

**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**

**October 27, 2017—10:30 a.m.**

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, October 27, 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, Doris Carson Williams, Senator Wayne Fontana, and Peg McCormick Barron.

Also present were: Steve Papernick, Authority Solicitor; Jack Exler, Sr. Deputy Director; Pat Earley, Deputy Director; Samuel Bozzolla, Project Manager; Lainey Smearman, Executive Assistant; Julie Collins, Project Manager; Tom McGrath, Fiscal Manager; Justin Artinger, Business Development Specialist; Vinh Ly, Planner; Lauren Byrne, Business Development Manager; and Elaine Evosevic-Lozada, Business Development Specialist.

Others present were: Reverend Randy Bush, East Liberty; and Donn Henderson, Borough Manager of Wilkinsburg.

**I. ROLL CALL**

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

**II. APPROVAL OF MINUTES—SEPTEMBER 22, 2017**

ON A MOTION MADE BY MS. MCCORMICK BARRON AND SECONDED BY MS. WILLIAMS, THE MINUTES OF THE PREVIOUS MEETING WERE APPROVED AS PRESENTED.

**III. RATIFICATION OF BILLS**

Ms. Doris Carson Williams reviewed the Ratification of Bills Payable for the month of September 2017 and found them to be in good and proper order.

ON A MOTION MADE BY SENATOR FONTANA AND SECONDED BY MS. MCCORMICK BARRON, THE RATIFICATION OF THE BILLS WERE APPROVED AS PRESENTED.

**IV. PUBLIC COMMENTS**

No comments.

**V. OLD BUSINESS**

**A. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)- BRADDOCK HILLS BOROUGH COMMUNITY CENTER IMPROVEMENTS, PHASE II- BUDGET REVISION**

Request authorization to: (i) allow Steel Rivers COG to revise the budget line items to utilize the remaining \$20,675 toward the cost of engineering fees; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The CITF grant of \$150,000 was awarded on July 15, 2016 to assist with the Community Center Improvements Phase II which included; plumbing improvements, plastering, painting, flooring, ceiling, insulation and electrical remodeling of the building's unoccupied second floor.

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

**B. ECONOMIC DEVELOPMENT FUND (EDF) LOAN – HILL HOUSE BLAKEY CENTER REDEVELOPMENT-AMENDMENT**

Request authorization to: (i); amend the existing EDF loan with the Hill House Association for \$900,000 to reflect an increase in the amount of funding by \$100,000 for a total not to exceed \$1,000,000 to support the renovation and redevelopment of the Blakey Center commercial office building located at 1908 Wylie Avenue in the Hill District neighborhood of the City of Pittsburgh; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The Redevelopment Authority of Allegheny County approved an \$900,000 EDF loan on December 16, 2016 to assist The Hill House Association in their redevelopment and renovation of the Blakey Center. The additional funds will cover the cost of unforeseen construction issues. The Hill House Association will stabilize and renovate the existing building to create office and clinic space to be leased to the Allegheny County Health Department. Loan terms include a term of fifteen (15) years, full amortization at fifteen (15) years, and an interest rate of three percent (3%). Principal and interest will be paid once the Allegheny County Health Department has occupied space within the building and is fully operational.

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

**VI. NEW BUSINESS**

**A. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP) – PARTICIPATION BY BETHEL PARK MUNICIPALITY**

Request authorization to: (i) allow the Municipality of Bethel Park to participate in the County's Allegheny Vacant Property Recovery Program; (ii) allow RAAC to receive funds from the Municipality or entities authorized by the Municipality 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 Municipality of Bethel Park, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 73.

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

**B. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP) PARTICIPATION BY ELIZABETH BOROUGH**

Request authorization to: (i) allow the Borough of Elizabeth to participate in the County's 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 Elizabeth Borough, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 74.

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) – CERTIFICATES OF COMPLETION**

Request authorization to: (i) record five (5) Certificates of Completion for properties in East Deer, Etna, Glassport, Millvale, and Sharpsburg that were transferred through the Allegheny Vacant Property Recovery Program; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

All applicants have completed the improvements to the properties in accordance with the terms of the Conditional Agreement of Sale with RAAC.

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

**D. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – WILKINSBURG EXTREME PARK PLANNING PROJECT**

Request Authorization to: (i) award a grant in an amount not to exceed \$125,000 to help finance the Wilkesburg Extreme Park Planning Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds will be used for preparation of a planning and feasibility analysis for the expansion of the Borough's Hunter Park.

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

**E. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – EAST LIBERTY LIGHTING PROJECT**

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

CITF funds will be used for sidewalks and a lighting plan that will properly illuminate and work in conjunction with the planned street-level lighting improvements already underway through the East Liberty Chamber of Commerce. Leveraging the CITF funds for a portion of the proposed lighting plan improvements allows the broader goal of serving the needs of the East Liberty Community who will receive the added safety and aesthetic benefits from the needed lighting enhancements.

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

- **2018 BUDGET REVIEW COMMITTEE - CHAIRMAN BROOKS AND MS. MCCORMICK BARRON AGREED TO BE PART OF THE INTERNAL BUDGET COMMITTEE.**

**ADJOURNMENT**

THERE BEING NO FURTHER BUSINESS TO TRANSACT, ON A MOTION MADE BY MS. MCCORMICK BARRON AND SECONDED BY SENATOR FONTANA, 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