

**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**

**June 22, 2018—10:30 a.m.**

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, June 22, 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 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; Kathy Castner, Project Manager; Elaine Evosevic-Lozada, Project Manager; Justin Artinger, Project Manager; Tom McGrath, Fiscal Manager; Connie Popescu, Accountant; BethAnn Cushmanick, Administrative Assistant; Gloria Redlinger, Contract Administrator; Maureen Quinn, Assistant Manager; Erin Deasy, Manager; Dane Yancic, Project Finance Coordinator; Joe Scullion, Project Manager; Peter Rubash, Business Development Specialist; Beth O'Donnell, Authorities Marketing Representative; Ann Ogoreuc, Manager; Lauren Byrne, Manager; Chuck Arthrell, Braddock Hills; Richard Lassige, Whitaker Borough; Laura Bowser and Robert Woodside, Rosedale Beach Club; Michelle Vezzani, Dravosburg Borough; Amanda Settellaier, Turtle Creek Valley Council of Governments; Dave Pasternak, White Oak Borough; Jason Wrona, Observatory Hill Development Corporation; David Gilliland, Glenn Engineering; Judith Melvin, Northside Leadership Conference; Mark P. Masterson, Northside Community Development Fund; Dina Klavon and Rachelle Wolf, Klavon Design; and Eric Pecon and George Zboyovsky, Brentwood Borough.

**I. ROLL CALL**

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

**II. APPROVAL OF MINUTES—MAY 24, 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 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. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT - COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) – VISIT MONROEVILLE CONVENTION CENTER UPGRADES – MUNICIPALITY OF MONROEVILLE

Request Authorization to: (i) amend the scope of services by increasing the grant by \$150,000.00 for the Visit Monroeville Convention Center Upgrades project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The original grant for \$100,000 was approved in August 2017. These additional funds will be used for the hiring of a marketing professional, marketing video and print materials that showcase all of the positive attributes of our region which can be used at conventions all over the country. In addition, a professional consultant would also be engaged to create a marketing strategy for significant vacant structures

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

### VI. NEW BUSINESS

#### A. ACTIVE ALLEGHENY GRANT PROGRAM (AAGP) – SUB-GRANT AWARDS

Request authorization to: (i) award ten (10) Active Allegheny Grant Program sub-grants in an amount not to exceed \$268,888; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

In October 2016, RAAC approved a resolution to 1) accept \$437,692 from the Allegheny County Health Department to administer the Active Allegheny Grant Program, and 2) accept applications and award sub-grants to sub-grantees for the purpose of facilitating the planning and design of bicycle and pedestrian mobility projects in Allegheny County communities.

The funding is the result of a collaborative funding request to the Richard King Mellon Foundation to support a variety of initiatives aimed at improving health in the county.

The specific projects to be awarded are: *see Attachment A of these minutes (pg. 9 – 10)*

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

**B. CORAOPOLIS BOROUGH – CONVEYANCE OF PARCELS**

Request authorization to (i) convey five (5) RAAC owned parcels, 420-S, Lots 266 & 266-0-1, and 343-N, Lots 269, 272, and 276 located on Pennsylvania Avenue in the Borough of Coraopolis, for nominal consideration to Melissa K. Wisen & Joseph P. Homitsky; and (ii) allow the Director to execute all necessary documents, with Solicitor approval.

The parcels to be conveyed are part of a right-of-way that lead to the entrance of two (2) businesses located on Pennsylvania Avenue. The grantee will pay all legal costs and expenses.

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

**C. AUTHORIZATION TO SELL VACANT LAND TO RANKIN BOROUGH**

Request authorization to (i) convey 17 RAAC-owned parcels, Lot and Blocks 178-S-389, 178-S-397, 178-S-398, 178-S-399, 179-D-38, 179-D-36, 179-D-35, 179-D-33, 179-D-32, 179-D-42, 179-D-44, 179-D-45, 179-D-46, 197-D-48, 179-D-53, 179-D-54, 179-D-56 comprising 1.8 acres, located near Rankin Boulevard in the Borough of Rankin, for nominal consideration with the Borough to pay all legal costs and expenses, so as to support potential economic development efforts of the Borough, and (ii) allow the Director to execute all necessary documents, with Solicitor approval.

