for qualifications (RFQ) for lead based paint abatement and remediation contractors. RAAC will establish a prequalified pool of contractors to utilize for the Allegheny Lead Safe Homes Program and will develop established pricing with this group. Jobs will then be assigned to contractors based on performance and availability. This RFQ may be issued in conjunction with the Allegheny County Health Department.

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

D. ALLEGHENY LEAD SAFE HOMES-RFP FOR RISK INSPECTION/ASSESSMENT FIRMS

Request authorization to: (i) issue a request for proposals for firms to conduct lead based paint inspections/risk assessments for the Allegheny Lead Safe Homes Program; (ii) issue a request for proposals from hotels in Allegheny County for purposes of relocation services related to the Allegheny Lead Safe Homes Program; (iii) hire and enter into contract with the selected vendor(s); and (iv) allow the Director to execute all the necessary documents with solicitor approval.

RAAC will issue a request for proposals (RFP) for firms to conduct lead based paint risk inspections/risk assessments for the Allegheny Lead Safe Homes Program. Jobs will be assigned based on price, performance, and availability. RAAC will also issue a RFP for hotels in Allegheny County for purposes of relocation services related to the Allegheny Lead Safe Homes Program. Hotels will be assigned based on proximity to the family's house and other factors to minimize disruption associated with relocation. Both RFP's may be issued in conjunction with the Allegheny County Health Department.

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

E. ALLEGHENY LEAD SAFE HOMES CONTRACTOR SCHOLARSHIP PROGRAM

Request authorization to: (i) establish an Allegheny Lead Safe Homes contractor Scholarship Program; (ii) accept applications from home renovation firms and/or existing lead abatement firms interested in receiving training in lead abatement and remediation; (iii) reimburse eligible home renovation firms and/or existing lead abatement firms the costs related to lead training, certifications, and testing and licenses; and (iv) allow the Director to execute all the necessary documents

with solicitor approval.

Training must be from a PA Department of Labor and Industry (DLI) approved training program for the Lead Abatement Training and an EPA approved provider for the EPA training. Training and certification costs will be reimbursed for lead abatement worker and supervisor classes, state tests, license & firm fees, and the EPA Renovation, Repair, and Painting Program classes and certifications.

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

F. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)-REQUEST FOR PROPOSALS FOR APPRAISAL SERVICES

Request authorization to: (i) issue a request for proposals for appraisal services for the Allegheny Vacant Property Recovery Program; (ii) hire and enter into contract with the selected firm(s); and (iii) allow the Director to execute all the necessary documents with solicitor approval.

RAAC must obtain an appraisal of each property that goes through the Allegheny Vacant Property Recovery Program. We are requesting authorization to issue a request for proposals (RFP) and enter into contract with one or more firms to appraise properties going through the Program and other properties as assigned. Due to the volume of properties currently going through the Program, we anticipate awarding contracts to multiple firms and would assign jobs based upon price, experience, and past performance.

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)-PARTICIPATION BY SOUTH PARK TOWNSHIP

Request authorization to: (i) allow South Park Township to participate in the County's AVPRP; (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 AVPRP; and (iii) allow the Director to execute all the necessary documents with Solicitor approval.

With the addition of South Park Township, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 66.

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

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

Request authorization to: (i) approve a Certificate of Completion for Block and Lot No. 279-E-90-0-1 (Yale Ave.) in West View, which was transferred through the Allegheny Vacant Property Recovery Program; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The applicants for Block and Lot No. 279-E-90-0-1 (Yale Ave.) have graded the driveway on this lot and filled it with gravel in accordance with the terms of their Conditional Agreement of Sale with RAAC.

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

OFF AGENDA ITEM

• **SPORT LEGACY PROJECT**

Request authorization to: (i) Enter into a ground lease with Friends of Pittsburgh Professional Soccer to construct and manage a non-traditional sports field complex; and (ii) allow the Director to sign all necessary documents related to same, with Solicitor approval.

This ground lease will allow Friends of Pittsburgh Professional Soccer to construct, maintain and manage a non-traditional sports complex on 78 acres of RAAC owned property located in Montour. The lease is for a term of 25 years that allows for the opportunity for any organization to rent time on the fields as well as for lease payments to be utilized to maintain the complex. Phase I will consist of three fields, two synthetic and one grass. At full build out, it is expected that 10-11 fields will be built on site.

Senator Fontana stated that this project was not only great for the community but for the whole state.

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

GOOD OF THE ORDER

Mr. Brooks and Dr. Smith volunteered to be a part of the Redevelopment Authority of Allegheny County internal Budget Committee.

The board acknowledged Taylor Stessney as a new Housing Intern.

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