

**REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY**

**MINUTES OF THE BOARD OF DIRECTORS**

**REGULAR and PUBLIC HEARING**

**ALLEGHENY COUNTY COURTHOUSE**

**Gold Room, 4th FLOOR**

**436 Grant Street, PITTSBURGH, PENNSYLVANIA**

**July 28, 2017—10:30 a.m.**

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, July 28, 2017 at 10:30 a.m. in the Gold Room, 4th Floor, Allegheny County Courthouse, 436 Grant Street, Pittsburgh, Pennsylvania 15219.

Board Members present were: William Brooks, Senator Wayne Fontana, 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; Lainey Smearman, Executive Assistant; James O'Connor, Project Manager; Justin Artinger, Project Manager; Shantalaya Mathews, Project Manager; Maurice Strul, Assistant Director; Jeff Zhang, Intern; Carl Lukitsch, Project Manager; Dane Yancic, Project Finance Coordinator; Julie Collins, Project Manager; Jennifer Saks, Program Manager; and Maureen Quinn, Assistant Manager;

Others present were: Jay Carson and Heather Franz, Robert Morris University; Mark Lynch and Paul Hayhurst, Baldwin Borough Public Library; Patrick Shattuck, Mon Valley Initiative; Martha Isler, Squirrel Hill Urban Coalition; Susan Glenn, Dravosburg Borough Engineer; and Claire Bacha, Vanessa Hoover, Jesse Vanpool, Nathan Schmidt, and Sally and PJ Ostrowski, Munhall Volunteer Fire Company #1.

**I. ROLL CALL**

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

**II. APPROVAL OF MINUTES—JUNE 23, 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 June 2017 and found them to be in good and proper order.

ON A MOTION MADE BY SENATOR FONTANA 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**

#### **A. ALLEGHENY M/W/DBE CONTRACTOR / VETERANS WORKING CAPITAL LOAN PROGRAM**

Request authorization to: (i) extend the Allegheny M/W/DBE Contractor / Veterans Working Capital Loan Program (WCLP) to August 31, 2019; and (ii) allow the Director to execute the necessary documents with solicitor approval.

The program was established to provide short term working capital loans (one year or less) for contractors to fund local, state, and federal government contract costs. The program has been successful and to date, has committed almost \$3.3 million in loans.

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

### **VI. NEW BUSINESS**

#### **A. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) – ROBERT MORRIS UNIVERSITY CONVOCATION CENTER**

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.

Robert Morris University will design and construct a 120,000 square foot, 4,500 seat convocation center to serve the university and the surrounding communities. The multipurpose facility will be home to RMU's NCAA Division I basketball and volleyball teams and will be available for use by the regional community for athletic, business, civic, and cultural activities.

A previous RACP grant of \$2.0 million was issued for the project.

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

**B. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)  
– PARTICIPATION BY BOROUGH OF DORMONT**

Request authorization to: (i) allow the Borough of Dormont to participate in the Allegheny Vacant Property Recovery Program; (ii) allow RAAC to receive funds from the Borough or entities authorized by the Borough 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 Borough of Dormont, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 70.

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

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

Request authorization to: (i) record a Certificate of Completion for Block and Lot No. 234-N-41 (7923 Riverview St) in Swissvale, 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 SENATOR FONTANA AND SECONDED BY MS. WILLIAMS, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

**D. ALLEGHENY LEAD SAFE HOMES PROGRAM - NATIONAL CENTER  
FOR HEALTHY HOUSING GRANT APPLICATION**

Request authorization to: (i) apply for a grant of up to \$5,000 from the National Center for Healthy Housing to be used to conduct lead poisoning prevention outreach for the Allegheny Lead Safe Homes Program; (ii) accept said funds; (iii) enter into contract with the National Center for Healthy Housing; and (iv) allow the Director to execute all the necessary documents with solicitor approval.

The National Center for Healthy Housing is offering competitive Lead Poisoning Awareness Community Mini-Grants of up to \$5,000. Funds may be used to support community-based events around lead poisoning prevention. RAAC would

apply for funds to support outreach activities as part of the Allegheny Lead Safe Homes Program.

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

**E. 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 Braddock, Clairton, Crafton, Homestead and Penn Hills (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.

*Senator Fontana asked if ACED has a relationship with habitat for humanity. Director Hurley replied that ACED works with them but does not have a direct relationship. The majority are vacant and/or properties that should be demolished. Also, the majority of them line the main street of Braddock which is an effort to have control of the properties as ACED starts to develop Carrie Furnace.*

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

**F. SOUTH HILLS VILLAGE TRANSIT ORIENTED DEVELOPMENT – VILLAGE DRIVE**

Request authorization to: (i) enter into contract with the Dawson Company for the extension of public utilities at a cost not to exceed \$220,000; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Funding will be used to extend public utilities on Village Drive which will enhance fire safety and economic development opportunities for future business growth. Village Drive did not have any public utilities and this new water supply will provide additional fire suppression support for the Port Authority Facility. This investment will also benefit the increasing residential population in this rapidly developing South Hills corridor.

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

**G. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, GAMING ECONOMIC DEVELOPMENT FUND (GEDF) – APPLICATION FOR FUNDING-AMENDMENT**

Request authorization to: (i) amend the application previously submitted to the Commonwealth Finance Authority from the Pennsylvania Gaming Economic Development and Tourism Fund to include the Jefferson Hospital Courtyard Healing Gardens; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Funding will be used to create Jefferson Hospital Courtyard Healing Gardens which will address the need for a natural environment that promotes mental and physical wellness in patients.

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

**H. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – LELAND CENTER RENOVATION**

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

CITF funds will help finance the renovations to meet the ADA accessibility requirements, roof replacement and upgrades to the electrical and HVAC systems, and cosmetics upgrades to the interior of the building.

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) – BRADDOCK CIVIC PLAZA**

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

CITF funds will help finance the construction of a park in Braddock. The site that is being converted is where Braddock Hospital used to be. Currently, it is partly used for affordable housing. This would transform the unused portion for community gathering and a variety of potential programming events.

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

**J. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – MUNICIPAL PARKING LOT AND BUILDING IMPROVEMENTS**

Request Authorization to: (i) award a grant in an amount not to exceed \$75,000 to help finance the Municipal Parking Lot and Building Improvements Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds will be used to replace approximately 4,200 square feet of broken concrete parking pavements, repair the accessibility walkway ramp, equip the walkway with proper handrails, repair drainage issues and repair the existing building facade.

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

**K. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – REGIONAL PUBLIC SAFETY TRAINING FACILITY**

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

CITF funds will be used to construct a new regional public safety training facility that would be located adjacent to their existing fire house. The goal of the facility is to provide access to a live training facility to train, prepare, and educate fire, emergency, and police personnel on emergency situations.

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

**L. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – O'CONNOR'S CORNER PROJECT.**

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

CITF funds will be used for site preparation, new construction and architectural costs for The O'Connor's Corner Project, the fourth component of the Gateway Project, seeking to create a mini-plaza for pedestrians complete with seating, a business directory, informational signage, as well as a signature clock in addition to trees and shrubs.

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

**VII. EXECUTIVE SESSION**

A motion was made by Senator Fontana and seconded by Ms. Williams, to enter into an Executive Session for the purpose of discussing real estate.

On a motion made by Senator Fontana and seconded by Ms. Williams, the executive session was adjourned.

**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.

  
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Jack Exler, Sr. Deputy Director