

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

June 23, 2017—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, June 23, 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: Donald Smith, Senator Wayne Fontana, and Doris Carson-Williams.

Also present were: Steve Papernick, Authority Solicitor; via phone Robert Hurley, Executive Director; Jack Exler, Sr. Deputy Director; Pat Earley, Deputy Director; Samuel Bozzolla, Project Manager; Adrienne Frazier, Administrative Assistant; James O'Connor, Project Manager; Justin Artinger, Project Manager; Patrick Murphy, Project Manager; Kathy Castner, Project Manager; Shantalaya Mathews, Project Manager; Peter Rubash, Project Manager; Julie Collins, Project Manager; and Jim Johnston, Manager;

Others present were: Stephen Repasky, Rivers of Steel; Paul Gilbert and Jenna Gilbert, Borough of West Elizabeth; Paula McWilliams, Heritage Community Initiatives; Patrice Matamoros, Three Rivers, Inc.; Daniel Coffman, The EADS Group; Kevin Kinross and Kelsey McDonald, The Carey Group.

I. ROLL CALL

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

II. APPROVAL OF MINUTES—MAY 25, 2017

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

ON A MOTION MADE BY MS. WILLIAMS 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

No old business.

VI. NEW BUSINESS

A. SUPPLEMENTAL ENVIRONMENTAL PROJECT-USX GRANT

Request authorization to: (i) accept a \$35,000 grant from United States Steel for the purpose of performing asbestos surveys in the Turtle Creek Valley and Steel Rivers COGs member communities; and (ii) allow the Director to execute all necessary documents with Solicitor approval.

At the request of the Allegheny County Health Department, United States Steel was asked to undertake a Supplemental Environmental Project using funds from court ordered fines. The funds will be used to fund asbestos surveys for structures located in Turtle Creek valley and Steel Rivers COG member communities slated to be demolished with Community Development Block Grant funds.

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

B. ECONOMIC DEVELOPMENT FUND (EDF)-SPORTS AND ATHLETIC COMPLEX AT MONTOUR JUNCTION-FRIENDS OF PITTSBURGH PROFESSIONAL SOCCER

Request authorization to: (i) enter into an EDF loan agreement with Friends of Pittsburgh Professional Soccer for an amount not to exceed \$1,000,000; and (ii) allow the Director to sign all the necessary documents with Solicitor approval.

The Board previously authorized that \$1 million in EDF Funds be allocated to the Sports and Athletic Complex at Montour Junction Site. The Friends of Pittsburgh Professional Soccer is the 501c3 Non-Profit organization that is building out the

infrastructure of the site. They have already started construction on the first three synthetic fields. They have been awarded a \$225,000.00 CITF grant and a \$ 2 million RACP. The Friends of Pittsburgh Professional Soccer will be using the EDF Loan funds as bridge financing during the construction of the project, and the loan will be repaid with RACP proceeds. The terms of the loan are currently being negotiated.

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

C. RIVERS OF STEEL APIARY

Request authorization to: (i) allow Rivers of Steel to install an apiary on the historical portion of Carrie Furnace; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Rivers of Steel wants to incorporate the apiary as a part of their educational experience, and also to provide an example of the remediation and reemergence of wild life on the former industrial site. Stephen Repasky has been brought on board because of his expertise and experience in the bee keeping field.

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

**D. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)–
CERTIFICATE OF COMPLETION**

Request authorization to: (i) record a Certificate of Completion for Block and Lot No. 222-F-46 (123 Kittanning St) in Etna, which was 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. The applicants are maintaining the lot as a side yard.

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)–MCKEESPORT-CITY STREET
RECONSTRUCTION PROJECT**

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

CITF funds will be used for the reconstruction of Bowman Avenue in the City of McKeesport. The reconstruction will include milling, base repair, and resurfacing.

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)–2017 WEST ELIZABETH
PLAYGROUND PROJECT**

Request Authorization to: (i) award a grant in an amount not to exceed \$100,000 to help finance the 2017 West Elizabeth Playground Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds will be used for the renovation of the 1st Street Playground and 7th Street Playground. The project includes the removal of all the non-compliant devices from the 7th Street Playground and upgrades to the equipment at the 1st Street Playground. The basketball courts will be resurfaced and ADA compliant ramps will be added.

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

**G. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–CUDA BUILDING
REHABILITATION**

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

CITF funds would be used for the rehabilitation of the main level. Two new handicap bathrooms and one office will be built in the structure with appropriate finishes. New store front window and entry door will be installed and existing windows on the side and rear will be replaced with glass block.

Senator Fontana stated that it's great that a successful company wants to get involved to help revitalize the community.

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

**H. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY
INFRASTRUCTURE & TOURISM FUND (CITF)–SUGAR CAMP PARK
IMPROVEMENTS**

Request Authorization to: (i) award a grant in an amount not to exceed \$120,000 to help finance the Sugar Camp Park Improvements Project; and (ii) allow the

Director to execute the necessary documents with Solicitor approval.

