

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

November 15, 2018—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Thursday, November 15, 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, Peg McCormick Barron (by phone)

Also present were: Steve Papernick, Authority Solicitor; Jack Exler, Sr. Deputy Director; Samuel Bozzolla, Project Manager; Tom McGrath, Fiscal Manager; Erin Deasy, Manager; Peter Rubash, Business Development Specialist; Beth O'Donnell, Authorities Marketing Representative; Dane Yancic, Project Finance Coordinator; Judy Jevsevar, Senior Accounting Supervisor; Gabriel Kelly, Intern, ACED; Taylor Stessney, Project Manager; Justin Artinger, Business Development Specialist; Bud Simon, Assistant Manager; Joel Segel, Development Specialist; Jayme Atkins, IMPAC Coordinator; Heather Schultz, Business Development Specialist; Emily Wilmore, Chatham University; Walt Fowler, Chatham University; Jay Carson, Robert Morris University; Rudy Choich, Tamburitzans; Tim White, RIDC

I. ROLL CALL

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

II. APPROVAL OF MINUTES – October 26, 2018

ON A MOTION MADE BY MS. CARSON WILLIAMS AND SECONDED BY MS. MCCORMICK BARRON, 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 October, 2018 and found them to be in good and proper order.

ON A MOTION MADE BY MS. CARSON WILLIAMS AND SECONDED BY MS. MCCORMICK BARRON, THE RATIFICATION OF THE BILLS WAS APPROVED AS PRESENTED.

IV. PUBLIC COMMENTS

No comments.

V. OLD BUSINESS

A. ALLEGHENY HOME IMPROVEMENT LOAN PROGRAM (AHILP) - PNC BANK, N.A. AGREEMENT EXTENSION

Request authorization to: (i) extend the term of the current Loan Servicing Agreement with PNC Bank, N.A. to December 31, 2020; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The AHILP program utilizes the services of PNC Bank, N.A. to assist in the servicing of program loans. PNC Bank currently services 130 loans. The current Loan Servicing Agreement is set to expire December 31, 2018.

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

B. ALLEGHENY HOME IMPROVEMENT LOAN PROGRAM (AHILP) - CREDIT MANAGEMENT COMPANY AGREEMENT EXTENSION

Request authorization to: (i) extend the term of the current Loan Servicing/Collection Agreement with Credit Management Company to December 31, 2020; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The AHILP program utilizes the services of Credit Management Company to assist in the collection of severely delinquent program loans. There are currently 212 loans placed with this agency which has been providing collection service on behalf of this loan program since 1995. The current Loan Servicing Agreement is set to expire December 31, 2018.

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

C. PROPOSED AMENDED & RESTATED BY-LAWS

Request authorization to: (i) amend the existing By-Laws; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The current By-Laws were last amended in 1996.

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. 2019 ANNUAL BUDGET

Request authorization to approve the 2019 Annual Budget

Tom McGrath stated that he met with Chairman Brooks and Ms. McCormick Barron to review the 2019 budget. He answered the questions that they had and subsequently the budget was found to be in good order.

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

B. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) – ROBERT MORRIS UNIVERSITY CONVOCATION CENTER PHASE II

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 \$2,000,000 for the Robert Morris University Convocation Center Phase 2 project; (ii) accept said grant; and (iii) allow the Director to execute necessary documents with Solicitor approval.

Robert Morris University will design and construct a 120,000 square foot, 4,500 seat Convocation Center to serve the university and the surrounding communities. The multipurpose facility will be home to RMU's NCAA Division I basketball and volleyball teams and will be available for use by the regional community for athletic, business, civic, and cultural activities. Previous RACP grants of \$2.0 million and \$1.0 million were issued for the project

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) – GRAHAM FIELD

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 \$1,000,000 for Chatham University's Graham Field project; (ii) accept said grant; and (iii) allow the Director to execute necessary documents with Solicitor approval.

