

REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY

MINUTES OF THE BOARD OF DIRECTORS

REGULAR and PUBLIC HEARING

ALLEGHENY COUNTY COURTHOUSE

Conference Room One

436 Grant Street, PITTSBURGH, PENNSYLVANIA

August 25, 2017—10:30 a.m.

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

Board Members present were: William Brooks, Donald F. Smith, Jr., and Senator Wayne Fontana.

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; Julie Collins, Project Manager; Jennifer Saks, Program Manager; Maureen Quinn, Assistant Manager; Dan Tobin, Business Development Coordinator; Joe Scullion, Contract Administrator; Patrick Murphy, Business Development Specialist; Tom McGrath, Fiscal Manager; Heather Sakowski, Redevelopment Coordinator; and Ann Ogoreuc, Manager.

Others present were: Bill Rossey, Sharpsburg Borough; Amanda Settelmaier, Turtle Creek Valley COG; Bryan Churilla, KLH Engineers/Elizabeth Township; Donna Kaib, Reserve Township; Gordon Taylor, Senate Engineering; Marimba Milliones and David Serbin, New Granada Square; and Tom Loudermilk; Live Nation.

I. ROLL CALL

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

II. APPOINTMENT OF SECRETARY-TREASURER PRO TEMPORE

ON A MOTION MADE BY DR. SMITH AND SECONDED BY MR. BROOKS, IT WAS UNANIMOUSLY APPROVED TO APPOINT SENATOR FONTANA AS SECRETARY-TREASURER PRO TEMPORE.

III. APPROVAL OF MINUTES—JULY 28, 2017

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

THE MINUTES OF THE PREVIOUS MEETING WERE APPROVED AS PRESENTED.

IV. RATIFICATION OF BILLS

Senator Fontana reviewed the Ratification of Bills Payable for the month of July 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.

V. PUBLIC COMMENTS

There were no public comments.

VI. OLD BUSINESS

There was no old business.

VII. NEW BUSINESS

A. RIGHT OF ENTRY AGREEMENT-THRIVAL MUSIC FESTIVAL PARKING

Request authorization to: (i) to enter into a Right of Entry Agreement with Live Nation Worldwide, Inc. to allow access to the RAAC owned property on Carrie Furnace in Swissvale and Talbot Street lot in Braddock; and (ii) Allow the Director to execute all the necessary documents with Solicitor approval.

Live Nation requests permission to park cars on the undeveloped Western Phase of Carrie, and on the RAAC owned lot in Braddock on the corner of Talbot Ave and 11th St. for the Thrival Music Festival on September 29th and 30th.

The Western Phase is projected to hold up to 800 cars and Talbot Ave is projected to hold 250 cars. Live Nation has developed a parking and traffic plan with Rankin, Swissvale, and Braddock to accommodate the traffic and safety concerns of residents and festival attendees. Attendees will enter the festival site either by shuttle bus along the site's haul road, or by foot or vehicle over the flyover bridge.

Live Nation will provide security and parking attendants at the designated parking areas, as well as a shuttle service from the Talbot Street lot. RAAC is charging \$1,000 to cover any staff costs; there will be no cost to the County. The agreement between RAAC and Live Nation will include insurance coverage amounts and indemnify RAAC from all costs or claims resulting from the usage of these parking areas.

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

B. ALLEGHENY TOGETHER – YEAR 43 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION

Request authorization to: (i) submit a CDBG application to Allegheny County Economic Development (ACED) in the amount not to exceed \$250,000.00 to fund the Allegheny Together Program.; (ii) receive and administer said funds; and (iii) allow the Director to execute all the necessary documents with Solicitor approval.

The Allegheny Together Program is a commercial revitalization program that is administered by RAAC and funded from multiple sources in addition to the aforesaid ACED grant.

This innovative program provides downtown-based communities with a host of dynamic services including, but not limited to, hosting of an online database system, business composition analysis, façade review and assessment system, signage assessment system, vacant parcel and unavailable property tracking, and individual community online information portals.

Allegheny Together recently completed its tenth year of providing technical assistance and resources to traditional business districts throughout the County. Currently, fifteen (15) communities participate in in some facet of the program, with the hope of expanding the program to eighteen (18) communities in the near future.

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

C. ACTIVE ALLEGHENY GRANT PROGRAM (AAGP) - SUB-GRANT AWARDS

Request authorization to: (i) award five (5) Active Allegheny Grant Program sub-grants in an amount not to exceed \$116,529.00; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

In October 2016, RAAC approved a resolution to 1) accept \$437,692 from the Allegheny County Health Department to administer the Active Allegheny Grant Program, and 2) accept applications and award sub-grants to sub-grantees for the purpose of facilitating the planning and design of bicycle and pedestrian mobility projects in Allegheny County communities.

The funding is the result of a collaborative funding request to the Richard King Mellon Foundation to support a variety of initiatives aimed at improving health in the County.

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

D. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP) – PARTICIPATION BY CRESCENT TOWNSHIP

Request authorization to: (i) allow the Township of Crescent 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 Township of Crescent, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 71.

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

**E. ALLEGHENY LEAD SAFE HOMES PROGRAM –URBAN
REDEVELOPMENT AUTHORITY OF PITTSBURGH-CONTRACT FOR
HEALTHY HOMES SERVICES**

Request authorization to: (i) negotiate and enter into contract with the Urban Redevelopment Authority of Pittsburgh to provide Healthy Homes inspections and construction management services; and (ii) allow the Director to execute all the necessary documents with solicitor approval.