CITF funds will be used for construction of a new play set and the rehabilitation of the existing kitchen and restrooms. Pavilion improvements will include painting, replacing ceiling and roof trusses. The existing basketball court will be re-paved along with the installation of new support poles, backboards and hoops. The access road and parking area will be re-paved with approximately 1,700 square yards of asphalt. A new fence will be installed around the beach volleyball court and the existing waterline will be extended to the volleyball court for a foot washing station. A new video surveillance system with six cameras will be installed.

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

I. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)—PITTSBURGH MARATHON ENHANCEMENT PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed \$210,000 to help finance the Pittsburgh Marathon Enhancement Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds will be used to purchase the following new equipment: (1) course enhancements, including clocks, inflatables, trusses, and generators (2) signage to identify key areas on race day and recognize neighborhoods involvement, (3) security and safety infrastructure including barricades, GPS units and misting fans. (4) to replace existing equipment that has experienced wear and tear since the event was launched in 2009 including the start line inflatable and 10' x 10' tents.

Senator Fontana stated that this project was for a good cause.

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

J. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, GAMING ECONOMIC DEVELOPMENT FUND (GEDF)—APPLICATION FOR FUNDING

Request authorization to: (i) submit an application for funding to the Commonwealth Finance Authority from the Pennsylvania Gaming Economic Development and Tourism Fund; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The Pennsylvania Race Horse Development and Gaming Act (Act 2004-71), as amended, established the Pennsylvania Gaming Economic Development and Tourism Fund (the "Fund"). Certain monies appropriated from gaming revenues are deposited into the Fund, which is held by the Commonwealth Financing Authority (CFA), a portion of which will be allocated to RAAC for community and economic development projects in Allegheny County.

As per the CFA guidelines, each year RAAC may submit to the CFA, for its consideration and its final approval, proposed projects to be funded by Fund monies. Please note that approval of waivers is sought where indicated on the attached list.

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

OFF AGENDA ITEM

- **BRADDOCK REDEVELOPMENT SITE-SALES AGREEMENT EXTENSION**

Request authorization to: (i) extend the Sales Agreement with Keystone Wellness Research Fund of Villanova PA regarding the conveyance of 5.2 acres of RAAC-owned parcels located in the Borough of Braddock for \$350,000.00 for an additional six (6) months; 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. The proposed purchaser intends to develop a medical marijuana production on the site which would create 50-70 new jobs, tax revenues and new development for the Borough of Braddock.

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 SENATOR FONTANA AND SECONDED BY MS. WILLIAMS, THE ADJOURNMENT OF THE REGULAR MEETING OF THE REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY WAS UNANIMOUSLY APPROVED.



Jack Exler, Sr. Deputy Director

Location: Glenshaw

GEDF Funding Amount: \$300,000

Total Project Cost: \$1,377,000

- The funding would be used for improvements to the in-stream structures at Fall Run Park.

Project: 17-1-GEDF-022

Name: Monroeville Police Department

Location: Monroeville

GEDF Funding Amount: \$100,000

Total Project Cost: \$1,002,500

- The funding would be used for upgrades to the Public Safety Very High Frequency Land Mobile Radio System.

Project: 17-1-GEDF-026

Name: Township of Moon

Location: Moon Township

GEDF Funding Amount: \$230,000

Total Project Cost: \$1,091,000

- The funding would be used for improvements to the Moon Park Playground

Project: 17-1-GEDF-027

Name: Economic Development South

Location: Pittsburgh

GEDF Funding Amount: \$100,000

Total Project Cost: \$1,973,945

- The funding would be used for construction of office spaces on top floor of Voodoo Brewery.
- A waiver of the guidelines is sought due to Voodoo Brewery being a for profit organization.

Project: 17-1-GEDF-028

Name: La Roche College

Location: City of Pittsburgh

GEDF Funding Amount: \$250,000

Total Project Cost: \$4,602,500

- The funding would be used for improvements of laboratory infrastructure and installation of HVAC for the Palumbo Science Center.

Project: 17-1-GEDF-029

Name: Journeyman Apprentice Training Fund of Sheet Metal

Location: City of Pittsburgh

GEDF Funding Amount: \$50,000

Total Project Cost: \$1,539,500

- The funding would be used for sheet metal workers training facility expansion.

Project: 17-1-GEDF-032

Name: Laurel Highlands Council Boy Scouts

Location: City of Pittsburgh

GEDF Funding Amount: \$100,000

Total Project Cost: \$518,500

- The funding would be used for rehabilitation to the Flag Plaza Scout Center which include repairs to the HVAC, replace paging system, security cameras and ceiling repairs.

Project: 17-1-GEDF-034

Name: Urban Redevelopment Authority

Location: City of Pittsburgh

GEDF Funding Amount: \$50,000

Total Project Cost: \$633,398,800

- The funding would be used for site acquisition of Esplanade, environmental remediation, relocation and improvement to the bike trail.

Project: 17-1-GEDF-036

Name: South Fayette Township

Location: South Fayette

GEDF Funding Amount: \$200,000

Total Project Cost: \$11,302,500

- The funding would be used for construction of a new community center.

