

**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**

**April 28, 2017—10:30 a.m.**

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, April 28, 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; Samuel Bozzolla, Project Manager; Adrienne Frazier, Administrative Assistant; Tom McGrath, Fiscal Manger; Heather Schultz, Project Manager; Shantalaya Mathews, Project Manager; Anita Truss, Senior Accountant; Julie Collins, Project Manager; James O'Connor, Project Manager; Joel Segel, Project Manager; Vinh Ly, Planner; Leandra Dimate, Project Manager; Jim Johnston, Manager; Cassa Collinge, Assistant Director; and Heather Sakowski, Redevelopment Coordinator.

Others present were: Carla Barron, Steel Rivers Council of Governments; Fred Massey and Holly Winter, Family Links, Inc.; Don Glenn, Glenn Engineering; Leslie Montgomery, Blind and Vision Rehabilitation Service of Pittsburgh; Karlyn Voss, Carnegie Library of Pittsburgh; Catherine Quinn, Friends of Pittsburgh Professional Soccer; Nick Vizzoca, Vincentian de Marillac; Josh Lucas and Scott Wolovich, New Sun Rising; Brian Kurtz, Pittsburgh Downtown Partnership; and William Gatti, Trek Development Group.

**I. ROLL CALL**

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

**II. APPROVAL OF MINUTES—MARCH 17, 2017**

ON A MOTION MADE BY DR. SMITH 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 March, 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

There were no public comments.

### V. OLD BUSINESS

- This item was pulled from the agenda.

### VI. NEW BUSINESS

#### A. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)– PARTICIPATION BY TOWNSHIP OF RESERVE

Request authorization to: (i) allow the Township of Reserve to participate in the County's Allegheny Vacant Property Recovery Program; (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 Allegheny Vacant Property Recovery Program; and (iii) allow the Director to execute all the necessary documents with Solicitor approval.

With the addition of the Township of Reserve, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 69.

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

#### B. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–FAMILY LINKS RENOVATION AND ELEVATOR INSTALLATION

Request Authorization to: (i) award a Grant in an amount not to exceed \$150,000.00 to Family Links, Inc. to secure labor and materials necessary to conduct a renovation and install an elevator at the Family Links facility; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The Family Links facility hosts more than 1,200 members of the public each year as clients of Family Links Recovery Support Center, outpatient Mental Health Services, Family-based Mental Health and Short-term Enhanced Programming

operations. The addition of the elevator is prioritized as an element that will bring the building in compliance with the American Disabilities Act and remove the architectural barriers which currently limits the number of people who can access the building for needed services.

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

**C. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY  
INFRASTRUCTURE & TOURISM FUND (CITF)–EMPLOYMENT GROWTH FOR  
INDUSTRIES**

Request authorization to: (i) award a Grant in an amount not to exceed \$150,000 to the Non-Profit Blind and Vision Rehabilitation Services of Pittsburgh Inc. for the purchase of new equipment for their Industries Division; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

The requested CITF grant in the amount of \$150,000 for the Employment Growth Industries Project will be used to purchase equipment for the manufacturing division of Blind & Vision Rehabilitation Services that employees individuals who are blind or vision impaired. The purchase of machinery will help the organization meet four specific goals: (1) increase productivity through automation which will help the organization meet its yearly sales goals; (2) hire additional individuals who are vision impaired or have other disabilities; (3) increase product line to the public and private sector which will increase sales and (4) create five (5) new jobs and retain 13 existing jobs.

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

**D. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY  
INFRASTRUCTURE & TOURISM FUND (CITF)–EIGHTH AND PENN PEDESTRIAN  
PASSAGEWAY PUBLIC ART ENHANCEMENTS**

Request authorization to: (i) award a Grant in an amount not to exceed \$100,000 to the Pittsburgh Downtown Partnership to assist with the public art installation part of the larger development of the Eighth and Penn project; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

The proposed project aims to create public art installation along a passageway in the Eighth and Penn project. The Eighth and Penn project includes the restoration of two existing historic buildings at 711 and 713 Penn Avenue, with infill construction completing the corner and continuing down Eighth Street. This public art installation will provide additional safety through its lighting as well as create an attraction to an otherwise vacant area. The CITF funding will be used for the acquisition of the materials for the project and professional fees.

