

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

April 27, 2018—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, April 27, 2018 at 10:30 a.m. in Conference Room One, Allegheny County Courthouse, 436 Grant Street, Pittsburgh, Pennsylvania 15219.

Board Members present were: Bill Brooks, 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; Taylor Stessney, Project Manager; James O'Connor, Project Manager; Justin Artinger, Project Manager; Tom McGrath, Fiscal Manager; Judy S. Jevsevar, Accountant; Elaine Evosevic-Lozada, Project Manager; Heather Sakowski, Project Manager; Fred Ralston, Project Manager; Bill McLain, Planner; Erin Deasy, Manager; Wynne R. Fedele, Director of Development - Pittsburgh CLO; Greg Bachy, Swissvale Assistant Borough Manager; Cory Johnson and Nick Scaife, Zelenkofske Axelrod; Chris Hornestein, City of Pittsburgh; David W. Gilliland, Glenn Engineering; Chris Minnerly, The Mosites Company; and Robert Reichenbach, Treasurer of the McKeesport Sportsmen's Association.

I. ROLL CALL

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

II. APPROVAL OF MINUTES—MARCH 23, 2018

ON A MOTION MADE BY MS. MCCORMICK BARRON AND SECONDED BY MS. CARSON WILLIAMS, 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 April 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

A. REDEVELOPMENT 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 to East Pittsburgh; and (ii) allow the Director to sign all the necessary documents with Solicitor approval.

The CITF grant for \$70,000 was approved on June 19, 2015. The current scope includes 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 amended scope will now include engineering expenses.

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

B. MONTOUR TRAIL EXTENSION - AMENDMENT TO EXISTING PERMIT

Request authorization to: (i) apply for an amendment to RAAC's DEP Chapter 105 General Permit; (ii) allow the Director to execute the necessary documents with Solicitor approval.

RAAC is applying for an amendment to its existing DEP Chapter 105 General Permit for Stream and Wetlands Impact. This amendment will cover activities performed by the Montour Trail Council (MTC) as they construct a 4,650 ft extension of the Montour Trail from milepost 0 to Montour Street. The majority of the extension along Montour Run will be construction outside of the permit area, however the end portion will fall within permit limits.

The MTC has a revocable license with RAAC. The license places the responsibility of the trail, maintenance, expenses, etc. on the MTC. The MTC is not a co-permittee because it is an amendment to the original permit that the RAAC received.

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

VI. NEW BUSINESS

A. GENERAL PURPOSE AUDITED FINANCIAL STATEMENTS – DECEMBER 31, 2017

Request authorization to: (i) accept the General Purpose Audited Financial Statements for the period ending December 31, 2017; and (ii) allow the Director to execute the necessary documents with solicitor approval.

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

B. CARRIE FURNACE WESTERN PHASE PROJECT

Request authorization to: (i) advertise and accept bids for Carrie Furnace Western Phase project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Western Phase will consist of the import of approximately 60,000 cubic yards of fill, which will bring approximately 11 acres of the Carrie Furnace site above the 100-year flood plain. This project will be funded by funds from a CDBG year 43 grant.

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

C. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) - RIVERFRONT 47 MAIN ROADWAY

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 \$2,500,000 for the Riverfront 47 Main Roadway; (ii) accept said grant; and (iii) allow the Director to execute necessary documents with Solicitor approval.

M-River 47, LLC, is developing Riverfront 47 Main Roadway as part of an overall street network implementation spanning three municipalities: Sharpsburg Borough, O'Hara Township and Aspinwall Borough. The project also connects to a Multimodal Transportation Fund (MTF) project referred to as Main/19th Street in Sharpsburg Borough. The total project cost is estimated at over \$16 million. RACP funds will be used toward three project components:

1. Help with acquisition of the final 5.2-acre parcel
2. Site preparation activities including structural demolition, clearing, grubbing and grading, stabilizing soil and implementing storm water solutions and erosion and sediment controls
3. Offset construction of infrastructure including roadway concrete and paving, sidewalk installation, roadway and pedestrian lighting, landscaping and water, storm and sanitary installation

The Project will enable over three quarters of a million gross square feet of mixed use development, including flex/manufacturing; office/commercial; residential retail; restaurant; outdoor assembly; and riverfront park spaces.

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

D. CUDA BUILDING CONSTRUCTION -- RIGHT OF ENTRY AGREEMENT

Request authorization to: (i) ratify a Right of Entry Agreement with Heritage Community Initiatives to allow access to Braddock and 8th St lot, Lot and Blocks 237-H-18, 237-H-17, 137-H-16; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

Heritage Community Initiatives is renovating the former CUDA Building into a Crazy Mocha using primarily CITF funds. They are requesting permission to use the adjacent RAAC owned lot as a staging area for the duration of construction. Use of the lot will be from April 16, 2018 through June 30, 2018.

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

E. PORTOGALLO PEPPERS LLC - LEASE

Request authorization to: (i) execute a lease with Portogallo Peppers LLC for 4 vacant lots along Braddock Avenue in Braddock Borough; (ii) allow the Director to execute the necessary documents with Solicitor approval.