This request is a continuation of the Authority's efforts to support the request of a local municipality for unused vacant Authority-owned property so as to support potential economic development efforts so as to create additional taxes, jobs and economic development for the Borough of Rankin.

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

**D. LEASE AGREEMENT WITH MELE & MELE & SONS**

Request authorization to (i) enter into a Lease Agreement with Mele & Mele & Sons, Inc. for RAAC-owned parcel Lot and Block No. 236-J-175, located near the Carrie Furnace Redevelopment Site under the Rankin Bridge, for a two (2) year term with an additional one (1) year option, in exchange for repairing and repaving roadways leading to the Carrie Furnace Redevelopment Site (ii) allow the Director to execute all necessary documents, with Solicitor approval.

Mele & Mele & Sons will use the property to store materials and equipment for their business. As part of the Carrie Furnace Redevelopment Site parcel assemblage, all materials and activities will be vetted through RAAC engineers to ensure they follow any permitting regulations in place at the Site.

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

**E. ALLEGHENY LEAD SAFE HOMES – REQUEST FOR PROPOSALS FOR COST ESTIMATION SERVICES**

Request authorization to: (i) ratify an issuance for a Request For Proposals for cost estimation services for the Allegheny Lead Safe Homes Program; (ii) hire and enter into contract with the selected vendor(s); and (iii) allow the Director to execute all the necessary documents with solicitor approval.

The Program uses a fixed pricing model which develops a scope to address all lead hazards identified in a unit and establishes the associated per unit cost based upon industry standards. Securing a vendor to provide cost estimation services will augment the Program's existing construction management capacity and improve unit production. Services will be paid for using Lead Hazard Reduction Demonstration Grant funds.

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

**F. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP) – CERTIFICATE OF COMPLETION**

Request authorization to: (i) record a Certificate of Completion for one (1) property that was transferred through the Allegheny Vacant Property Recovery Program in the Township of Elizabeth; 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 MS. MCCORMICK BARRON, THE ABOVE REQUEST WAS APPROVED AS PRESENTED

**G. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT – COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) – ROSEDALE BEACH CLUB POOL LINER REPLACEMENT – BOROUGH OF VERONA**

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

The CITF funding will be used for a complete replacement and installation of the pool liner in the Rosedale Beach Club. In its present state, the lining requires periodic patching because it can't hold up to the continued deterioration.

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

**H. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT - COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) – 5 POINTS PROJECT – CITY OF PITTSBURGH**

Request Authorization to: (i) award a grant in an amount not to exceed \$175,000 to help finance the Observatory Hill Development Corporation's 5 Points Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF Funds would be used for the rehabilitation of 6,000 square feet of retail and six 80% Area Median Income affordable apartments, and create a much-needed anchor in a blighted business district in a neighborhood of 14,000 residents. For part of this strategic approach, OHDC is targeting the commercial core and has acquired several buildings for rehabilitation. The buildings have high visibility, ample parking, and high traffic count on a major commuter route.

*Mr. Hurley commented, "Mr. Chairman, if I could - Senator Fontana couldn't be here today, he is in Harrisburg but he wanted me to express his support for this project as well."*

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

**I. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT - COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) – COMMUNITY CENTER IMPROVEMENTS PHASE III – BOROUGH OF BRADDOCK HILLS**

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.

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) – MUNICIPAL BUILDING ADA IMPROVEMENTS PROJECT – BOROUGH OF WHITAKER**

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

CITF funds will be used for Borough building improvements to include but are not limited to improved access to council chambers and the police department, including new access doors, construction of ADA accessible restroom facilities improvements. Exterior improvements will include partial sidewalk replacement.

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

**K. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT-COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) - WILKINS TOWNSHIP COMMUNITY AMPHITHEATER PROJECT – WILKINS TOWNSHIP**

Request Authorization to: (i) award a grant in an amount not to exceed \$200,000 to help finance the Wilkins Township Community Amphitheater Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds will be used to transform the existing community park into an Amphitheater. The Amphitheater would be a multipurpose facility for all seasons and it would also be utilized for community special events including seasonal holiday events able to gather 2,500 to 3,000 residents.

