

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

March 23, 2018—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, March 23, 2018 at 10:30 a.m. in the Gold Room, Allegheny County Courthouse, 436 Grant Street, Pittsburgh, Pennsylvania 15219.

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

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; Dan Tobin, Project Manager; Justin Artinger, Project Manager; Tom McGrath, Fiscal Manager; Judy S. Jevsevar, Accountant; Elaine Evosevic-Lozada, Project Manager; Lauren Byrne, Manager; Dane Yancic, Project Finance Coordinator; Ashton Armstrong, Project Manager; Kevin Main, Project Manager; Heather Sakowski, Project Manager; Cassa Collinge, Assistant Director; Alexa Coughenour and Patrick Ohrman, Center of Life; Meredith Aumer and Joy M. Peters, Jefferson Hospital, Allegheny Health Network; Dave Soltesz, Penguins Foundation; Guillermo Velazquez and John Paul Jones, PHDC; Jane Coughenour, McKeesport Area School District; Maggie Forbes, Andrew Carnegie Free Library and Music Hall; and Leon Haynes III, Hosanna House.

I. ROLL CALL

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

II. APPROVAL OF MINUTES—FEBRUARY 23, 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 February 2018 and found them to be in good and proper order.

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

IV. PUBLIC COMMENTS

No comments.

V. OLD BUSINESS

No old business.

VI. NEW BUSINESS

A. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)- JEFFERSON HOSPITAL EMERGENCY SERVICES 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 \$1,000,000 for the Jefferson Hospital Emergency Services Expansion project; (ii) accept said grant; and (iii) allow the Director to execute necessary documents with Solicitor approval.

Jefferson Hospital is embarking on a \$21 million expansion and renovation project that will enable it to provide an enhanced level of emergency care for people in the South Hills of Pittsburgh, lower Mon Valley, and surrounding communities.

The project, which will be completed in phases, will include a complete renovation of the existing emergency department and a significant expansion of the facility that will increase its number of treatment and observation beds to 49 from the 37 it currently houses. The RACP application requests financial support from the RACP program which would be used to support general construction of the entrance and new treatment rooms.

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

B. ALLEGHENY TOGETHER 2018 APPLICATION ALLEGHENY COUNTY ECONOMIC DEVELOPMENT-COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF)

Request authorization to: (i) ratify a previously submitted CITF application to Allegheny County Economic Development (ACED) for an 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 aimed towards the sustainable revitalization of their business districts over a three year period. Allegheny Together is founded on the principle that community involvement is essential to the strength and vitality of any business district initiative.

Allegheny Together recently completed its eleventh 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 MS. CARSON WILLIAMS AND SECONDED BY SENATOR FONTANA, THE ABOVE REQUEST WAS APPROVED AS PRESENTED

C. SOUTHWESTERN PARTNERSHIP FOR REGIONAL ECONOMIC PERFORMANCE (PREP) PROGRAM-SOUTHWESTERN PENNSYLVANIA COMMISSION CONTRACT

Request authorization to: (i) enter into an agreement with the Southwestern Pennsylvania Commission for Southwestern Partnership for Regional Economic Performance funds in an amount not to exceed \$116,186.00; (ii) accept said funds; and (iii) allow the Director to execute all necessary documents with Solicitor approval, including contract with Southwestern Pennsylvania Corporation.

The Partnerships for Regional Economic Development Performance (PREP) Program through the PA Department of Community and Economic Development has been designed to encourage regional coordination of economic development efforts. The program fosters economic development partnerships; and establishes and implements a coordinated, strategic approach to the delivery of services. Southwestern Pennsylvania Commission serves as the fiduciary and coordinating agent and the Redevelopment Authority of Allegheny County as the sub-grantee.

Activities include, but are not limited to, marketing, training, personnel, and program costs. The award will be for PY 2017-2018.

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

D. 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 Braddock, Coraopolis, Harmar, Penn Hills, Plum, Ross, Swissvale, Tarentum, Wall, Wilkins, and Wilkesburg (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

E. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT-COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF)-DEMOLITION OF DETERIORATED RESIDENTIAL PROPERTIES PROJECT

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

CITF funding would be used to demolish deteriorated structures located in the Borough of North Braddock.

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

F. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT-COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF)-SEWAGE TREATMENT PLANT IMPROVEMENTS PHASE II

Request Authorization to: (i) award a grant in an amount not to exceed \$60,000 to help finance the Sewage Treatment Plant Improvements Phase 2 Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

This project is located on Lower Railroad Street in South Versailles. The project will include two blower and motor replacements, one blower control replacement, and related service entrance and electrical repairs necessary for the proper operation of the new blowers.

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

G. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT-COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF)-MCKEESPORT AREA SCHOOL DISTRICT D.A.R.E.

Request Authorization to: (i) award a grant in an amount not to exceed \$50,000 to help finance the McKeesport Area School District D.A.R.E. Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

DARE is an 11-week program taught by police officers to 5th graders. The program teaches students to resist the pressures of experimenting with drugs, alcohol, and tobacco.

funds would be utilized to operate its Drug Abuse Resistance Education Program (DARE) from 2018 through 2022.