RAAC would lease four (4) vacant lots (Block and Lot Nos. 236-K-162, 236-L-393, 236-L-397, and 236-L-398) to Portogallo Peppers LLC for use as parking for its restaurant located at 28 Braddock Avenue. The lease would be for one-dollar (\$1.00) for a one (1) year-term with the option to renew the lease at the end of the term. Upon renewal, a new rate would be negotiated. Portogallo Peppers LLC will be responsible for any improvements necessary to use the lots for parking and for meeting all Borough code requirements. Planned improvements will include the use of asphalt millings, painted parking lines, and fencing that will be installed along the sides of the parking lot, leaving the front open. The parking area is expected to be approximately half of the size of the 35,400 SQFT leased-space. Parking will be used during the restaurant's regular business hours (Tuesday through Saturday 11 am to 11 pm, Sunday 10 am to 7 pm).

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

F. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (VPRP) - PARTICIPATION BY FOREST HILLS BOROUGH

Request authorization to: (i) allow the Borough of Forest Hills to participate in the County's AVPRP; (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 AVPRP; and (iii) allow the Director to execute all the necessary documents with Solicitor approval.

With the addition of the Forest Hills Borough, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 75.

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

G. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (VPRP) - CERTIFICATE OF COMPLETION

Request authorization to: (i) record Certificates of Completion for one (1) property that was transferred through the Allegheny Vacant Property Recovery Program in the Borough of Millvale; 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. CARSON WILLIAMS, THE ABOVE REQUEST WAS APPROVED AS PRESENTED

H. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT - COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) - EAST PITTSBURGH PAVING AND DEMOLITION

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

CITF funds will be utilized for paving of portions of Grandview Avenue, Dynamo Way, Western Avenue, Wood Alley, Jefferson Alley, Center Street, Collins at Maple and Howard at Main. Also for demolition of four (4) blighted structures at 527 Bessemer, 523 Center, 108 Arch and 409 Grandview.

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

I. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT - COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) - GREAT ALLEGHENY PASSAGE TRAIL LIGHTING UPGRADE

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

CITF funds will be used to convert 64 lighting fixtures from gas-powered pedestrian lighting to LED electric on a pedestrian bridge in the Waterfront Development and along

Waterfront Drive.

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

J. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT - COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) - SWISSVALE BUSINESS DISTRICT IMPROVEMENTS AND TARGETED DEMOLITIONS

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

CITF funding would be used for improvements to the Municipal Parking Lot to match the commercial revitalization of the Swissvale Business District. Also removing storm water flow from the storm sewer system and promoting ground water recharge. Funding would also be used for continued demolition of dilapidated structures along the main corridors and Central Business District.

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) - 2018 STREET RESURFACING

Request Authorization to: (i) award a grant in an amount not to exceed \$100,000 to help finance the 2018 Street Resurfacing Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds will be used for milling, manhole and valve adjustments, key ways, application of binder and wearing course asphalt, site preparation and maintenance for three (3) streets in the Borough of Port Vue: New York Avenue from Barkley to Pasadena, Santa Monica from Woodland to Washington, and, Upston from Highland to Washington.

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

L. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT-COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) - IMPROVEMENTS TO CHALFANT MUNICIPAL PARK

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

CITF funds will be used for Improvements to Chalfant Park including: landscaping (tree/bush removal); repairs or upgrades to existing shelter, tennis courts, jogging track, baseball backstop; replacement or installation of chain link fence and gates to tennis court

and baseball field.

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

M. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT - COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) - CIVIC LIGHT OPERA ACADEMY RENOVATION AND ENTRYWAY IMPROVEMENTS

Request Authorization to: (i) award a grant in an amount not to exceed \$100,000 to help finance the Civic Light Opera Academy Renovation and Entryway Improvements Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The project consists of: repair and replacement of heating and cooling system elements, installation of floor board heaters; rehabilitation of the Cecil Place alley way entrance; Repair, replace, refinish wooden tap flooring and marled flooring with industry standard flooring; installation of windows in solid studio doors; interior painting; installation of lighting; and, site restoration and maintenance.

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

N. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT - COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) - PLUM BOROUGH-OAKMONT AREA RUN OFF MANAGEMENT PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed \$200,000 to help finance the Plum Borough-Oakmont Area Run off management project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The project proposes to improve existing drainage infrastructure as well as reroute the conveyance of storm water runoff to break up the watershed into two smaller watersheds. Phase 1 of the project will consist of installing a larger diameter conveyance storm water pipe. This will remove a portion of the current drainage area creating the separate watersheds. At the discharge of the pipe, a storm water management pond will be constructed prior to the discharge into the existing stream.

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) - NELSON MANDELA SPRAY FEATURE

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

This project is to construct a spray feature in the Nelson Mandela Peace Park. The contractor will work with PWSA to determine how water from the spray feature will be conveyed away from the park, either through the sanitary sewer, storm sewer, or the combined sewer.

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

P. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT - COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) - WATER SYSTEM IMPROVEMENTS

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

CITF funds will be used for the replacement of waterlines on the following streets: Meadow, Edith and Elder Alley.

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

Q. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT - COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) - INDOOR PISTOL RANGE ROOF REPLACEMENT AND VENTILATION

Request Authorization to: (i) award a grant in an amount not to exceed \$100,000 to help finance the Indoor Pistol Range Roof Replacement & Ventilation Upgrade Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds will be used for construction and equipment to rehabilitate Indoor Pistol Range; as well as roof, ventilation system, and pave the parking lot.

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 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