

**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**

**December 16, 2016—10:30 a.m.**

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, December 16, 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 Wayne Fontana, Donald Smith, and Doris Carson Williams.

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; Maureen Quinn, Assistant Manager; Erin Deasy, Manager; Heather Schultz, Project Manager; Connie Popescu, Accountant; Dane Yancic, Project Manager; Nathan Wetzal, Assistant Manager; Justin Artinger, Project Manager; and Jayme Atkins, IMPAC Coordinator.

Others present were: Mark Hvizdak, Burns & Scalo Real Estate Services; Paul Winkler and John Zaharoff, Presbyterian Senior Care; and Betty Lisowski, Riverview Children's Center.

**I. ROLL CALL**

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

**II. APPROVAL OF MINUTES—NOVEMBER 14, 2016**

ON A MOTION MADE BY SENATOR FONTANA AND SECONDED BY DR. SMITH, 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 November, 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

##### A. ACTIVE ALLEGHENY HOME IMPROVEMENT LOAN PROGRAM (AHILP)-CREDIT MANAGEMENT COMPANY AGREEMENT EXTENSION

Request authorization to: (i) extend the term of the current Loan Servicing/Collection Agreement with Credit Management Company to December 31, 2018; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The AHILP program utilizes the services of Credit Management Company to assist in the collection of severely delinquent program loans. There are currently 122 loans placed with this agency which has been providing collection service on behalf of this loan program since 1995. The current Loan Servicing Agreement is set to expire December 31, 2016.

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

##### B. ALLEGHENY HOME IMPROVEMENT LOAN PROGRAM (AHILP)-PNC BANK, N.A. AGREEMENT EXTENSION

Request authorization to: (i) extend the term of the current Loan Servicing Agreement with PNC Bank, N.A. to December 31, 2018; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The AHILP program utilizes the services of PNC Bank, N.A. to assist in the servicing of program loans. PNC Bank currently services 138 loans. The current Loan Servicing Agreement is set to expire December 31, 2016.

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

##### C. EDGEWATER PROPERTIES-US EPA REVOLVING LOAN FUND EXTENSION

Request authorization to: (i) allow the Director to enter into negotiations to extend the current loan agreement; and (ii) allow the Director to sign all necessary documents with Solicitor approval.

The Redevelopment Authority via the US EPA Revolving Loan Fund Program has loaned Edgewater Properties, LP \$1.0M Dollars for purposes of site remediation at the Edgewater Properties development site located in the Borough of Oakmont. In that the site has been significantly developed with over 120 new residences and a retail corridor, with continuing new construction, Edgewater Properties, L.P, has sought additional time to continue servicing this loan. Edgewater Properties LP has been current in its repayment obligations on this loan.

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

## VI. NEW BUSINESS

### A. 2017 ADMINISTRATIVE AGREEMENT

Request authorization to: (i) enter into an Administrative Agreement with Allegheny County in the amount of \$699,922.00; and (ii) allow the Director to execute necessary documents with Solicitor approval.

These funds are derived from various sources, including, but not limited to revenue received from grant administration; TIF administration and revenues from administering the Community Infrastructure Tourism Fund and the Gaming Economic Development Fund.

<b>General Fund</b>	<b>\$300,000</b>
<b>CITF</b>	<b>\$190,240</b>
<b>GEDF</b>	<b>\$160,000</b>
<b>Transportation Grant</b>	<b>\$ 49,682</b>

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

### B. AUDITING SERVICES CONTRACT

Request authorization to: (i) enter into a three (3) year contract with the accounting firm of Zelenkofske Axelrod LLC for an amount not to exceed \$99,463.00 to perform the 2016-2018 annual audits; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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

**C. ECONOMIC DEVELOPMENT FUND (EDF) LOAN–HILL HOUSE BLAKEY CENTER REDEVELOPMENT**

Request authorization to: (i) extend an EDF Loan for an amount up to but not to exceed NINE HUNDRED THOUSAND AND 00/100 DOLLARS (\$900,000.00) to the Hill House Association to support the renovation and redevelopment of the Blakey Center commercial office building located at 1908 Wylie Avenue in the Hill District neighborhood of the City of Pittsburgh; and (ii) allow the Director to execute all necessary documents with Solicitor approval.

RAAC is extending a loan to assist The Hill House Association in their redevelopment and renovation of the Blakey Center. The Hill House Association will stabilize and renovate the existing building to create office and clinic space to be leased to the Allegheny County Health Department. The loan will be for a term of up to 15 years amortized over 15 years at a 2% interest rate. Principal and interest payments will commence once the Allegheny County Health Department has occupied space within the building and is fully operational. The loan approval will remain contingent upon receiving a completed application from The Hill House Association as well as The Hill House's ability to secure the additional funds to complete the project.

