

REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY

MINUTES OF THE BOARD OF DIRECTORS

REGULAR and PUBLIC HEARING

ALLEGHENY COUNTY COURTHOUSE

CONFERENCE ROOM 1, 1ST FLOOR

436 Grant Street, PITTSBURGH, PENNSYLVANIA

May 25, 2017—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Thursday, May 25, 2017 at 10:30 a.m. in Conference Room 1, 1st Floor, Allegheny County Courthouse, 436 Grant Street, Pittsburgh, Pennsylvania 15219.

Board Members present were: William Brooks, 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; Adrienne Frazier, Administrative Assistant; Angie Hicks, Project Manager; Tom McGrath, Fiscal Manger; Heather Schultz, Project Manager; James O'Connor, Project Manager; Vinh Ly, Planner; Cassa Collinge, Assistant Director; Dane Yancic, Project Manager; Robert Frank, Project Manager; Joe Scullion, Project Manager; Tammy Pifer, Project Manager; Chris Goswick, Planner; Carl Lukitsch, Project Manager; Justin Artinger, Project Manager; and Kevin Main, Project Manager;

Others present were: Nick Scaife and Brian Chruscial, Zelenkofske Axelrod LLC; Bill Miller, Pittsburgh Gateways Corporation; Carla Barron, Steel Rivers Council Of Governments; Gina Samosky, Community Specialist Corporation; Tom Benecki, Allegheny Valley North Council Of Governments; Ann Metzger, Carnegie Science Center; Mary Ann Bucci, Port of Pittsburgh Commission Outreach; Tobias Cordek, Borough of McCandless; Bob Lucas, McCandless Athletic Association; Tom Murphy and Scott Frazier, Heinz History Center; David Sobaley, Borough of Plum; David Gilliland, Borough of Turtle Creek; Laurie MacDonald, Center for Victims; and Greg Bachy, Borough of Swissvale.

I. ROLL CALL

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

II. APPROVAL OF MINUTES—APRIL 28, 2017

ON A MOTION MADE BY MS. WILLIAMS 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 April, 2017 and found them to be in good and proper order.

ON A MOTION MADE BY DR. SMITH AND SECONDED BY MS. WILLIAMS, THE RATIFICATION OF THE BILLS WERE APPROVED AS PRESENTED.

IV. PUBLIC COMMENTS

There were no public comments.

V. OLD BUSINESS

- **ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, GAMING ECONOMIC DEVELOPMENT FUND (GEDF)–RAVINE STREET STREAM REMOVAL**

Request Authorization to: (i) re-assign the Sub-Grantee from the North Hills COG to ALCOSAN for the Ravine Street Stream removal project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

RAAC received approval from the Commonwealth Finance Authority to re-assign the Sub-Grantee from the North Hills COG to ALCOSAN in the amount of \$250,000. RAAC also received correspondence from both the North Hills COG as well as ALCOSAN supporting the transfer.

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

VI. NEW BUSINESS

- A. **GENERAL PURPOSE AUDITED FINANCIAL STATEMENTS-DECEMBER 31, 2016**

Request authorization to: (i) accept the General Purpose Audited Financial Statements for the period ending December 31, 2016; and (ii) allow the Director to execute the necessary documents with solicitor approval.

The Audit Committee consisting of board members, Donald Smith, and Doris Carson-Williams, members of staff, representatives from the Allegheny County Controllers office, and members of the auditing firm of Zelenkofske Axelrod LLC met and discussed the audited financial statements.

Brian Chruscial and Nick Scaife of Zelenkofske Axelrod LLC stated that it was a good and satisfactory audit with no findings and that cooperation from staff was great.

Mr. Brooks and Mr. Hurley thanked staff for their due diligence.

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

B. SWISSVALE STORMWATER MANAGEMENT PROJECT-LICENSE AGREEMENT

Request authorization to: (i) enter into a License Agreement with Swissvale for a Stormwater Management Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Swissvale is seeking permission to construct a storm water management demonstration project on RAAC owned property. Swissvale's Borough Engineers has designed and received approval from the PA DEP for the proposed project, and will be responsible for the construction and maintenance of the management system.

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

C. BRADDOCK REDEVELOPMENT PROJECT-RIGHT OF ENTRY AGREEMENT

Request authorization to: (i) enter into a Right of Entry Agreement with United States Steel regarding the Braddock Redevelopment Project site located at Talbot and Washington Avenues in the borough of Braddock; and (ii) allow the Director to execute all necessary documents, with Solicitor approval.

This request is a continuation of the Authority's redevelopment efforts with this Braddock Redevelopment Site and will facilitate overflow parking on the Site to accommodate a family tour and event at the nearby USS Edgar Thompson facility on June 3, 2017.

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

D. 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, Munhall, Plum, West Deer, and Wilkinsburg; 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 MS. WILLIAMS AND SECONDED BY DR. SMITH, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

**E. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–GREENSBURG PIKE
RECONSTRUCTION PROJECT**

Request Authorization to: (i) award a grant in an amount not to exceed \$100,000 to help finance the Greensburg Pike Reconstruction Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds for various infrastructure repair and renovations including asphalt, utility adjustments, and engineering design.

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

**F. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–PORT VUE RECREATION CENTER
PHASE II**

Request Authorization to: (i) award a grant in an amount not to exceed \$140,000 to help finance the Port Vue Recreation Center Phase II Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds will be used for engineering, design, inspection as well as the installation of radiant tube heat, electric and lighting, plumbing, netting, turf surface, flooring, excavation and grading, sanitary sewer, water line and storm water management.

