

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

September 28, 2018—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, September 28, 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, Senator Fontana, and Peg McCormick Barron.

Also present were: Steve Papernick, Authority Solicitor; Lance Chimka, Director; Jack Exler, Sr. Deputy Director; Patrick Earley, Deputy Director; Tom McGrath, Fiscal Manager; Julie Collins, Housing Development Coordinator; Connie Popescu, Accountant; Erin Deasy, Manager; Peter Rubash, Business Development Specialist; Beth O'Donnell, Marketing Representative; Bria Cook, Accountant; Carl Lukitsch, Project Manager; Gabriel Kelly, Intern; James O'Connor, Developer; Jennifer Saks, Program Manager; Taylor Stessney, Project Manager; Justin Artinger, Business Development Specialist; Maureen Quinn, Assistant Manager; Judy Jevsevar, Accounting Supervisor; Leandra Dimate, Project Manager

I. ROLL CALL

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

II. APPROVAL OF MINUTES – August 24, 2018

ON A MOTION MADE BY MR. BROOKS AND SECONDED BY MS. MCCORMICK BARRON, THE MINUTES OF THE PREVIOUS MEETING WERE APPROVED AS PRESENTED.

III. 2019 BUDGET REVIEW COMMITTEE – MR. BROOKS AND MS. MCCORMICK BARRON AGREED TO BE PART OF THE INTERNAL BUDGET COMMITTEE.

IV. RATIFICATION OF BILLS

Senator Fontana reviewed the Ratification of Bills Payable for the month of August, 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.

V. PUBLIC COMMENTS

No public comments.

VI. OLD BUSINESS

A. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT-REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY (RAAC)-APPOINTMENT OF DIRECTOR

Request authorization to: (i) appoint Lance Chimka as Director of the Redevelopment Authority of Allegheny County (RAAC); and (ii) make said appointment retroactive to September 10, 2018.

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

B. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT -- REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY (RAAC)- SIGNATURE CARDS

Request authorization to: (i) add Lance Chimka's name as an authorized signatory to RAAC's Signature Cards; and (ii) remove Robert Hurley's name as an authorized signatory to RAAC's Signature Cards

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

C. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT – FRIENDS OF PITTSBURGH PROFESSIONAL SOCCER LEASE EXTENSION & AMENDMENT

Request authorization: (i) to extend the current lease with Friends of Pittsburgh Professional Soccer from a twenty-five (25) year term to a forty-nine (49) year term; (ii) amend the current lease to allow Friends of Pittsburgh Professional Soccer to sub-lease; and (iii) allow the Director to execute necessary documents with Solicitor approval.

Friends of Pittsburgh Professional Soccer will sub-lease a portion of the premises to a for profit organization in order to construct an indoor sporting facility which will house sports related medical facilities and ancillary offices and a multi-use turn field.

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

D. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT - COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – OPERATIONS CORRIDOR RENOVATION PROJECT AT THE PITTSBURGH ZOO AND AQUARIUM

Request authorization to: (i) revise the project's Scope of Services for the Operations Corridor Renovation project at the Pittsburgh Zoo and Aquarium; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The original grant for \$200,000 was awarded June 2016. The Grantee has requested authorization a scope change to include additional work within the food service corridor of the Pittsburgh Zoo. The scope will expand the existing scope of building construction, walkways, and repaving the roadways of the service corridor to allow for pavement markings, pavement milling, replacement of the existing entry gate assembly and entry gate assembly, repair of chain link fence, retaining wall, installation of a concrete sidewalk, build and install a guide rail, and selective demolition all within the service corridor.

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

E. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – MUNICIPAL PARKING LOT AND BUILDING IMPROVEMENTS

Request authorization to: (i) revise the project budget for the Municipal Parking Lot and Building Improvements project located in Dravosburg; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The original grant for \$75,000 was awarded July 2017. The Steel Rivers Council of Governments requests to revise the Project budget, transferring \$7,420.00 from the Rehabilitation line item to the Engineering line item. The budget revision is requested due to overestimating rehabilitation expenses. The total Project funding amount will remain the same at \$75,000.00.

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

VII. NEW BUSINESS

A. CARRIE FURNACE: WESTERN PHASE CONSTRUCTION

Request authorization to: (i) solicit bids for the Carrie Furnace Western Phase earthwork and utility installations; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

The Western Phase will consist of the import and placement of 30,000cy of regulated fill and topsoil, construction of sub base for construction of the extension of Carrie Furnace Blvd. and utility corridor and connections.

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

B. TECH ONE – COMPLETION OF PHASE I

Request authorization: (i) to solicit and accept bids for the completion of Phase I of the Tech One Extension Road project; (ii) award the contract to the lowest responsible bidder; and (iii) allow the Director to execute necessary documents with Solicitor approval.

