

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

July 27, 2018—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, July 27, 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: Doris Carson Williams, Don Smith, 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; Kathy Castner, Project Manager; Rob Frank, Project Manager; Julie Collins, Project Manager; Tom McGrath, Fiscal Manager; Connie Popescu, Accountant; Gloria Redlinger, Contract Administrator; Nathan Wetzel Assistant Manager; Erin Deasy, Manager; Dan Tobin, Business Development Coordinator; Tammy Pifer, Project Manager; Peter Rubash, Business Development Specialist; Beth O'Donnell, Authorities Marketing Representative; Ryan Bobich, Planner; Bria Cook, Accountant; Taylor Stessney, Project Manager; Zubin Coleman, Intern; Mary Anne Papale, Women's Center and Shelter; Tony Kurta, City of Clairton; Marc Field, First Tee of Pittsburgh; Bob Firek, Baldwin Borough; Joe Dursa, Braddock Borough; Tom Bartnik, Penn State Center Pittsburgh; Nancy Nozka, Economic Development South; Candice A. Gonzalez, South Side Chamber of Commerce; James McNeel, City Theatre; and Ernie Hogan, Pittsburgh Community Reinvestment Group

I. ROLL CALL

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

II. APPROVAL OF MINUTES – June 22, 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 June 2018 and found them to be in good and proper order.

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

IV. PUBLIC COMMENTS

No comments.

V. OLD BUSINESS

- ALLEGHENY COUNTY ECONOMIC DEVELOPMENT – COMMUNITY INFRASTRUCTURE TOURISM FUND (CITF) – BEECHVIEW CORNERSTONE RENOVATION PLAN – REASSIGNMENT & AMENDMENT – CITY OF PITTSBURGH

Request authorization to (i) reassign the grant from the Urban Redevelopment Authority (URA) to the City of Pittsburgh, (ii) amend the scope to include design and engineering costs; and (ii) allow the Director to execute all necessary documents, with Solicitor approval.

The original grant for \$250,000 was approved in April 2012. The URA and The City of Pittsburgh have requested that RAAC reassign Grant 1112-2-CITF-054 from the URA to the City. The City is the recipient of a Multimodal Grant which they are using towards improvements in the same project area as the CITF Grant. By reassigning the CITF grant to the City, the grant and its associated activities will be integrated into the larger improvements underway along this section of Broadway Ave.

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

VI. NEW BUSINESS

- A. SOUTHWESTERN PARTNERSHIP FOR REGIONAL ECONOMIC PERFORMANCE (PREP) PROGRAM – SOUTHWESTERN PENNSYLVANIA COMMISSION (SPC) CONTRACT – COUNTYWIDE

Request authorization to: (i) ratify a contract with the Southwestern Pennsylvania Commission for ENGAGE! program funds in an amount up to \$31,600.00; (ii) accept said funds; and (iii) allow the Director to execute all necessary documents with Solicitor approval, including contract with Southwestern Pennsylvania Corporation.

The ENGAGE! Program, through the PA Department of Community and Economic Development, is a Pennsylvania statewide business retention and expansion (BRE) program designed to regularly and proactively interact with targeted companies. The overall goal of Engage! is to retain existing businesses in a community and to help them grow and expand by building solid relationships

with business owners or key decision makers and economic development partners and their representatives. Southwestern Pennsylvania Commission serves as the fiduciary and coordinating agent and the Redevelopment Authority of Allegheny County as the sub-grantee. Funding will cover costs associated with business retention activities, including: outreach, marketing, travel, and personnel. The contract period is from February 1 – December 31, 2018.

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

B. ECONOMIC DEVELOPMENT FUND (EDF) LOAN – WILSON CIVIC CENTER – CITY OF CLAIRTON

Request authorization to: (i) approve an EDF Loan for an amount not to exceed \$40,000 to the Brentwood Economic Development Corp. (DBA Economic Development South) to support the acquisition and stabilization of the former Wilson Civic Center located at 433 N. State Street in Clairton as part of a redevelopment project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The Redevelopment Authority of Allegheny County is extending a loan to assist Economic Development South in their redevelopment and renovation of the Wilson Civic Center property. Economic Development South will acquire and stabilize the existing building as part of a first phase in renovating the building to create office and residential units. The loan will serve as a bridge loan while Economic Development South works to confirm financing for all phases of the project. Loan terms are proposed to include a term of eighteen (18) months, an interest rate of two percent (2%), and repayment will include a balloon payment of principal and interest by or on December 31, 2019.

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

C. CERTIFICATE OF COMPLETION – BOROUGH OF CARNEGIE

Request authorization to: (i) record a Certificate of Completion for one (1) property located at 207 Mansfield Boulevard in the Borough of Carnegie; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

In 1966 the Redevelopment Authority sold property, consisting of 4 lots at the corner of Broadway Street and Mansfield Boulevard in the Borough of Carnegie, to be redeveloped for commercial use.

The purchaser consolidated the lots into one and developed an auto repair structure on the site. The estate of the original purchaser has asked the Authority to file the certificate of completion for this property. It has been sold to a third party who will continue the commercial use on this parcel.

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

D. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP) – CERTIFICATES OF COMPLETION

Request authorization to: (i) record Certificates of Completion for eighteen (18) properties that were transferred through the Allegheny Vacant Property Recovery Program in the municipalities of Carnegie, Elizabeth, Glassport, Harrison, Leetsdale, Munhall, Ross, South Versailles, Verona, West Deer, West View, and Wilksburg; 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.

E. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP) – PARTICIPATION BY THE BOROUGH OF INGRAM

Request authorization to: (i) allow the Borough of Ingram to participate in the County's Allegheny Vacant Property Recovery Program; (ii) 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 Allegheny Vacant Property Recovery Program; and (iii) allow the Director to execute all the necessary documents with Solicitor approval.

With the addition of the Ingram Borough, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 76.

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

F. 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 Avalon, Clairton, Coraopolis, Crafton, East Pittsburgh, Millvale, Sharpsburg, Swissvale, Verona, and Wilksburg (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 MS. MCCORMICK BARRON, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

G. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT – COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) – LINCOLN WAY PEDESTRIAN ENHANCEMENT PROJECT – WHITE OAK BOROUGH

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

CITF funds will be used for the purchase and installation of new decorative sign posts and banners, four (4) solar powered self-compacting trash receptacles and street signs along the recently widened Lincoln Way corridor from O'Neill Boulevard to State Route 48,

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) – COLEWOOD PARK REDEVELOPMENT PHASE III PROJECT – BALDWIN BOROUGH

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

CITF funds will be used to construct a 750-sq. ft. concession, storage and restroom building, which includes all related infrastructure, sidewalks and concrete common areas to be ADA compliant in the Borough's Colewood Park.

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) – 2018 ART EXHIBITION FEATURING CUBA, PUERTO RICO AND MEXICO – CITY OF PITTSBURGH

Request Authorization to: (i) award a grant in an amount not to exceed \$52,000 to help finance the 2018 Art Exhibition featuring Cuba, Puerto Rico and Mexico Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

To sponsor and host the 2018 Art Exhibition. This cultural reception and week-long program, featuring celebrating artists from Cuba, Puerto Rico and Mexico. CITF funds will be used for promotional materials, print announcements, display and hall rentals.

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) – BRADDOCK AVENUE RECONSTRUCTION PROJECT – BRADDOCK BOROUGH

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

CITF funds will be used for engineering and as well as construction costs which include milling, binder and wearing asphalt for the reconstruction of Braddock Avenue from the Rankin line to 6th Street.

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

K. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT – COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) – BRYANT STREET COMMERCIAL DISTRICT PROJECT – CITY OF PITTSBURGH

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

Highland Park CDC will construct 2000 sq. ft. of building improvements in a newly constructed building at 5811-5825 Bryant Street. CITf funds will be used to construct the build out of three new bathrooms, two complete electrical systems, two HVAC systems. and all wall infrastructure to secure one or two new business to the Bryan Street Business District.

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

L. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT – COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) – THE ARNOLD

PALMER LEARNING CENTER PROJECT – CITY OF PITTSBURGH

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

CITF funds will be used for the construction of an underground storm water drainage system under the parking lot of the Bob O'Connor Golf Course. The Bob O'Connor Golf Course is a flagship location for the First Tee of Pittsburgh which serves over 1,700 area youth that are enrolled in the certifying programs. The First Tee of Pittsburgh's construction plans for the new Arnold Palmer Learning Center include storm water remediation which includes installing a holding tank underneath the parking lot. Green infrastructure will be planted above the tank allowing storm water to be directed into it. A pump will be installed and surplus water will be recycled.

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 TOURISM FUND (CITF) – WOMEN'S CENTER AND SHELTER OF GREATER PITTSBURGH RENOVATIONS PROJECT – CITY OF PITTSBURGH

Request Authorization to: (i) award a grant in an amount not to exceed \$125,000 to help finance the Women's Center & Shelter of Greater Pittsburgh Renovations Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds will be used for the replacement of all windows at their three-story, 38,000 square foot facility and for masonry repair to all areas of the facility including individual and family rooms in the emergency shelter, the common and support services areas, the children's services and play areas, entrance and arrival spaces, and staff offices and meeting rooms.

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) – CITY THEATER PHILLIP CHOSKY PRODUCTION CENTER AND MAIN STAGE ELEVATOR PROJECT – CITY OF PITTSBURGH

Request Authorization to: (i) award a grant in an amount not to exceed \$150,000 to help finance the City Theatre Phillip Chosky Production Center & Main Stage Elevator Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The City Theater Phase II Project will focus on the production areas of the organization's operations including the rehabilitation of an out of operation building on the City Theatre campus (known as the Walter Long Property) across the street from the theater. CITF funds will be used towards demolition, environmental site remediation, paving of sidewalks and parking lots and the installation of a main stage elevator.

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

O. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT – COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) – SOUTH SIDE QUIET ZONE AND SOUTH SIDE PARKING STUDY PROJECT – CITY OF PITTSBURGH

Request Authorization to: (i) award a grant in an amount not to exceed \$55,000 to help finance the South Side Quiet Zone & South Side Parking Study Projects; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funding will be used to develop a Parking Study for the South Side Pittsburgh neighborhood that would be designed to assess the demand for and the financial feasibility of developing one or more parking facilities, as well as conduct a Phase 1 study required towards the implementation of a "Quiet Zone" at the 6th and 18th street railway crossings.

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

EXECUTIVE SESSION

ON A MOTION MADE BY MS. CARSON WILLIAMS AND SECONDED BY SENATOR FONTANA, THE BOARD HELD AN EXECUTIVE SESSION.

Many items were discussed but no action was taken.

VII. ADJOURNMENT

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



Jack Exler, Sr. Deputy Director