

**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**

**February 23, 2018—10:30 a.m.**

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, February 23, 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, Senator Fontana, and Peg McCormick Barron (via phone).

Also present were: Steve Papernick, Authority Solicitor; Bob Hurley, Director; Jack Exler, Sr. Deputy Director; Patrick Earley, Deputy Director; Samuel Bozzolla, Project Manager; Lainey Smearman, Executive Assistant; Julie Collins, Project Manager; Taylor Stessney, Project Manager; Peter Rubash, Project Manager; Dan Tobin, Project Manager; Maureen Quinn, Assistant Manager; Justin Artinger, Project Manager; Tom McGrath, Fiscal Manager; Judy S. Jevsevar, Accountant; Elaine Evosevic-Lozada, Project Manager; Lauren Byrne, Manager; James O'Connor, Project Manager; Dane Yancic, Project Finance Coordinator; Jerry Bunda and Brian Temple, Imperial Land Corp; Kim Hileman, Cohen & Grigsby; Jen Haglund and Charlie Batch, Best of the Batch Foundation; Fran Brae and Wendy Jankowski, The Salvation Army; Maria Sinclair and Brian A. Mila, Elmhurst; Linda Metropulos, ACTION-Housing; John Graf, Priory Hospitality; and Michael P. Pehim, DMAS Imperial Land.

**I. ROLL CALL**

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

**II. APPROVAL OF MINUTES—JANUARY 26, 2018**

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

**III. RATIFICATION OF BILLS**

Ms. Carson Williams reviewed the Ratification of Bills Payable for the month of January 2018 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**

No old business.

**VI. NEW BUSINESS**

**A. CRANMER CONSULTANTS-AGREEMENT**

Request authorization to: (i) enter into a one (1) year agreement with Cranmer Consultants effective from January 1, 2018 to December 31, 2018; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

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

**B. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) – WESTPORT DEVELOPMENT INFRASTRUCTURE**

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 \$2,000,000 for the Westport Development project; (ii) accept said grant; and (iii) allow the Director to execute necessary documents with Solicitor approval.

Imperial Land Corporation's Findlay Industrial Park (FIP) is a 400 plus acre site with immediate access to PA 576 (Findlay Connector portion) at the Westport Interchange. Located three miles from the Pittsburgh International Airport, FIP is a centerpiece of the Westport Development area that also includes Westport Woods and the Chapman Commerce Center. FIP includes over 750,000 square feet of development including new facilities.

Financial assistance through the RACP will be utilized for costs related to an 1,800-linear foot extension of Solar Drive as well as the necessary utilities (water, sewage, gas and electric) to create pad-ready sites. A 76-acre building pad (Lot J) will be graded and totally prepared for development upon completion of the project.

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

**C. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) –  
AMERICAN TEXTILE BUILDING EXPANSION**

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 \$1,500,000 for the American Textile Building Expansion project; (ii) accept said grant; and (iii) allow the Director to execute necessary documents with Solicitor approval.

American Textile Company (ATC) operates a state of the art textile production facility in the RIDC complex located at 10 Linden Street in the City of Duquesne. The current facility is a centerpiece of this industrial development with offices, facilities and equipment dedicated to production of textile products.

Financial assistance through the RACP will be utilized here for costs related to interior and exterior site remediation and the development of, which may include future remediation preparations, a 100,000-sq. foot pad-ready site adjacent to its existing production facilities.

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

**D. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) –  
BUILDING THE BEST CONSTRUCTION PROJECT**

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 for the Building the Best Construction project; (ii) accept said grant; and (iii) allow the Director to execute necessary documents with Solicitor approval.

The Building the Best project will rehabilitate and expand “The Clubhouse” youth enrichment and community facility by constructing a state-of-the-art educational complex to serve significantly more youth of the Steel Valley. The foundation will be able to increase program offerings through building separate programming areas for senior, middle and elementary school aged students. Additional space will be added to expand programming for youth that have been expelled from school to help transition them back into the classroom. The full-day alternative school program that will include a cafeteria, technology resource and education centers, will then be able to add elementary school aged children to their enrollment. The expansion will also allow for recreation and STEAM space, a Kids Zone and Cyber hub. These will provide youth with dance therapy, hip-hop, SAT prep, job readiness and life skills training.

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

**E. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) – WESTINGHOUSE CASTLE RENOVATION AND CONSTRUCTION**

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 for the Westinghouse Castle Renovation Project; (ii) accept said grant; and (iii) allow the Director to execute necessary documents with Solicitor approval.

The principals of Priory Hospitality Group, owner and operator of the historic Priory Hotel and Grand Hall, Mansions on Fifth Hotel, and Priory Fine Pastries has acquired the magnificent “Westinghouse Castle” property in Wilmerding. John, Suzanne and Ed Graf plan to transform the historic building, which once served as the general headquarters for the Westinghouse Air Brake Company, into a destination 40 room boutique hotel, event facility and restaurant, preserving this wonderful building and injecting much needed economic activity into the Turtle Creek Valley.

The project includes: 1) Renovation of the largely vacant and unused and threatened historic Westinghouse Castle; and 2) The creation of a sustainable home for the George Westinghouse Museum and a secure environment for the preservation, display and study of the museum's collection of historic artifacts and documents.