CITF funds would be used for instruction, supplies and marketing.

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

H. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT-COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF)- 3RD AVENUE SEWER REHABILITATION PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed \$115,000 to help finance the 3rd Avenue Sewer Rehabilitation Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The project proposes to rehabilitate the sanitary sewer line on 3rd Avenue from Hawkins Avenue to Rankin Boulevard by lining the sewer line with a resin-impregnated liner. The liner will eliminate pipe defects such as cracked and broken terra cotta sewer pipes, eliminate water and tree roots from entering the pipe and keep the sewage in the liner.

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

I. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT-COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF)-LIBRARY PARK PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed \$225,000 to help finance the Library Park Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Library Park located on Beechwood Avenue will transform the Andrew Carnegie Free Library & Music Hall's steep grounds from a barrier into a lovely 1.2-acre park. The Park will connect the Library with Carnegie's burgeoning business district.

Senator Fontana knows this project very well; it is an anchor to that community and certainly recommends this expenditure.

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

J. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT-COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF)-PITTSBURGH HISPANIC DEVELOPMENT CORPORATION BUSINESS INCUBATOR BUILD OUT

Request Authorization to: (i) award a grant in an amount not to exceed \$250,000 to help finance the Pittsburgh Hispanic Development Corporation Business Incubator Build Out Project; and (ii) allow the Director to execute the necessary documents with Solicitor

approval.

PHDC currently operates a business incubator which currently houses 7 businesses. PHDC is planning to add the next cohort of 5 new businesses to the incubator. The requested funding would cover half of the costs to build out the incubator space in the form of new construction, fixtures and equipment.

Senator Fontana, "the city, county, and state are all invested in this neighborhood. It's a great project that's going to help revitalize this neighborhood and I highly recommend it. Thank you."

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

K. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT-COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF)- MCKEESPORT MULTI-MEDIA CENTER RENOVATION PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed \$200,000 to help finance the McKeesport Multi-Media Center Renovation Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The CITF funding will be used for the renovation of an existing building, the former Daily News Building in the City of McKeesport. The proposed scope shall include: parking, lighting, signage, ADA accessibility, elevator, electrical improvements, HVAC, plumbing repairs, and general building repairs. The goal is to transform the building into a multi-media office facility.

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

L. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT-COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF)- AFRICAN AMERICAN CHAMBER OF COMMERCE OF WESTERN PA PROFESSIONAL SERVICES PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed \$25,000 to help finance the African American Chamber of Commerce of Western PA Professional Services Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds will be used to initiate a series of workshops to assist small business owners to become more efficient with marketing, communications, finance, accounting, information technology, social media, legal, and to help strengthen their business acumen.

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

M. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT-COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF)-POWER PLAY PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed \$190,000 to help finance the Power Play Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The CITF funding will be used for new construction, inventory and other working capital for a deck hockey rink, an outdoor athletic facility that can be used to play street hockey and a variety of other sports, in the borough of Heidelberg. Elements of the project include a complete rink, steel gate, handicap accessible player's bench, two steel NHL-quality hockey nets, Mylec Dekmat flooring, and vinyl coated fencing.

Senator Fontana commented this a great project, it's in various neighborhoods and has a track record of success, so again, I highly recommend it.

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

N. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT-COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF)-HOSANNA HOUSE SHERWOOD FACILITY PROJECT

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

The CITF Funding will be used to connect the usage of the Sherwood existing main building to the new year-round building. The project will specifically use CITF funding to convert the existing main building from a four-month seasonal to year-round. This includes an elevator; an HVAC unit and a pool cover for the outdoor swimming pool.

Ms. Doris Carson Williams it's really developed well over the years and is recommended.

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

O. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT-COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF)- ADA COMPLIANCE RENOVATION PROJECT

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

The CITF funding will be used for rehabilitation of the facility and professional fees for the location at 161 Hazelwood Avenue. Updates to the facility's bathrooms and basement so that it is ADA compliant as well as carpentry, painting, concrete ramps, plumbing and electrical upgrades, demolition, and installation of new flooring.

Don Smith would just like to say he is very familiar with Tim and his staff, they do great work and is a very important community asset – a great partner in developing Hazelwood.

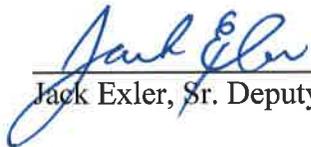
ON A MOTION MADE BY MS. CARSON WILLIAMS AND SECONDED BY MS. MCCORMICK BARRON, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

Housekeeping Item

- Bill Brooks and Ms. McCormick Barron were nominated to serve on the Audit Review Committee – All in favor.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS TO TRANSACT, ON A MOTION MADE BY MS. CARSON WILLIAMS AND SECONDED BY SENATOR FONTANA, THE ADJOURNMENT OF THE REGULAR MEETING OF THE REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY WAS UNANIMOUSLY APPROVED.



Jack Exler, Sr. Deputy Director