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

**E. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY  
INFRASTRUCTURE & TOURISM FUND (CITF)–SEWAGE TREATMENT PLANT  
IMPROVEMENTS-PHASE I**

Request authorization to: (i) award a Grant in an amount not to exceed \$60,000 to the Steel Rivers Council of Governments to fund improvements to the sewage treatment plant in South Versailles Township; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

Improvements will consist of lowering the height of the wet wall, furnish and installation of two grinder pumps, two grinder pump rail systems, one grinder pump crane, concrete patching/repair/coating, one influent flow meter, replace aluminum stairs, piping modifications, electrical modifications, and appurtenant items of construction.

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

**F. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY  
INFRASTRUCTURE & TOURISM FUND (CITF)–CARNEGIE LIBRARY CARRICK  
BRANCH RENOVATION**

Request authorization to: (i) award a Grant in an amount not to exceed \$125,000 to the Carnegie Library of Pittsburgh to renovate the Carrick Branch; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

Carnegie Library of Pittsburgh (CLP) plans to renovate the CPL-Carrick branch location. The total renovation budget is \$3,231,000.

The CITF grant will be used to support the costs for all lighting for the facility as well as the custom casework that will be part of the renovation. The library will competitively bid and directly purchase new light fixtures for the newly constructed facility. All existing fixtures are outdated, almost obsolete, and energy inefficient (T-12) fluorescent lighting fixtures. In order to reduce energy usage and operating costs, and meet the current energy conservation standards, all new fixtures will be light emitting diode (LED lighting fixtures).

Senator Fontana stated that this project would be a great enhancement for the neighborhood.

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

**G. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY  
INFRASTRUCTURE & TOURISM FUND (CITF)–WORK HARD PITTSBURGH  
EXPANSION PHASE I**

Request authorization to: (i) award a Grant in an amount not to exceed \$250,000 to the Non-Profit New Sun Rising for Phase I of the Work Hard Pittsburgh Expansion Project for building acquisition costs; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

The requested CITF grant for the New Sun Rising Work Hard Pittsburgh Expansion Project Phase I which consists of acquiring two commercial buildings on East Warrington Avenue (732 and 744 East Warrington) in Pittsburgh's Allentown neighborhood. These buildings will be used to house expansion of programming provided by Work Hard Pittsburgh and Academy Pittsburgh.

Planned use includes the following: 732 E. Warrington Ave. will be used as a shared collaborative and operational space for the Work Hard Pittsburgh business incubator. Cooperatively structured and committed to providing access to capital, resources, and talent. Work Hard Pittsburgh expects to scale programs to provide additional resources to over 50 companies annually, including access to favorable short term loans, mentoring, consulting, subsidized digital services, and sales support; generate over \$100,000 annually in contract work for freelance digital workers; and donate over \$80,000 annually in pro bono or subsidized digital services to minority businesses.

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

**H. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY  
INFRASTRUCTURE & TOURISM FUND (CITF)–CHICORA STREET PARK  
IMPROVEMENT PROJECT PHASE II**

Request Authorization to: (i) award a Grant in an amount not to exceed \$51,000 to the Turtle Creek Valley COG to assist with park renovation and engineering; and (ii) allow the Director to execute the necessary documents with Solicitor approval

The proposed project is for phase II of improvements to the Chicora Playground in the Borough of East McKeesport, serving local children and families. Phase II will add play equipment and benches. It will also upgrade lighting to LED to improve night visibility and reduce operating and maintenance costs.

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

**I. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY  
INFRASTRUCTURE & TOURISM FUND (CITF)–FOREST HILLS LIBRARY  
ADDITION TO NEW MUNICIPAL BUILDING**

Request Authorization to: (i) award a Grant in an amount not to exceed \$200,000 to construct a library as an addition to the new municipal building; and (ii) allow the Director to execute the necessary documents with Solicitor approval

The Borough of Forest Hills is proposing to build an addition to the new municipal building that will serve as the new location for the Borough's library branch to increase its accessibility to the community. The current branch of the library lacks handicap accessibility and is located in the basement of the Forest Hills Senior Citizen Building at 444 Avenue D.

