

REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY

MINUTES OF THE BOARD OF DIRECTORS

REGULAR and PUBLIC HEARING

ALLEGHENY COUNTY ECONOMIC DEVELOPMENT

Board Room, Suite 900

Chatham One, 112 Washington Place, Pittsburgh, Pennsylvania

May 24, 2018—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Thursday, May 24, 2018 at 10:30 a.m. in Allegheny County Economic Development's Board Room, Chatham One, Suite 900, 112 Washington Place, Pittsburgh, Pennsylvania 15219.

Board Members present were: Bill Brooks, Doris Carson Williams, and Don Smith; and via phone, 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; Leandra Dimate, Project Manager; Justin Artinger, Project Manager; Tom McGrath, Fiscal Manager; Connie Popescu, Accountant; Elaine Evosevic-Lozada, Project Manager; Heather Sakowski, Project Manager; Julie Collins, Project Manager; Dane Yancic, Project Finance Coordinator; Joel Segel, Project Manager; Peter Rubash, Business Development Specialist; Beth O'Donnell, Authorities Marketing Representative; Cassa Collinge, Assistant Director - Housing and Human Services; Matt Champion, Western PA School for the Deaf; William Blick, West Mifflin Baseball / Softball Youth Organization; David Gilliland and Max Spencer, Turtle Creek Borough; Linda Wilson Fuoco, Pittsburgh Post-Gazette; Michael Zrenchak, Liberty Borough; Lena Andrews, ACTION-Housing, Inc.; George Hazimanolis, WQED; Stephanie Fox, Center for Victims; Michael J. Abraitis, Carnegie Library of McKeesport; Jerome Jackson, Operation Better Block (OBB); Ayanna Jones, Sankofa Village Community Garden; and Jamar Bay and Lance Harrell, OBB and Sankofa Village Community Garden.

I. ROLL CALL

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

II. APPROVAL OF MINUTES—APRIL 27, 2018

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. Carson Williams reviewed the Ratification of Bills Payable for the month of May 2018 and found them to be in good and proper order.

ON A MOTION MADE BY MS. CARSON WILLIAMS AND SECONDED 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) – SANITARY SEWER REHAB - PHASE IV – AMENDMENT - BRACKENRIDGE BOROUGH

Request authorization to: (i) amend the scope to change the location from 3rd Avenue and Mile Lock Lane to Kentucky Street in Brackenridge; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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) – CENTER FOR VICTIMS – EMERGENCY SHELTER RENOVATIONS – AMENDMENT – CITY OF PITTSBURGH

Request authorization to: (i) change the scope of services for the Center for Victims Shelter Renovations Project, and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The original CITF grant was awarded on May 31, 2017 in the amount of \$100,000 for shelter renovations and ADA improvements at their emergency shelter located at 1400 Versailles Avenue in the City of McKeesport. Due to a number extenuating circumstances, they are moving their emergency shelter program to their newly acquired building located at 3433 East Carson Street on the Southside. The funds will be used for renovations to the 1st floor of their building to build out single and family rooms with bathrooms, office space, kitchen and community area, and a recreation and education center.

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

VI. NEW BUSINESS

A. MILE LOCK LANE PROJECT – COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) – REIMBURSEMENT – BRACKENRIDGE BOROUGH

Request authorization to: (i) ratify a reimbursement of \$500,000 to the County's CDBG program; (ii) enable such funds to be reprogrammed toward other CDBG eligible projects in Allegheny County; and (iii) allow the Director to execute all the necessary documents with Solicitor approval.

The project was to fund road reconstruction and utility relocation at Mile Lock Lane including but not limited to engineering analysis, demolition and construction.

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

B. BRADDOCK REDEVELOPMENT SITE – AGREEMENT OF SALE – BOROUGH OF BRADDOCK

Request authorization to: (i) ratify the conveyance of 5.2 acres of RAAC-owned parcels located in the Borough of Braddock for \$500,000.00 to Greenmart of Pennsylvania LLC; 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 medical marijuana facility on the site which would create new jobs, tax revenues, profit sharing and new development opportunities via a comprehensive community benefits agreement with the Borough of Braddock.

Dr. Smith noted "this is a very strong price for the valley, so it's a good signal that land values and the property in the Mon Valley are coming back and that's good to see."

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

C. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (VPRP) – COLLIER, NORTH BRADDOCK, SWISSVALE, AND WILKINSBURG

Request authorization to: (i) approve various resolutions related to the Allegheny Vacant Property Recovery Program for properties located in the municipalities of Collier, North Braddock, Swissvale, 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 MS. CARSON WILLIAMS AND SECONDED BY DR. SMITH, THE ABOVE REQUEST WAS APPROVED AS PRESENTED

D. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT – COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) – 2018 STREET RESURFACING PROJECT – LIBERTY BOROUGH

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

CITF funds will be used for the resurfacing of 10 locations within the Borough to eliminate deteriorated streets and improve the environment by eliminating dust, dirt and muddy streets.

The locations are: 1) Lauck Alley between Stewart Way I Street; 2) H Street Alley between I & H Streets; 3) Stewart Way between Liberty Way – Lauck Street; 4) Woodrow Alley between E Street-Woodrow Street; 5) F Street Alley between F Street-Locuts Alley; 6) Southern Alley between Southern Ave and Kaler Street; 7) Maple Alley between Hays Street – Robert Street; 8) Maple Alley between Roberts-Southern Avenue; 9) A Street between Kahler & Terminus Street; 10) Walnut Alley between Kaler Street-Locust Alley.