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

**G. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–PLUM BOROUGH-EDGEMEDE-
COMMERCE PARK STORM WATER IMPROVEMENT**

Request Authorization to: (i) award a grant in an amount not to exceed \$90,000 to help finance the Plum Borough Edgemedede Commerce Park Storm Water Improvement Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds would be used for rehabilitation, engineering and planning to upgrade the existing storm water drainage system. The proposed infrastructure improvements would bypass the storm sewer in the residential development, and release runoff from the industrial park runoff directly into an existing stream.

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

H. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–SHARED SERVICE ENFORCEMENT PROGRAM ENHANCEMENTS

Request Authorization to: (i) award a grant in an amount not to exceed \$50,000 to help finance the Shared Service Enforcement Program Enhancements Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds would be used to 1) replace the old single-user MC Access database and web server system with a new, multi-user PostgreSQL database and server; 2) contract with an IT professional to build the new SQL system; 3) provide Building Code Official and UCC training; and 4) purchase a code enforcement vehicle.

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

I. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–ENERGY INNOVATION CENTER

Request Authorization to: (i) award a grant in an amount not to exceed \$100,000 to help finance the Energy Innovation Center Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The CITF funds will be used to purchase the kitchen equipment to be used in a newly constructed industrial kitchen for work force development programs.

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

J. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–CENTER FOR VICTIMS SHELTER RENOVATION AND ADA IMPROVEMENTS

Request Authorization to: (i) award a grant in an amount not to exceed \$100,000 to help finance the Center for Victims Shelter Renovation and ADA Improvements Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds will be used for rehabilitation as well as engineering for the Center for Victims Shelter in McKeesport. The project will include renovation of four

bathrooms, the kitchen area, hallways, office space, and the Children's Education Room in order to better improve the accessibility for physically disabled.

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

**K. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–WILMERDING 2017 DEMOLITION
PROJECT**

Request Authorization to: (i) award a grant in an amount not to exceed \$80,000 to help finance the 2017 Demolition Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds will be used for the demolition of six (6) structures located throughout the Borough. These properties pose a health and safety hazard to the community.

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

**L. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–PORT OF PITTSBURGH
COMMISSION OUTREACH 2017**

Request Authorization to: (i) award a grant in an amount not to exceed \$50,000 to help finance the Port of Pittsburgh Commission Outreach 2017 Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds would be used for marketing materials, purchases of promotional equipment, as well as training personnel and facilities for educational outreach. The PPC needs to reach a varied audience that exists over a broad 12-county port district in Southwestern Pennsylvania.

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

**M. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–VINCENTIAN FIELDS**

Request Authorization to: (i) award a grant in an amount not to exceed \$200,000 to help finance the Vincentian Fields Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds will be used for engineering and site preparation for renovations to the Vincentian Recreation Complex baseball/softball fields. The fields will accommodate participants in the McCandless Athletic Association programs, residents in all the communities within the North Allegheny School district and the students at Vincentian Academy.

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

N. Allegheny County Economic Development, Community Infrastructure & Tourism Fund (CITF)–Community Specialists HVAC Rehabilitation

Request Authorization to: (i) award a grant in an amount not to exceed \$175,000 to help finance the Community Specialists HVAC Rehabilitation Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Community Specialists Corp. has been providing education, trade training and rehabilitation to at-risk youth for more than 35 years. CITF funds will be used for engineering and rehabilitation for the replacement of the air conditioning unit, air handling unit and relocation of the evaporator barrel at its school located at 900 Agnew Road.

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

O. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–MUSEUM MAIN ENTRANCE RENOVATION

Request Authorization to: (i) award a grant in an amount not to exceed \$150,000 to help finance the Museum Main Entrance Renovation Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds will be used to replace 3 large doors with a large revolving door at the Heinz History Center building. The new doors will improve the entry experience for visitors, increase the energy efficiency of the History Center and maintain the ADA accessibility.

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

P. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)–CARNEGIE SCIENCE CENTER EXTERIOR SIGN PACKAGE

Request Authorization to: (i) award a grant in an amount not to exceed \$125,000 to help finance the Carnegie Science Center Exterior Sign Package Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds will be used to fabricate and install a portion of the Carnegie Science Center exterior sign.

(1) A high wall sign on the south face of the addition reading CARNEGIE SCIENCE CENTER. This sign will replace the existing rooftop letters, which must be removed as the building expands eastward. The sign will be static colors and will not contain animation.

(2) A low, wall sign visible at street level, on the east face of the addition reading

CARNEGIE SCIENCE CENTER.

(3) A high wall sign on the north face of the existing building facade reading CARNEGIE SCIENCE CENTER.

(4) A low wall sign on the north face of the existing building facade reading RANGOS GIANT SCREEN.

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

Q. Allegheny County Economic Development, Community Infrastructure & Tourism Fund (CITF)–Natrona Community Park/Playground Concession Stand & Restrooms.

Request Authorization to: (i) award a grant in an amount not to exceed \$100,000 to help finance the Natrona Community Park/Playground Concession Stand & Restrooms Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds will be used to finish plumbing for two restrooms and a kitchen, electrical and wiring, countertops, coiling, concession stand windows and door, insulated ceilings and electrical overhead heaters.

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 MS. WILLIAMS 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