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

**J. GROW PITTSBURGH LEASE**

Request authorization to: (i) ratify a lease with Grow Pittsburgh for RAAC owned properties located in Braddock Borough; (ii) extend said lease for an additional five (5) years; and (iii) allow the Director to execute the necessary documents with Solicitor approval.

Grow Pittsburgh has been using the following RAAC owned properties located in the Borough of Braddock for an urban farm known as Braddock Farms. The lease amendment covers the full area of Braddock Farms, located at lot and block numbers: 302-J-73, 302-J-74, 302-J-75, 302-J-76, 302-J-56, 302-J-53, 302-J-52, 302-J-50, 302-J-59, 302-J-60, 302-J-61 and 302-J-62.

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

**K. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY  
INFRASTRUCTURE & TOURISM FUND (CITF)–THE SPORTS AND ATHLETIC  
COMPLEX AT MONTOUR JUNCTION–EASTERN PHASE I**

Request authorization to: (i) award a Grant in an amount not to exceed \$225,000.00 to Friends of Professional Soccer to widen the entrance road and turning lane of the Sports & Athletic Complex, thereby increasing the safety and efficiency of the roadway; (ii) allow the Director to execute all the necessary documents with Solicitor approval.

Friends of Professional Soccer is requesting CITF funds to widen the entrance road and turning lane, thereby increasing the safety and efficiency of the roadway. This phase of the project is necessary in order to accommodate traffic generated from the community use of this facility.

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

**L. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)–  
CERTIFICATES OF COMPLETION**

Request authorization to: (i) record Certificates of Completion for Block and Lot No. 1838-N-177 (186 Shoaf St.) and 1672-N-177 (21 Golden Ln.) in West Deer, 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 property in accordance with the terms of the Conditional Agreement of Sale with RAAC. Both applicants are maintaining the respective lots as side yards.

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

**M. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY  
INFRASTRUCTURE & TOURISM FUND (CITF)–DAWSON STREET STORM SEWER  
CONSTRUCTION**

Request authorization to: (i) award a Grant in an amount not to exceed \$64,760.00 to the Borough of Wall to fund the installation of a storm sewer along Dawson Street; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

The project shall encompass the installation of 240 lineal feet of 15" diameter storm sewer. Included are three (3) catch basins to collect storm water which shall be conveyed to an existing storm line along Wall Road. The concrete street shall be restored as part of the installation. Twelve homes are adversely impacted, 95% of which are below medium income.

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

**N. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY  
INFRASTRUCTURE & TOURISM FUND (CITF)–VINCENTIAN DE MARILLAC  
ELEVATOR REPLACEMENT**

Request authorization to: (i) award a Grant in an amount not to exceed \$200,000.00 to Vincentian de Marillac to replace the elevator and rehabilitate their building; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Vincentian de Marillac is a nursing home in which forty-two residents reside, currently. The sole elevator in the building was declared by the installing company, Hatfield Elevators, unfit for use and 10 years past its life expectancy. As a result,

the elevator will be decommissioned. The thirty-two residents residing on the top floor will be temporarily relocated to Marion Manor Nursing Home, while a new elevator is installed. In addition to installing a new elevator car, contractors will be brought in to perform any necessary electrical, structural, and HVAC upgrades, as well as perform upgrades to the smoke detectors and fire alarms.

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

**O. 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, Braddock, East McKeesport, Elizabeth, Etna, Millvale, North Versailles, Plum, Ross, Tarentum, and West Deer (ii) allow the Director to execute the necessary documents

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 DR. SMITH, 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 that employee Anita Truss would be retiring from Allegheny County Economic Development.

**ADJOURNMENT**

THERE BEING NO FURTHER BUSINESS TO TRANSACT, ON A MOTION MADE BY DR. SMITH 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