

**REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY**

**MINUTES OF THE BOARD OF DIRECTORS**

**REGULAR and PUBLIC HEARING**

**ALLEGHENY COUNTY COURTHOUSE**

**Gold Room, Fourth Floor**

**436 Grant Street, Pittsburgh, Pennsylvania**

**December 14, 2017—10:30 a.m.**

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Thursday, December 14, 2017 at 10:30 a.m. in the Gold Room, Allegheny County Courthouse, 436 Grant Street, Pittsburgh, Pennsylvania 15219.

Board Members present were: William Brooks, Peg McCormick Barron, and Don Smith (via phone).

Also present were: Steve Papernick, Authority Solicitor; Bob Hurley, Director; 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; and Maureen Quinn, Assistant Manager.

**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 MS. MCCORMICK BARRON, IT WAS UNANIMOUSLY APPROVED TO APPOINT MS. MCCORMICK BARRON AS SECRETARY-TREASURER PRO TEMPORE.

**III. APPROVAL OF MINUTES—NOVEMBER 16, 2017**

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

**IV. RATIFICATION OF BILLS**

Ms. Peg McCormick Barron reviewed the Ratification of Bills Payable for the month of November 2017 and found them to be in good and proper order.

ON A MOTION MADE BY MS. MCCORMICK BARRON AND SECONDED BY DR.

SMITH, THE RATIFICATION OF THE BILLS WERE APPROVED AS PRESENTED.

**V. PUBLIC COMMENTS**

No comments.

**VI. OLD BUSINESS**

No old business.

**VII. NEW BUSINESS**

**A. 2018 ANNUAL BUDGET**

Request authorization to: (i) approve the 2018 Annual Budget as presented; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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

**B. 2018 ADMINISTRATIVE AGREEMENT**

Request authorization to: (i) enter into an Administrative Agreement with Allegheny County in the amount of \$789,682.00; and (ii) allow the Director to execute necessary documents with Solicitor approval.

These funds are derived from various sources, including, but not limited to revenue received from grant administration; TIF administration and revenues from administering the Community Infrastructure Tourism Fund and the Gaming Economic Development Fund.

General Fund	\$300,000
CITF	\$270,000
GEDF	\$170,000
Transportation Grant	\$ 49,682

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

**C. ALLEGHENY LEAD SAFE HOMES – AUTHORIZATION TO PROVIDE TEMPORARY RELOCATION AND RELATED SERVICES**

Request authorization to: (i) offer temporary relocation and related services to participants in the Allegheny Lead Safe Homes Program; (ii) select and enter into agreement with firms to provide these services to participants; and (iii) allow the Director and Deputy Director to execute all the necessary documents with solicitor approval.

The Allegheny Lead Safe Homes Program will remediate lead-based paint hazards in 175 homes throughout Allegheny County over the next two years. The Program will provide temporary relocation and related services to program participants who must be out of their homes during construction. This includes, but is not limited to, ancillary services such as hotels/motels, moving services, storage services and portable storage units, pet boarding, and any other services necessary to facilitate participation in the Program.

Authorization is requested to select and enter into the necessary related agreements with firms for these services in accordance with all applicable federal and RAAC procurement requirements. Services of \$30,000 or more will be procured using a competitive Request for Proposal process; services between \$3,500 and \$30,000 will be procured via letter solicitation; and services under \$3,500 will follow small purchase protocols. RAAC will pay for the services using the Lead Hazard Reduction Demonstration Grant funds that RAAC was awarded to assist in the operation of the Program, as well as the CDBG and City of Pittsburgh operating funds that RAAC received for use as matching funds.

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

#### **D. MNB BUILDING PARTNERSHIP-REVOCABLE LICENSE AGREEMENT**

Request authorization to: (i) enter into a revocable license agreement with MNB Building Partnership, record owner of the vacant lot located at 837 Braddock Avenue (302-E-213); and (ii) allow the Director to execute the necessary documents with Solicitor approval.

RAAC will be acquiring five (5) vacant lots on the corner of Braddock Avenue and John Street through the Vacant Property Recovery Program (VPRP). These five lots, along with the adjacent lot at 837 Braddock Avenue, contain a playground managed by Heritage Community Initiatives. While these five properties are being acquired by RAAC through the VPRP, we must fence them in for liability reasons. Because the playground sits on all six lots (including the one at 837 Braddock Avenue), we must get authorization from MNB Building Partnership to erect a temporary fence around their property.

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

#### **E. HERITAGE COMMUNITY INITIATIVES - LEASE**

Request authorization to: (i) enter into a five (5) year lease with Heritage Community Initiatives for use of five (5) RAAC owned properties in the Borough of Braddock; (ii) allow the Director to execute the necessary documents with Solicitor approval.

RAAC will be acquiring five (5) vacant lots on the corner of Braddock Avenue

and John Street through the Vacant Property Recovery Program (VPRP) located at lot/block 302-E-207, 302-E-208, 302-E-209, 302-E-210, 302-E-211. These five lots, along with the adjacent lot at 302-E-213, contain a playground managed by Heritage Community Initiatives. We are requesting authorization for RAAC to lease these five (5) parcels to Heritage Community Initiatives for \$1.00 for continued use of the playground. Heritage Community Initiatives is responsible for all maintenance and insurance on the properties. If a higher and better use arises for the properties, Heritage Community Initiatives will be required to vacate the properties.

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

#### **F. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (VPRP)**

Request authorization to: (i) approve various resolutions related to the Allegheny Vacant Property Recovery Program for properties located in the municipalities of Avalon, Brackenridge, Brentwood, Collier, East McKeesport, Millvale, Munhall, North Versailles, Reserve, Ross, Scott, Shaler, White Oak, and Wilkinsburg (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.

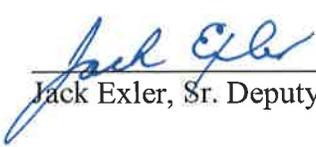
Resolution 2-Authorization for the condemnation by eminent domain of each property listed in the attachment.

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. MCCORMICK BARRON AND SECONDED BY DR. SMITH, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

#### **ADJOURNMENT**

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