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

E. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT – COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) – TURTLE CREEK COG TECHNOLOGY TRAINING AND EQUIPMENT – MUNICIPALITY OF MONROEVILLE

Request Authorization to: (i) award a grant in an amount not to exceed \$60,000 to help finance the Turtle Creek Valley COG Technology Training and Equipment Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds would be used to fund Phase II of the TCVCOG Code Enforcement database which will include the creation of analytical data tools to assist with strategic planning. The TCVCOG plans to hire a consultant to work through the codes with code enforcement officers to develop a standard interpretation among them. The grant would also fund office equipment upgrades such as office chairs, computers, and printers.

ON A MOTION MADE BY MS. CARSON WILLIAMS AND SECONDED BY DR.

SMITH, THE ABOVE REQUEST WAS APPROVED AS PRESENTED

F. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT – COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) – FIELD AND LIGHT RENOVATION PROJECT – BOROUGH OF WEST MIFFLIN

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

CITF funds will be used to replace the current lights with LED bulbs on four (4) baseball fields that are utilized by West Mifflin Youth Baseball League. Two fields possess significant drainage problems that require the installation of a drainage system. Lastly, fencing in various locations on each of the fields needs to be either repaired or replaced.

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

G. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT – COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) – PARKING LOTS PROJECT – CARNEGIE LIBRARY OF MCKEESPORT

Request Authorization to: (i) award a grant in an amount not to exceed \$100,000 to help finance the Carnegie Free Library of McKeesport Parking Lots Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The project is to remedy a parking problem at the Library. The adjacent property will provide 29 parking spaces to increase the parking capacity and the existing lot will be repaved. Lighting will be installed in both sections, shrubbery will be planted, and rain gardens will be installed for water run-off. The side walk will also be repaired, and all walkways will be handicapped accessible.

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

H. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT - COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) – GRANT / MONROEVILLE AVENUE STREET RECONSTRUCTION – MUNICIPALITY OF MONROEVILLE AND BOROUGH OF TURTLE CREEK

Request Authorization to: (i) award a grant in an amount not to exceed \$100,000 to help finance the Grant/Monroeville Avenue Street Reconstruction Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval. Reconstruction of Grant Street from Tri-Boro Expressway to Monroeville Avenue and Monroeville Avenue from Grant Street to James Street in Turtle Creek Borough. Road surface to be milled and new binder asphalt to be applied. This road is a major artery conveying traffic in and through the boroughs.

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

I. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT - COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) – CHILDREN’S CENTER EXPANSION – BOROUGH OF EDGEWOOD

Request Authorization to: (i) award a grant in an amount not to exceed \$175,000 to help finance the Children's Center Expansion Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds will be used to cover a portion of the project costs involving the following phases - drywall, painting, ceramic tile, and sprinklers. The expansion is in response to the growing demand for the Center's programs and services and the increased number of children and families enrolling at the Center.

Chairman Brooks commented “this is something very special, I have a granddaughter that wears cochlear implants who doesn’t go to this school but bottom line, to watch them from when their babies as they grow along is something special.” In addition, Dr. Smith noted “this is a great example of the projects that CITF is a unique asset that allows the County to really help people who are improving the quality of life across our region, we do job creation projects as well but the CITF funds are really critical for helping organizations like the school for the deaf throughout our county.”

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

J. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT - COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) – HOMESTEAD BAKERY FIT-OUT PROJECT – BOROUGH OF WEST HOMESTEAD

Request Authorization to: (i) award a grant in an amount not to exceed \$175,000 to help finance the Homestead Bakery Fit-Out Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The CITF funding will be used for the renovation of the former Homestead Baking Company Building in the Borough of Homestead. The goal is to prepare the building into a commercial ready facility that can accommodate a commercial use. The proposed scope shall include upgrading the electrical and HVAC systems, and exterior sign upgrades.

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

K. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT-COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) - SANKOFA FARMHOUSE (GEORGE WASHINGTON CARVER HOUSE) – CITY OF PITTSBURGH

Request Authorization to: (i) award a grant in an amount not to exceed \$100,000 to help finance the Sankofa Farmhouse-George Washington Carver House Project; and (ii) allow

the Director to execute the necessary documents with Solicitor approval.

The CITF funding will be used to rehabilitate a vacant and environmentally hazardous house to support the nearby Sankofa Village Community Garden. The project design aims to integrate amenities into a residential setting and preserve the style and historic integrity. Phase I includes completing engineering and site design to bring building into compliance with City codes. The construction and operation of the proposed space will engage the community with innovative environmental technology and provide a hub to support urban agriculture.

Ms. Carson Williams commented "I don't know how many of you have been out to that area but they do good work."

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

L. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT-COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) - WQED IV RENOVATIONS PROJECT – CITY OF PITTSBURGH

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

CITF funds will be used for construction of two adequate, multi-stall ADA-compatible restrooms in the concourse area of the WQED broadcast studio. The only existing restrooms in this area are two single-occupancy restrooms.

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

OFF AGENDA

A. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT - COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) - MT. WASHINGTON BRANCH LIBRARY RENOVATIONS

Request Authorization to: (i) award a grant in an amount not to exceed \$175,000 to help finance the Mt. Washington Branch Library Renovations Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF grant will support the costs for full replacement of the 2500 square foot roof and all interior and exterior lighting. Include in the roof package will be the total re-lining of the original copper box gutters, downspouts, and associate fascia boards. The lighting will be upgraded to LED lighting.

Dr. Smith asked a separate question, "a number of these led lighting upgrades, are we working with the recipients to make sure they are taking advantage of all the – what is it – act 109 programs with Duquesne Light and others so they get the rebates for the energy efficient upgrades? Mr. Earley answered, "we are."

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



Jack Exler, Sr. Deputy Director