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

**L. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT-COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) - KIDSVILLE PLAYGROUND IMPROVEMENTS PHASE II – BOROUGH OF DRAVOSBURG**

Request Authorization to: (i) award a grant in an amount not to exceed \$50,000 to help finance the Kidsville Playground Improvements Phase II Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds will be used for Phase II of the Kidsville Playground renovations includes resurfacing the basketball court, adding a handicapped accessible swing and construction of a new pavilion with electric service.

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

**M. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT-COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) - WHITE OAK ATHLETIC ASSOCIATION ADA RESTROOM REHABILITATION – BOROUGH OF WHITE OAK**

Request Authorization to: (i) award a grant in an amount not to exceed \$50,000 to help finance the White Oak Athletic Association ADA Restroom Rehabilitation Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds will be used for the rehabilitation of four (4) existing restrooms at the White Oak Athletic Association (WOAA) located at 1798 Lower Heckman Road in White Oak Borough. Rehabilitation will include the total replacement of all restroom features, updating plumbing, new flooring, new walls and partitions, new ceilings and new lighting. The funding will allow the Borough to bring existing restrooms into compliance with current ADA regulations.

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) - FIFTH AVENUE RETAINING WALL PROJECT – EAST MCKEESPORT**

Request Authorization to: (i) award a grant in an amount not to exceed \$50,000 to help finance the Fifth Avenue Retaining Wall Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds will be used to replace 310 lineal feet of a badly deteriorating retaining wall which is failing and is a public safety issue. The wall is located along Fifth Avenue in East McKeesport. This project will also include the installation of 310 feet of sidewalk and 2 handicap ramps.

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) - BRENTWOOD POOL REHABILITATION PHASE II PROJECT – BRENTWOOD BOROUGH**

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

CITF funds will be used for Phase II of the pool rehabilitation project. The primary focus is the restoration of the bathhouse including structural repairs, remodeling and new equipment. Mechanical system enhancements to the pool's pump and filtration controller, and flow meter and valves. Improvements to the pool deck including landscaping, shade structures, fencing, handrails, entry gate, and climbing wall.

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) - FAIRHAVEN PARK RENOVATION – NORTH VERSAILLES TOWNSHIP**

Request Authorization to: (i) award a grant in an amount not to exceed \$75,000 to help finance the Fairhaven Park Renovation Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds will be used towards major renovations to Fairhaven Park in North Versailles. Work will include installing a french drain along the ball field and the replacement of rusted fence, construction of two handicapped parking spaces an ADA accessible restroom, paved walkway and ramp. The existing play equipment will be replaced, rubber safety surface installed and two park benches added. The small basketball court will be resurfaced and the pole systems replaced.

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

**ADJOURNMENT**

THERE BEING NO FURTHER BUSINESS TO TRANSACT, ON A MOTION MADE BY MS. MCCORMICK BARRON 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



**ATTACHMENT A, *continued***

**Active Allegheny Grant Program (AAGP) - Sub-grant awards**

**SPECIFIC PROJECTS TO BE AWARDED**

**Project:** 2018-08

Name Castle Shannon Borough

**Location:** Castle Shannon Borough

**AAGP Funding Amount:** \$42,500

**Total Project Cost:** \$50,000

- The funding will be used to conduct planning and preliminary design of bicycle and pedestrian improvements from the future Shannon Transit Village to community destinations.

**Project:** 2018-09

Name Borough of Jefferson Hills

**Location:** Borough of Jefferson Hills

**AAGP Funding Amount:** \$7,000

**Total Project Cost:** \$10,000

- The funding will be used to identify potential improvements to an on-road segment of the Montour Trail.

**Project:** 2018-10

Name Municipality of Bethel Park

**Location:** Municipality of Bethel Park

**AAGP Funding Amount:** \$11,500

**Total Project Cost:** \$14,950

- The funds will be used design a multimodal path connecting the Lytle light rail station and park-and-ride lot to nearby by destinations.