

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

January 26, 2018—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, January 26, 2018 at 10:30 a.m. in the Gold Room, Allegheny County Courthouse, 436 Grant Street, Pittsburgh, Pennsylvania 15219.

Board Members present were: William Brooks, Doris Carson Williams, Don Smith, Senator Fontana and Peg McCormick Barron.

Also present were: Steve Papernick, Authority Solicitor; Bob Hurley, Director; Jack Exler, Sr. Deputy Director; Samuel Bozzolla, Project Manager; Lainey Smearman, Executive Assistant; Julie Collins, Project Manager; Maureen Quinn, Assistant Manager; Taylor Stessney, Project Manager; Heather Sakowski, Project Manager; Carl Lukitsch, Project Manager; Leandra Dimate, Project Manager; Erin Deasy, Manager; Peter Rubash, Project Manager; Gloria Redlinger, Contract Administrator; and Dan Tobin, Project Manager.

I. ROLL CALL

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

II. APPROVAL OF MINUTES—DECEMBER 14, 2017

ON A MOTION MADE BY DR. SMITH AND SECONDED BY MS. CARSON 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 December 2017 and found them to be in good and proper order.

ON A MOTION MADE BY DR. SMITH 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 AND TOURISM FUND (CITF) – GRANDVIEW AVENUE GREEN INFRASTRUCTURE PROJECT

Request authorization to: (i) amend the scope for the Grandview Avenue Green Infrastructure project located in the Borough of East Pittsburgh; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The CITF grant for \$70,000 was approved on June 19, 2015. The original scope included 200 linear feet of 12" storm pipe located at the intersection of Grandview Avenue and Christina Alley to redirect two catch basins to the proposed 2,900 square foot bioretention area.

The amended scope will include site preparation, construction of a retention basin, construction of rain garden, construction of a catchment structure, installation of discharge piping to the existing storm sewer system, sealing and removal of four street storm inlets and bituminous pavement slope and capture modifications.

The changes are being requested as the grantee received a grant through ALCOSAN, which allowed them to include additional items to the project scope/

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

B. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT – COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) – PORT VUE RECREATION CENTER

Request authorization to: (i) amend the location for the Port Vue Recreation Center project from the corner of Portsmouth & Waymouth to 1191 Romine Avenue; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

The initial CITF Grant for phase 1 was awarded on July 15, 2016 for \$100,000.00. A secondary grant for phase 2 was awarded on May 25, 2017 for \$140,000.00

The grants will support the Port Vue Recreation Center construction, an 80' x 100' recreation center which will allow youth football, soccer, and cheerleading teams to practice in a climate-controlled area.

Engineering work performed by Glenn Engineering revealed that the initially planned site for the Port Vue Recreation Center is undermined and they have since found a new location for the Center. Steel Rivers Council of Governments is requesting to amend the contract to change the project site location to 1191 Romine Avenue, which has been approved and owned by Port Vue Borough.

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

C. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT – COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) – AUSTIN’S PLAYROOM AT JEFFERSON REGIONAL MEDICAL CENTER

Request Authorization to: (i) amend the project’s scope to include the purchase of technology upgrades for four additional locations for the Mario Lemieux Foundation’s Austin Playroom; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The original \$75,000 CITF Grant was awarded on May 16, 2014. The Mario Lemieux Foundation would like to use the remaining funds in the Project budget to purchase technology upgrades for four additional Austin’s Playrooms located at Children’s Hospital North in Wexford, UPMC Outpatient Center in Hampton Township, West Penn Hospital NICU and A Child’s Place at Mercy Hospital.

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

VI. NEW BUSINESS

A. ALLEGHENY TOGETHER TECHNICAL ASSISTANCE PROVIDER – REQUEST FOR QUALIFICATIONS

Request authorization to: (i) issue a Request for Qualifications (RFQ) to solicit proposals from firms to provide ongoing technical assistance services for the Allegheny Together Program; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Allegheny Together is a program that provides downtown-based communities with services aimed towards the sustainable revitalization of their business districts. Grant funding has been allocated to the Redevelopment Authority of Allegheny to support the continuation and expansion of the program. With this RFQ, after proposals are received, permission will be sought to hire a consultant or team of consultants to provide technical assistance to communities enrolled in the Allegheny Together Program. Services will include conducting workshops, developing action plans for business development, planning, and zoning in each district, and developing strategies in partnership with the enrolled municipalities focused on economic vitality, design, promotion of the business district, and organization around these issues.