RACP funds will be used to complete the renovation of Graham Field, which includes replacing the existing grass field with artificial turf and the associated drainage system, replacing and repairing fencing around the property and field, resurfacing the parking lot and installing sidewalks and lighting. In addition, there will be new seating and structural improvements made to the stands, and the locker rooms will be refurbished.

Graham Field will provide a permanent home field for Chatham University's women's and men's lacrosse and women's soccer teams (men's soccer is proposed to begin in 2019). It will also provide collaborative opportunities with Imani Christian Academy, Central Catholic High School and others in need of fields for play. The site will be available to host sports camps for underprivileged children, and Chatham also intends to rent the space for high school football practices and games. The use of the Field will bring an increase of activity and consumerism to the Wilkinsburg community and beyond as it draws athletes, spectators, and concession/food activity to the field.

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

D. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)- CITY CENTER DUQUESNE REDEVELOPMENT

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 \$500,000.00 for the Regional Industrial Development Corporation's (RIDC) Duquesne City Center site; (ii) accept said grant; and (iii) allow the Director to sign all necessary documents with Solicitor approval.

The Redevelopment Authority, on behalf of the RIDC, has secured approval of RACP grant funds in the amount of \$500,000.00 for use in the redevelopment of the RIDC's City Center Site located in the City of Duquesne so as to facilitate the remediation and clearing of a parcel of land making it suitable for new commercial construction. RAAC and the RIDC will adhere to all RACP terms and conditions of the RACP program and the grant agreement.

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

E. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) – INNOVATION RIDGE SITE PREPARATION

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 \$750,000 for the Innovation Ridge Technology & Office Park project; (ii) accept said grant; and (iii) allow the Director to execute necessary documents with Solicitor approval.

Innovation Ridge Partners, L.P. is seeking \$750,000 in RACP funding for construction, infrastructure, redevelopment and other related costs for the Innovation Ridge technology and office park in Marshall Township. Innovation Ridge is a 223-acre advanced technology and office park located in Marshall Township. One of the key factors to attracting companies is the availability of building sites with infrastructure allowing building construction to occur quickly. This project will prepare additional acreage for development.

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

**F. ALLEGHENY HOME IMPROVEMENT LOAN PROGRAM (AHILP) -
FIRST NATIONAL BANK AGREEMENT**

Request authorization to: (i) enter into a two-year Loan Servicing Agreement with First National Bank to commence on January 1, 2019; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The AHILP program wishes to utilize First National Bank to assist in the servicing of program loans. First National Bank is successor by merger to Parkvale Bank which previously serviced AHILP loans.

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

**G. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)- YEAR 45
APPLICATION-CARRIE FURNACE**

Request authorization to: (i) submit a CDBG application on behalf of the Redevelopment Authority of Allegheny County in an amount not to exceed \$1,500,000 for the Carrie Furnace site; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The Development Division is submitting a CDBG application for further development on the Carrie Furnace Site. The funds will be used for continued engineering and construction services to bring the site above the 100 year floodplain and extend roadways and related infrastructure associated with the construction of a water line and the extension of Carrie Furnace Blvd.

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

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

Request authorization to: (i) record Certificates of Completion for two (2) properties that were transferred through the Allegheny Vacant Property Recovery Program in the municipalities of Homestead and Wilkinsburg; 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.

I. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – TAMBURITZAN ADMINISTRATION BUILDING - INFRASTRUCTURE IMPROVEMENTS.

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

CITF funds will be used for renovations to the administration building to create workspace for staff members, rehearsal space for productions, and additional climate-controlled storage. A substantial amount of the remodeling would involve HVAC improvements. Video surveillance as part of its security system would be added, and more efficient LED lighting would replace existing lighting.

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

VII. ADJOURNMENT

THERE BEING NO FURTHER BUSINESS TO TRANSACT, ON A MOTION MADE BY MS. CARSON WILLIAMS 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