

**REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY**

**MINUTES OF THE BOARD OF DIRECTORS**

**REGULAR and PUBLIC HEARING**

**ALLEGHENY COUNTY COURTHOUSE**

**CONFERENCE ROOM 1, 1<sup>st</sup> FLOOR**

**436 Grant Street, PITTSBURGH, PENNSYLVANIA**

**March 17, 2017—10:30 a.m.**

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, March 17, 2017 at 10:30 a.m. in the Conference Room 1, 1<sup>st</sup> Floor, Allegheny County Courthouse, 436 Grant Street, 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; Pat Earley, Deputy Director; Samuel Bozzolla, Project Manager; Angie Hicks, Project Manager; Adrienne Frazier, Administrative Assistant; Tom McGrath, Fiscal Manger; Nathan Wetzel, Assistant Manager; Dan Tobin, Project Manager; and Heather Schultz, Project Manager.

Others present were: Cheryl Chapman, 3-Boroughs Group.

**I. ROLL CALL**

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

**II. APPROVAL OF MINUTES—FEBRUARY 17, 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 February, 2017 and found them to be in good and proper order.

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

- **TAX INCREMENT FINANCING (TIF)-FIRST AMENDMENT TO THE SHANNON TRANSIT VILLAGE TIF PLAN**

Request authorization to: (i) adopt the First Amendment to the Shannon Transit Village Tax Increment Financing Plan, which resets the start date of the TIF District from April 1, 2013 to May 1, 2017; and (ii) allow the Director to execute necessary documents with Solicitor approval.

The Shannon Transit Village TIF District was created by Allegheny County in 2013. Both Keystone Oaks School District and Castle Shannon Borough approved their participation in the TIF District at that time. In the interim, the developer has taken time to strengthen the development plan for the site, and a lease between the developer and the Port Authority of Allegheny County was executed in November 2016.

The Keystone Oaks School District and Castle Shannon Borough approved this amendment in January 2017. As no financing has yet occurred, the reset of the commencement date will maximize the financing generated by the Shannon Transit Village TIF District. All other information in the TIF Plan will remain unchanged.

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

#### VI. NEW BUSINESS

- A. **SOUTHWESTERN PARTNERSHIP FOR REGIONAL ECONOMIC PERFORMANCE (PREP) PROGRAM-SOUTHWESTERN PENNSYLVANIA COMMISSION AGREEMENT**

Request authorization to: (i) enter into an agreement with the Southwestern Pennsylvania Commission for Southwestern Partnership for Regional Economic Performance funds in an amount not to exceed \$106,025.00; (ii) accept said funds; and (iii) allow the Director to execute all necessary documents with Solicitor approval, including contract with Southwestern Pennsylvania Corporation.

The Partnerships for Regional Economic Development Performance (PREP) Program through the PA Department of Community and Economic Development has been designed to encourage regional coordination of economic development

efforts. The program fosters economic development partnerships; and establishes and implements a coordinated, strategic approach to the delivery of services. Southwestern Pennsylvania Commission serves as the fiduciary agent and the Redevelopment Authority of Allegheny County as the sub-grantee.

Activities include, but are not limited to, marketing, training, personnel, and program costs. The award will be for PY 2016-2017.

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

**B. ECONOMIC DEVELOPMENT FUND LOAN (EDF)–ONE JET-AMENDMENT**

Request authorization to: (i) enter into negotiations with OneJet to amend their original note for an additional amount not to exceed \$1,000,000 to purchase aircrafts; and (ii) allow the Director to execute necessary documents with Solicitor approval.

OneJet is acquiring aircraft to allow for their expansion of operations from the Pittsburgh International Airport. Currently, OneJet has 16 flights each day to and from Pittsburgh. With the loan for these aircraft, OneJet will be adding approximately 30 incremental jobs that include locally based pilot, maintenance and airport staff. The average salary will be \$65,000 annually, and the amount of flights will increase to 35-40 flights per day.

ON A MOTION MADE BY DR. SMITH AND SECONDED BY MS. WILLIAMS, 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 Avalon, Baldwin, Carnegie, Elizabeth, Frazer, Leetsdale, O'Hara, Penn Hills, West Deer, 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 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 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