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

B. BRADDOCK REDEVELOPMENT SITE – NEGOTIATIONS TO ENTER INTO AN OPTIONS OR SALES AGREEMENT

Request authorization to: (i) negotiate an Option or Sales Agreement to convey 5.2 acres of RAAC-owned parcels located in Braddock for \$350,000.00 to HONEYCOMB METALS, LLC of Hoboken NJ; (ii) enter into such Option or Sales agreement; 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 metal powder production facility on the site to serve the 3D Printing industry and which would create 50 new jobs, tax revenues and new development for the Borough of Braddock.

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

C. ECONOMIC DEVELOPMENT FND (EDF) – BINGO LOTS REDEVELOPMENT PROJECT

Request authorization to: (i) secure a loan from the Authority's Economic Development Fund (EDF) in an amount not to exceed \$160,000.00 to provide interim financing for the Bingo Lots Redevelopment Project to facilitate the completion of this Project and (ii) allow the Director to sign the necessary documents with Solicitor approval.

This request is in furtherance of the Authority's redevelopment activities at this site, located in South Park Township, and will be repaid from proceeds related to the resale of the Site. The current activities contemplated, which will be funded by this loan and CD monies, will include the amicable acquisition of the 66 parcels located in the site and the acquisition via eminent domain of the remaining 191 parcels located in the site, including all necessary legal costs and fees.

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

**D. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (VPRP) –
CERTIFICATES OF COMPLETION**

Request authorization to: (i) record Certificates of Completion for twenty-eight (28) properties that were transferred through the Allegheny Vacant Property Recovery Program in the municipalities of Baldwin, Braddock, Coraopolis, Edgewood, Forward, Glassport, Harrison, Millvale, Mount Oliver, North Versailles, Plum, Ross, Scott, Swissvale, Turtle Creek, West Deer, West Mifflin, West View, and Whitaker; 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 SENATOR FONTANA AND SECONDED BY MS. MCCORMICK BARRON, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

E. 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 Baldwin, Braddock Hills, Clairton, Crafton, Dormont, Etna, Frazer, Leet, Penn Hills, South Park, Swissvale, West Mifflin and Wilkesburg; 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.

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

**F. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT – COMMUNITY
INFRASTRUCTURE AND TOURISM FUND (CITF) – AGENCY
AGREEMENT WITH ALLEGHENY COUNTY FOR THE
ADMINISTRATION OF FY 17-18 FUNDS (YEAR 11 FUNDS)**

Request authorization to: (i) enter into an Agency Agreement with Allegheny

County to receive and administer the FY 17-18 annual disbursement of funds from the Pennsylvania Gaming Economic Development & Tourism Fund; (ii) accept the Year 11 Funds from the County; (iii) act as agent for the County administering the Year 11 Funds in accordance with the CITF Program Guidelines; (iv); establish monetary accounts for these purposes; and (v) allow the Director to execute any necessary documents with Solicitor approval.

On an annual basis, RAAC must enter into an agency agreement with Allegheny County in order to receive funds allocated to Allegheny County from the Pennsylvania Gaming Economic Development & Tourism Fund. These funds are to be disbursed and used in accordance with the Allegheny County Economic Development, Community Infrastructure & Tourism Fund program guidelines.

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

OFF-AGENDA

A. BUSINESS ATTRACTION / HQ2 – AMENDMENT

Request Authorization to: (i) amend the existing grant with Amazon HQ2 Team Pittsburgh and/or its designees for \$100,000 to reflect an increase of \$150,000 for a total not to exceed \$250,000; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Allegheny County, the City of Pittsburgh and other community partners are developing a response to the request for proposals issued by Amazon, Inc., to host its second North American headquarters. Select consultants will be retained to assist with this project. The scope of work will include stakeholder engagement, vision and themes, proposal development, communication strategies, and other expenses related to due diligence related to proposal submission. The cost of the contract will be shared with other various entities including local government units and foundations.

ON A MOTION MADE BY MS. MCCORMICK BARRON AND SECONDED BY MS. CARSON 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. CARSON WILLIAMS, THE ADJOURNMENT OF THE REGULAR MEETING OF THE REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY WAS UNANIMOUSLY APPROVED.



Jack Exler, Sr. Deputy Director