

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

February 17, 2017—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, February 17, 2017 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 Wayne Fontana, Donald Smith, and Doris Carson-Williams.

Also present were: William Merchant, 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; Anita Truss, Senior Accountant; Beth O'Donnell, Marketing Coordinator; Shantalaya Mathews, Project Manager; Erin Deasy, Manager; Connie Popescu, Accountant; Dane Yancic, Project Manager; Rachel Virgin, Accountant; Julie Collins, Project Manager; Peter Rubash, Project Manager; Gloria Redlinger, Contract Administrator; Elaine Evosevic-Lozada, Project Manager; and Justin Artinger, Project Manager.

Others present were: Tim White, Regional Industrial Development Corporation; Cheryl Chapman, 3-Boroughs Group; and Nicholas Scaife, Zelenkoske Axelrod LLC.

I. ROLL CALL

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

II. APPROVAL OF MINUTES—JANUARY 26, 2017

ON A MOTION MADE BY DR. SMITH AND SECONDED BY MS. WILLIAMS, 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 January, 2017 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

Cheryl Chapman from Three Boroughs Group stated that she wanted to thank the board again for the CITF Grant and that she has literature to distribute in reference to the progress in West Homestead.

V. OLD BUSINESS

A. CRANMER CONSULTANTS-AGREEMENT

Request authorization to: (i) enter into a one (1) year agreement with Cranmer Consultants effective from January 1, 2017 to December 31, 2017; and (ii) allow the Director to execute all 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 AUTHORITY OF ALLEGHENY COUNTY (RAAC) OWNED PARCELS-NEGOTIATIONS TO CONVEY

Request authorization to: (i) enter into negotiations to convey two (2) RAAC-owned parcels, Lot and Block 178-S-150, 178-S-392, comprising 1.1 acre, located near Rankin Boulevard in the Borough of Rankin, for nominal consideration, so as to support public safety and public recreation efforts of the Borough; and (ii) allow the Director to execute all necessary documents with Solicitor approval.

This request is a continuation of the Authority's efforts to support the request of a local municipality as well as the Authority effort's to assemble vacant nearby parcels for public sale which will create additional taxes, jobs development for the Borough of Rankin.

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

C. REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY (RAAC) OWNED PARCELS-NEGOTIATIONS TO CONVEY

Request authorization to: (i) enter into negotiations to convey 5.2 acres of RAAC-owned parcels located in the Borough of Braddock to Keystone Wellness Research Fund of Villanova PA; and (ii) allow the Director to execute all necessary documents with Solicitor approval.

This request is a continuation of the Authority's efforts to sell Authority-owned property and return it to productive reuse. These parcels, which are located between Talbot and Washington Avenues and 9th and 11th Streets in the Borough of Braddock were acquired by the Authority via the Urban Redevelopment Law and have been readied for redevelopment.

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

D. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)–REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION OF SOUTHWESTERN PENNSYLVANIA-INDUSTRIAL CENTER MCKEESPORT COMMONS I BUILT OUT

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 Industrial Center McKeesport Commons I Built Out requires RACP funding to continue the redevelopment of the McKeesport Commons I facility that will accommodate future office needs. The scope will include HVAC and fire suppression systems upgrades and overall retro-fit/build-out and general site work.

This project will contribute to the mixture of light industrial, office and manufacturers within the site as well as provide better access for the residents to the adjacent Great Allegheny Passage trail system

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

E. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)–REGIONAL INDUSTRIAL DEVELOPMENT CORPORATION OF SOUTHWESTERN PENNSYLVANIA –KEYSTONE COMMONS 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.

Totaling over 91 acres, the Keystone Commons site is a former Westinghouse Electric facility located along Turtle Creek and within the municipal boundaries of East Pittsburgh, Turtle Creek, and North Versailles. The site currently totals over 30 employers and over 1,000 employees.

The proposed use of RACP funds would be towards the continued redevelopment efforts of the site. This includes: general land development activities (grading, site abatement), infrastructure improvements (both public & private), building abatement, existing building reconstruction, & new building development.

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.

F. PENNSYLVANIA DEPARTMENT OF TRANSPORTATION-MULTIMODAL GRANT APPLICATION-CARRIE FURNACE HOT METAL BRIDGE REMEDIATION

Request authorization to: (i) ratify the submittal of an application to the Pennsylvania Department of Transportation for the Multimodal Grant Program in the amount of \$1,500,000.00 for the remediation of the Carrie Furnace Hot Metal Bridge; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Funds from this grant will be used for assessments and remediation planning of the Carrie Furnace Brownfield site's Hot Metal Bridge. This remediation planning will allow us to take the first steps in rehabilitating the bridge and making the bridge suitable for pedestrian, vehicular, and bicycle use.

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

G. DEVELOPMENT PROPOSALS (RFDP)-RANKIN, SWISSVALE & THE CITY OF PITTSBURGH PORTIONS OF THE CARRIE FURNACE PROPERTY

Request authorization to: (i) release a request for development proposals for the Rankin, Swissvale & the City of Pittsburgh portions of the Carrie Furnace property; and (ii) allow the Director to execute the necessary documents with solicitor approval.

The Rankin, Swissvale & City of Pittsburgh portions of the property are approximately 120 acres of developable land. The RFDP will seek qualifications from local and national developers to create a light industrial/ flex space development. RAAC plans to release the RFDP this Spring with an advertisement period of at least two (2) months.

Dr. Smith stated that this was a great project.

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)–
AUTHORIZATION TO ACCEPT GRANT**

Request authorization to: (i) accept a grant in the amount of \$300,000 for the Allegheny Vacant Property Recovery Program (AVPRP) from the approved 2017 Allegheny County Operating Budget; (ii) enter into an Agreement with Allegheny County to administer and operate the Allegheny Vacant Property Recovery Program with the funding awarded; and (iii) allow the Director to execute the necessary documents with Solicitor approval.

The approved 2017 Allegheny County Operating Budget included \$300,000 for the Allegheny Vacant Property Recovery Program. RAAC will use the funds to operate the Program, which acquires vacant, blighted properties and conveys them to applicants to return to productive use.

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

I. 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 municipality of Wilkesburg; 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.

**J. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–AGENCY AGREEMENT WITH
ALLEGHENY COUNTY FOR THE ADMINISTRATION OF FY 16-17 FUNDS (YEAR 10
FUNDS)**

Request authorization to: (i) enter into an Agency Agreement with Allegheny County to receive and administer the FY 16-17 annual disbursement of funds from the Pennsylvania Gaming Economic Development & Tourism Fund; (ii) accept the Year 10 Funds from the County; (iii) act as agent for the County administering the Year 10 Funds in accordance with the CITF Program Guidelines; (iv); establish monetary accounts for these purposes; and (v) allow the Director to execute any necessary documents with Solicitor approval.

On an annual basis, RAAC must enter into an agency agreement with Allegheny County in order to receive funds allocated to Allegheny County from the Pennsylvania Gaming Economic Development & Tourism Fund. These funds are to be disbursed and used in accordance with the Allegheny County Economic Development, Community Infrastructure & Tourism Fund program guidelines.

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

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