The Urban Redevelopment Authority of Pittsburgh is providing construction management services for the Allegheny Lead Safe Homes Program including scope development and construction oversight. This program also includes \$400,000 worth of supplementary Healthy Homes funds to address additional health hazards such as mold, radon, pests, etc. in 75 homes in Allegheny County that are also receiving lead hazard control. Under this contract, the Urban Redevelopment Authority of Pittsburgh would expand its services to provide inspections, scope development and construction oversight for the Healthy Homes funds at a per-unit rate. The total paid to the URA under the contract shall not exceed \$75,000. The remaining \$325,000 will go towards the home repairs to address identified health hazards.

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

**F. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)
– CERTIFICATE OF COMPLETIONS**

Request authorization to: (i) record a Certificate of Completion for Block and Lot No. 465-L-352 (B St.) in Liberty and 365-H-238, (7258 Shannon Rd) in Penn Hills, which were transferred through the Allegheny Vacant Property Recovery Program; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Both applicants have completed the improvements to the properties in accordance

with the terms of the Conditional Agreement of Sale with RAAC. Both applicants are maintaining the lots as a side yard.

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

G. 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 Bellevue (1 property), Coraopolis (2 properties), Crafton (1 property), Forward (1 property), North Braddock (6 properties), Swissvale (1 property), Wilkins (1 property), Wilkesburg (112 properties) and Versailles (1 property); 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.

Some properties are listed as having a "0" street number. This is because no street numbers were ever assigned.

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) – SOLICITOR CONTRACT

Request Authorization to: (i) enter into a one (1) year contract with the law firm of Dickie McCamey & Chilcote as the solicitor for the CITF Program effective September 1, 2017; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Dickie McCamey will serve in the role of CITF Solicitor with a yearly retainer not to exceed \$60,000 excluding any additional fees necessary to handle any potential litigation matters unforeseeable at this time.

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

I. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – SEWER SYSTEM DEBRIS REMOVAL AND CLEANING PROJECT

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

CITF funds will be put towards rehabilitation costs including mobilization and estimated construction costs. A major project is currently in the design phase to provide for a long-term remedy to this condition by the separation of the stream including construction of new storm sewers, separation of the combined sewer system, and the construction of an upstream debris control structure.

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

J. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – NEW GRANADA SQUARE SEWER LINE INSTALLATION

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

CITF funds will be used to complete the design, permitting, and installation of water and sewer lines to rehabilitate the New Granada Theater. Repaving of both the street and sidewalk will be necessary after the tap-ins are complete. Restrooms inside the building will be available for immediate use upon the connection and installation of an ADA compliant bathroom.

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

K. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – MANCHESTER YOUTH DEVELOPMENT CENTER BRICK POINTING AND MASONRY WALL REPAIR

Request Authorization to: (i) award a grant in an amount not to exceed \$75,000 to help finance the Manchester Youth Development Center Brick Pointing and Masonry Wall Repair Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The CITF funds will be used specifically for rehabilitation purposes to fully repair the buildings deteriorating walls. Repairs include 10 feet of rear exterior wall of the gym lobby area and 6 feet of side exterior wall leading to the main entrance to the

building.

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

L. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – VISIT MONROEVILLE CONVENTION CENTER UPGRADES

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

The proposed project is Phase 1 of a multi-phased improvement plan for the facility. CITF funds will be directed to rehabilitation of the building and new equipment. Work will include carpet replacement; concrete floor repairs; improvements to exterior doors; replacing exterior signage; additional kitchen equipment; new roof top air conditioning; and parking lot improvements. The Center hosts approximately 550,000 visitors yearly.

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) – RESERVE TOWNSHIP SANITARY SEWER REPAIRS PHASE IV

Request Authorization to: (i) award a grant in an amount not to exceed \$150,000 to help finance the Reserve Township Sanitary Sewer Repairs Phase IV Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds will help finance Phase IV of the Sanitary Sewers Repairs Project located in Reserve Township. Funding would be used for sanitary sewer upgrades that would benefit Trout Drive, Spring Garden and Ramage Road, Biscayne Terrace, Garden View Drive, and Klementina Drive.

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

N. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – RECONSTRUCTION OF SIXTH STREET

Request Authorization to: (i) award a grant in an amount not to exceed \$125,000 to help finance the Reconstruction of Sixth Street; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Turtle Creek Valley COG is requesting CITF funds to reconstruct Sixth Street from Railroad Street to Brinton Road in North Braddock. The road is currently full of

pot holes and the Turtle Creek Valley COG will be resurfacing it. The road will be milled to create a new even surface and then repaved.

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

O. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – SCHWEITZER ROAD RETAINING WALL

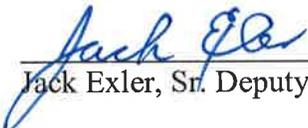
Request Authorization to: (i) award a grant in an amount not to exceed \$150,000 to help finance the Schweitzer Road Retaining Wall Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds will help finance the repair of a collapsed railroad tie wall located at 1411 Schweitzer Road in Elizabeth. The work shall include: mobilization, traffic control and site layout.

ON A MOTION MADE BY DR. SMITH AND SECONDED BY SENATOR FONTANA, 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 DR. SMITH, THE ADJOURNMENT OF THE REGULAR MEETING OF THE REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY WAS UNANIMOUSLY APPROVED.



Jack Exler, Sr. Deputy Director