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

**F. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) – THE SALVATION ARMY AVALON COMMUNITY CENTER PROJECT**

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 \$500,000 for The Salvation Army Avalon Community Center Project; (ii) accept said grant; and (iii) allow the Director to execute necessary documents with Solicitor approval.

Financial assistance through the RACP will be utilized for the Salvation Army Community Center Phase I Project for site development work, land acquisition, demolition, and soft costs associated with the overall project located at 327 South Home Avenue, 15202. The total cost of Phase I is \$1,128,800. This newly constructed multi-purpose recreational facility will offer many programs and services to the community and will be located in close proximity to public transportation and is within the organization's need radius.

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

**G. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) – SHEET METAL WORKERS’ TRAINING FACILITY EXPANSION**

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 \$900,000 for the Sheet Metal Workers’ Training Facility Expansion project; (ii) accept said grant; and (iii) allow the Director to execute necessary documents with Solicitor approval.

The Sheet Metal Workers’ Training Facility Expansion consists of the construction of a 7,200-sq. ft. building on the site's current parking lot that will house office space, restrooms, a kitchenette and laboratories for training. The building will be constructed economically through the utilization of a pre-engineered metal building and the use of slab-on-grade construction for the facility's foundation. The project also entails some site improvements, including the creation of a new 50-space parking lot surrounding the new facility and the renovation of the site's existing storm water management system.

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

**H. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) – JAMISON LANE PARKING EXPANSION PROJECT**

Request authorization to: (i) apply to the Commonwealth of Pennsylvania for assistance under the Redevelopment Assistance Capital Program for an amount not to exceed \$2,000,000 for the Jamison Lane Parking Expansion Project; (ii) accept said grant; and (iii) allow the Director to execute necessary documents with Solicitor approval.

Elmhurst Corporation is working with a current tenant to develop an additional 630 new parking spaces to support the tenant’s operations expansions. The tenant is a project engineering organization responsible for providing design, manufacturing, and procurement management for the fabrication, testing, delivery, installation, and field support of high quality nuclear power plant components. The tenant company currently has 830 employees with plans to add 150 engineering-based positions with the current expansion.

Financial assistance through the RACP will be utilized for costs related to the new parking spaces located at 3500 Technology Drive in Monroeville, PA. Funds will be used for site acquisition as well as for site development, grading, remediation, and paving. The total project is estimated to be approximately \$4,000,000.00.

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

I. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) – ACTION HOUSING BAKERY BUILDING

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 for the Action Housing Bakery Building project; (ii) accept said grant; and (iii) allow the Director to execute necessary documents with Solicitor approval.

The Homestead Bakery Lofts is the catalytic renovation and adaptive reuse of the historic Homestead Bakery property in downtown Homestead. When ACTION Housing purchased the property in 2016, it had been vacant since 2010 and was a blighting influence on the area. Action Housing’s plan is to renovate the building with 26 new housing units affordable to low and moderate-income households and community oriented commercial, revitalizing not just a historic asset but catalyzing development in the walkable core of Homestead’s downtown.

The proposed renovation includes 26 one and two-bedroom apartments on the upper stories of the building and 11,000 SF of community oriented commercial space on the first floor. The renovation will be conducted using high quality, environmentally friendly materials.

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

*Robert Hurley: “Mr. Chairman, if I may - you’ve noticed we had eight projects today worth nearly ten million dollars in RACP. The last round of RACP, the County along with the City, received 26 projects - I believe, nearly 30 million dollars under the leadership of Governor Wolf, as well as Senator Fontana and other leaders. We’ve eclipsed this time around, the money that has gone to Philadelphia. We caught up to and surpassed them. We are very grateful for the leadership, and we’re singing our own praises now and again. So, thank you Senator and Governor.”*

J. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP) – AUTHORIZATION TO ACCEPT GRANT

Request authorization to: (i) accept a grant in the amount of \$200,000 for the Allegheny Vacant Property Recovery Program from the approved 2018 Allegheny County Operating Budget; (ii) enter into an Agreement with Allegheny County to administer and operate the Allegheny Vacant Property Recovery Program with the funding awarded; and (iii) allow the Director to execute the necessary documents with Solicitor approval.

The approved 2018 Allegheny County Operating Budget included \$200,000 for the Allegheny Vacant Property Recovery Program. RAAC will use the funds to operate the Program, which acquires vacant, blighted properties and conveys them to applicants to return them to productive use.

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

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

Request authorization to: (i) record Certificates of Completion for seven (7) properties that were transferred through the Allegheny Vacant Property Recovery Program in the municipalities of Braddock, Coraopolis, Edgewood, Munhall, Pitcairn, Swissvale, and Wilkinsburg; 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. CARSON WILLIAMS AND SECONDED BY SENATOR FONTANA, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

**L. 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 Baldwin, Brackenridge, Mount Oliver, Munhall, Reserve, Sharpsburg, West Deer, Wilkins, and Wilkinsburg; 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.

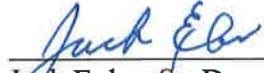
Resolution 2-Authorization for the condemnation by eminent domain of each property listed in the attachment.

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. 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.



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Jack Exler, Sr. Deputy Director