The items going out to bid are restoration items which are part of the original

punch list for the Phase 1 Tech One Extension Road. Included is roughly 15,600 SF of mill and overlay, 800 SF of pavement replacement, 2,100 SF of landscape

restoration, 150 SF of storm water channel regrading, the powering of 16 street lights associated within the site, and other activities which will allow for the future expansion of the tenant's current facility.

"This has been a long and difficult path but we are encouraged by the progress which is starting to pay dividends. We are seeing signs of business expansion in the area" - Lance Chimka

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

C. FORMER BP STATION -CONTRACT AWARD

Request authorization to: (i) award an engineering contract, in amount not to exceed \$20,000.00 to Civil & Environmental Consultants, Inc for professional services necessary to remediate and demolish the former BP Gas Station located on Rodi Road in Penn Hills; and (ii) allow the Director to sign all necessary documents related to same, with Solicitor approval.

The Redevelopment Authority has solicited and reviewed three (3) cost proposals for professional engineering services necessary to affect the remediation and demolition of the former BP Gas Station, which is owned by the Authority, in Penn Hills along Rodi Road. This site is adjacent to a nearby interstate and busy highway and a hotel, and this contract will assist the Authority in rendering this Site as an aesthetically pleasing gateway into Penn Hills.

"RAAC has owned this property since 2005. It was purchased while we were assisting VOCOLLECT expansion"- Pat Earley

"A portion of the site was to assist with the turning lane and there are deed restrictions on the site. The community has requested to return it to green space"- Lance Chimka

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

D. COOPERATION AGREEMENT- FORMER PENN LINCOLN SITE

Request authorization: (i) enter into a Cooperation Agreement with Bridgeway Capital, Inc., Hosanna House, Inc., and Action-Housing, Inc.; and (ii) allow the Director to execute necessary documents with Solicitor approval.

RAAC, Bridgeway Capital, Inc., Hosanna House, Inc., and Action-Housing, Inc., would like to enter into a cooperation agreement in order to coordinate efforts and work collaboratively towards formulating a redevelopment plan for the former Penn Lincoln site. The agreement will expire six months from its signature date, and for its duration RAAC agrees not to sell or enter into a binding agreement for the sale of the property.

“The other three entities have raised some funds for the redevelopment work. This is just while they are spending the money we agree not to sell the property”
- Pat Earley

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

E. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (VPRP) – PARTICIPATION BY LINCOLN BOROUGH

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

With the addition of the Lincoln Borough, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 77.

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

F. ALLEGHENY LEAD SAFE HOMES-APPLICATION

Request authorization to: (i) apply for \$200,000 in Affordable Housing Trust Fund (AHTF) grant funds to be used as match for the Allegheny Lead Safe Homes Program; (ii) accept an AHTF grant in the amount of \$200,000; and (iii) allow the Director to execute all the necessary documents with solicitor approval.

The \$3,000,000 Lead Hazard Reduction Demonstration grant that Allegheny County Economic Development (ACED) was awarded from HUD includes a 25% match requirement. Funds will be used for eligible direct lead hazard control

costs, including lead-based paint abatement and remediation, lead based paint inspections/risk assessments, and temporary relocation costs. The remaining match funds will include \$375,000 from the City of Pittsburgh and \$175,000 in Community Development Block Grant Funds from ACED.

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

G. ALLEGHENY LEAD SAFE HOMES – CIVIL & ENVIRONMENTAL CONSULTANTS-AGREEMENT

Request authorization to (i) enter into agreement with Civil & Environmental Consultants, Inc. for an amount not to exceed \$10,000 for architectural and engineering services for the Allegheny Lead Safe Homes Program; and (ii) allow the Director to execute all the necessary documents with solicitor approval.

The Program anticipates requiring architectural and engineering services for some units to ensure that lead hazard control work and Healthy Homes interventions are appropriately designed. Services will be paid for using Lead Hazard Reduction Demonstration Grant funds and the associated Healthy Homes Supplemental funds and will not exceed \$10,000.

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

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

Request authorization to: (i) record a Certificates of Completion for seven (7) properties that were transferred through the Allegheny Vacant Property Recovery Program in the municipalities of Forward, Frazer, Homestead, North Braddock, and O'Hara; 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. MCCORMICK BARRON AND SECONDED BY SENATOR FONTANA, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

I. 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 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.

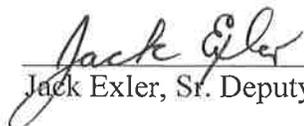
ON A MOTION MADE BY MS. CARSON WILLIAMS AND SECONDED BY MS. MCCORMICK BARRON, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

VIII. EXECUTIVE SESSION

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

IX. ADJOURNMENT

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



Jack Exler, Sr. Deputy Director