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

**D. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)–SHOPPES AT PITTSBURGH STUDIOS**

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 \$2,500,000; (ii) accept said grant; and (iii) allow the Director to execute necessary documents with Solicitor approval.

The former Westinghouse Corporation research complex in Churchill encompasses roughly 160 acres. Churchill Community Developments LP intends to revitalize the entire 160-acre site previously occupied by Westinghouse.

Site acquisition has been completed and the site stabilized. Plans include continued renovation of existing buildings for film studios (Pittsburgh Studios). Future plans include a retail component (Shoppes at Pittsburgh Studios) and Class A office buildings.

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

**E. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)–RIVERVIEW CHILDREN’S CENTER BUILDING QUALITY PROJECT**

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 \$800,000; (ii) accept said grant; and (iii) allow the Director to execute necessary documents with Solicitor approval.

The Building Quality project will address Riverview Children’s Center’s (RCC) need to expand and renovate RCC’s current facility and construct a 5,000 SF addition that will be connected to the main building. This addition will include a multipurpose room, designated classroom for children in the before/after school and summer programs, a play therapy room, kitchen, and meeting room.

This project will be constructed in several phases to allow RCC to complete one stage of work and then move children and teachers into the new space, to minimize disruption. It also is staggered so that RCC can take advantage of school schedules.

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

**F. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)–PRESBYTERIAN SENIOR CARE WILLOWS RENOVATIONS PROJECT**

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 Willows, part of the continuum of care at Presbyterian Senior Care, is a 200-bed skilled nursing facility built in 1986 in Oakmont, PA, under the traditional medical model nursing unit design in a four (4) story building. Currently, 98% of The Willows’ residents are below the Allegheny County median income level of \$47,961. Additionally, 50% of the cost of care for Willows’ residents is paid through the Pennsylvania Medical Assistance Program.

Renovations will occur on three resident floors to transform them from the traditional medical design/model to a residential design/model through the creation of "Culture Change" households which enhance outcomes and quality of life for frail seniors and creates a supportive environment for persons with Alzheimer’s Disease.

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

**G. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)–CARRIE FURNACE REDEVELOPMENT PROJECT**

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.

Funds from this grant will be used for the continual redevelopment of the Carrie Furnace Site. Activities will include mobilization and demobilization, environmental controls, site grading for Phase III, and also the Utility Phase of the project. After completion of Phase III there will be a full 60 acres of pad ready developable land.

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

**H. REQUEST FOR DEVELOPMENT PROPOSALS (RFDP)-RAAC OWNED PARCELS BOROUGH OF RANKIN**

Request authorization to: (i) seek Development Proposals from developers/real estate development professionals or potential businesses regarding RAAC owned parcels identified as Lot & Block 178-S-150, 178-S-392, 178-S-397, 178-S-398, 178-S-399, 179-D-38, 179-D-36, 179-D-35, 179-D-33, 178-S-389, 179-D-42, 179-D-44, 179-D-45, 179-D-46, 179-D-48, 179-D-53, 179-D-54, 179-D-56, and 178-R-350-0-1 located near Rankin Boulevard in the Borough of Rankin, Pennsylvania comprising 9 acres; (ii) negotiate and enter into a written instruments with the Developer that submitted a complete proposal including a site design and finance plan that will provide this assemblage with the highest and best use; and (iii) allow the Director to execute all the necessary documents with Solicitor approval.

This request is a continuation of the Authority's efforts to return RAAC owned properties for private redevelopment.

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

**I. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)– PARTICIPATION BY CITY OF CLAIRTON**

Request authorization to: (i) allow the City of Clairton to participate in the County's Allegheny Vacant Property Recovery Program; (ii) allow RAAC to receive funds from the City or entities authorized by the City 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 City of Clairton, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 68.

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)–  
CERTIFICATES OF COMPLETION**

Braddock Hills, East McKeesport, East Pittsburgh, Glassport, Homestead, North Braddock, Plum, Rankin, Swissvale, West Mifflin, Whitaker, Wilkins, and Wilkinsburg

Request authorization to: (i) record Certificate of Completions for properties in Braddock Hills, East McKeesport, East Pittsburgh, Glassport, Homestead, North Braddock, Plum, Rankin, Swissvale, West Mifflin, Whitaker, Wilkins, and Wilkinsburg, 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 residential side yards. One property was a vacant, blighted structure, which the applicant demolished to create a side yard to his primary residence.

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)**

Request authorization to: (i) approve various resolutions related to the Allegheny Vacant Property Recovery Program for properties located in the municipalities of Coraopolis, Elizabeth, Frazer, Harrison, McCandless, Millvale, Munhall, Ross and West View; 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 MS. WILLIAMS, 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

APPROVED