

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

November 14, 2016—11:00 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Monday, November 14, 2016 at 11:00 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 Donald Smith.

Also present were: Steve Papernick, Authority Solicitor; Robert Hurley, Executive Director; Jack Exler, Sr. Deputy Director; Samuel Bozzolla, Project Manager; Angie Hicks, Project Manager; Tom McGrath, Fiscal Manager; Anita Truss, Senior Accountant; Rachel Virgin, Accountant; Julie Collins, Project Manager; Cassa Collinge, Assistant Director; Maureen Quinn, Assistant Manager; Erin Deasy, Manager; Heather Schultz, Project Manager; Connie Popescu, Accountant; Ann Ogoreuc, Manager; and Bria Cook, Accountant.

Others present were: Linda Wilson Fuoco, Post-Gazette; James Kudis, Allegheny Petroleum Co.; Jay Carson and Matthew Millet, Robert Morris University; James Chiafullo and Kimberly Hileman, Cohen & Grigsby, P.C.

I. ROLL CALL

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

II. APPROVAL OF MINUTES—OCTOBER 21, 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 October, 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

- **ACTIVE TRANSPORTATION GRANT PROGRAM**

Request authorization to: (i) amend the existing agreement with the Allegheny County Health Department (ACHD) for \$388,000 to reflect an increase in the amount of funding by \$49,692 for a total amount not to exceed \$437,692 to administer the Active Allegheny Grant Program, and (ii) allow the Director to execute the necessary documents with Solicitor approval.

On August 19, 2016, RAAC approved a resolution to enter into the agreement with the Health Department. Since that time, ACHD has increased RAAC's allocation by nearly \$50,000. These grant funds will be used to fund two additional years of the Active Allegheny Grant Program. ACHD received the funds from the Richard King Mellon Foundation to support the department's Live Well Allegheny initiatives.

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

VII. NEW BUSINESS

- A. REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY-2017 ANNUAL BUDGET**

Request authorization to: (i) approve the 2017 Annual Budget as presented; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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

B. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)–WILMERDING FACILITY EXPANSION (ALLEGHENY PETROLEUM)

Request authorization to: (i) submit an application to the Commonwealth of Pennsylvania for assistance under the Redevelopment Assistance Capital Program for an amount not to exceed \$1,000,000; (ii) accept said grant; and (iii) allow the Director to execute necessary documents with Solicitor approval.

The proposed RACP scope includes the interior and exterior renovation for the expansion of a 109,000 square foot building. The scope also includes the acquisition of the building which is currently leased by Allegheny Petroleum and is in the process of being acquired.

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

C. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)–ROBERT MORRIS UNIVERSITY CONVOCATION CENTER

Request authorization to: (i) submit an application to the Commonwealth of Pennsylvania for assistance under the Redevelopment Assistance Capital Program for an amount not to exceed \$2,000,000; (ii) accept said grant; and (iii) allow the Director to execute necessary documents with Solicitor approval.

Robert Morris University will design and construct a 120,000 square foot, 4,500 seat convocation center to serve the university and the surrounding communities. The multipurpose facility will be home to RMU's NCAA Division I basketball and volleyball teams and will be available for use by the regional community for athletic, business, civic, and cultural activities.

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

D. ALLEGHENY LEAD SAFE HOMES-APPLY FOR AND ACCEPT COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

Request authorization to: (i) apply for a CDBG grant in an amount of \$375,000 to be used for the Allegheny Lead Safe Homes Program; (ii) authorization to accept a CDBG grant in the amount of \$375,000; and (iii) allow the Director to execute all the necessary documents with solicitor approval.

The \$3 million grant that ACED was awarded from the HUD Office of Lead Hazard Control and Healthy Homes includes a 25% match requirement. Because the grant was submitted by Allegheny County Economic Development with partnership from the City of Pittsburgh, both parties agreed to contribute \$375,000 of matching funds. ACED will apply for a CDBG grant in the amount of \$375,000 to be used for eligible direct lead hazard control costs, including lead based paint abatement and remediation, lead based paint inspections/risk assessments, and temporary

relocation costs. These funds will be used for properties located within Allegheny County, outside of the City of Pittsburgh, Penn Hills, and McKeesport.

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

E. ALLEGHENY LEAD SAFE HOMES-ACCEPT FUNDS FROM THE CITY OF PITTSBURGH OR URBAN REDEVELOPMENT AUTHORITY

Request authorization to: (i) accept an amount of \$375,000 from either the City of Pittsburgh or the Urban Redevelopment Authority to be used for the Allegheny Lead Safe Homes Program; (ii) enter into contract with either the City of Pittsburgh or Urban Redevelopment Authority; and (iii) allow the Director to execute all the necessary documents with solicitor approval.

The \$3 million grant that ACED was awarded from the HUD Office of Lead Hazard Control and Healthy Homes includes a 25% match requirement. Because the grant was submitted by Allegheny County Economic Development with partnership from the City of Pittsburgh, both parties agreed to contribute \$375,000 of matching funds. Either the City of Pittsburgh or the Urban Development Authority will contribute \$375,000 of operating funds to be used for eligible direct lead hazard control costs, lead based paint abatement and remediation, lead based paint inspections/risk assessments, and temporary relocation costs. These funds will only be used for properties located within the City of Pittsburgh.

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 SHALER TOWNSHIP

Request authorization to: (i) allow Shaler 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 Shaler Township, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 67.

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)–
CERTIFICATES OF COMPLETION**

Request authorization to: (i) record Certificate of Completions for properties in Baldwin Borough, Carnegie, Coraopolis, Harrison, Heidelberg, Mount Oliver, Oakdale, Ross, Sharpsburg, and Tarentum, which were transferred through the Allegheny Vacant Property Recovery Program; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The applicants have completed the improvements to the properties in accordance with the terms of their Conditional Agreement of Sale with RAAC. Fifteen of the properties were vacant lots that the applicants are using as side yards to their primary residence. One property was a vacant, blighted structure, which the applicant demolished to create parking for his adjacent building.

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 Baldwin, East Deer, Glassport, Homestead, North Braddock, North Versailles, Penn Hills, Plum, Verona, and West Deer; 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.

GOOD OF THE ORDER

The board acknowledged Bria Cook 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

APPROVED