

**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**

**January 25, 2019—10:30 a.m.**

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, January 25, 2019 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, Senator Wayne Fontana

Also present were: Lance Chimka, Director; Steve Papernick, Authority Solicitor; Jack Exler, Sr. Deputy Director; Samuel Bozzolla, Project Manager; Tom McGrath, Fiscal Manager; Beth O'Donnell, Authorities Marketing Representative; Judy Jevsevar, Senior Accounting Supervisor; Justin Artinger, Business Development Specialist; Leandra Dimate, Project Manager; Julie Collins, Housing Development Coordinator; Bria Cook, Accountant; Gloria Redlinger, Contract Administrator; Dan Tobin, Business Development Coordinator; Linda Wilson Fuoco, Pittsburgh Post-Gazette; Jula Johnson, PCRG

**I. ROLL CALL**

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

**II. APPROVAL OF MINUTES – December 14, 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 December, 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 WAS APPROVED AS PRESENTED.

**IV. PUBLIC COMMENTS**

No comments.

**V. OLD BUSINESS**

**A. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT FUND (EDF)-TECH ONE BUSINESS PARK LOAN AMENDMENT**

Request Authorization to: (i) amend the existing EDF Loan with Tech One Business Park for \$1,000,000 to reflect an increase in the amount of funding by \$150,000 for a total not to exceed \$1,150,000; and (ii) allow the Director to execute all necessary documents, with Solicitor approval.

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

**VI. NEW BUSINESS**

**A. CRANMER CONSULTANTS-AGREEMENT**

Request authorization to: (i) enter into a one (1) year agreement with Cranmer Consultants effective from January 1, 2019 to December 31, 2019; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

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

**B. ALLEGHENY TOGETHER – 2019 COMMUNITY DEVELOPMENT  
BLOCK GRANT APPLICATION**

Request authorization to: (i) ratify a submitted CDBG application to Allegheny County Economic Development (ACED) in the amount not to exceed \$250,000.00 to fund the Allegheny Together Program; (ii) receive and administer said funds; and (iii) allow the Director to execute all the necessary documents with Solicitor approval.

The Allegheny Together Program is a commercial revitalization program that is administered by RAAC and funded from multiple sources in addition to the aforesaid ACED grant.

This innovative program provides downtown-based communities with a host of dynamic services aimed towards the sustainable revitalization of their business districts over a three-year period. Allegheny Together is founded on the principle that community involvement is essential to the strength and vitality of any business district initiative.

Allegheny Together recently completed its twelfth year of providing technical assistance and resources to traditional business districts throughout the County. Currently, fifteen (15) communities participate in in some facet of the program, with the hope of expanding the program to eighteen (18) communities in the near future.

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

**C. CARRIE FURNACE REDEVELOPMENT PROJECT-BIDS FOR STORM  
WATER BASIN MODIFICATIONS**

Request authorization to: (i) ratify the issuance of bids for the Carrie Furnace Storm Water Basin Modifications Project; (ii) award to the lowest responsible bidder; and (iii) allow the Director to execute all necessary documents, with Solicitor approval.

This project will involve modifying the existing storm water basins to include an underdrain and rock lining, general cleaning of the outlet structures, modifications to the outlet structures based on comments from the DEP, and stabilization of the construction haul road.

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

**D. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)-  
REQUEST FOR PROPOSALS-ARCHITECTURAL & ENGINEERING  
SERVICES**

Request authorization to: (i) issue a Request for Proposals (RFP) for architectural and engineering services for eight (8) structures that were recently acquired by RAAC through the Vacant Property Recovery Program; and (ii) allow the Director to execute all the necessary documents with solicitor approval.

RAAC recently acquired eight (8) structures through the VPRP. We would like to issue an RFP for architectural and engineering services to determine the current condition of the buildings. The RFP will solicit proposals for structural assessments of the properties, phase 1 environmental site assessment and environmental testing, and plans and cost estimates.

*"This is a part of a broader site assembly strategy in the Borough of Braddock. Once it is near completion, we will go out for RFP for development and stabilization. We will continue to keep the Board updated" – Lance Chimka*

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)-  
CERTIFICATES 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 Carnegie and Crafton; 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.

**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 Coraopolis, Penn Hills, Ross, Shaler, Sharpsburg, Swissvale, Versailles, West Mifflin, West View, and Whitaker (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. MCCORMICK BARRON AND SECONDED BY MS. CARSON WILLIAMS, THE ABOVE REQUEST WAS APPROVED AS PRESENTED

**G. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)-  
RATIFY AGREEMENT FOR ENGINEERING SERVICES**

Request authorization to: (i) ratify an agreement with Herbert, Rowland & Grubic, Inc. for engineering services related to 739 and 741 Braddock Ave.; and (ii) allow the Director to execute all the necessary documents with solicitor approval.

RAAC recently acquired 739 and 741 Braddock Ave. through the Vacant Property Recovery Program. The buildings are in extremely deteriorated condition and so we are requesting authorization to engage Herbert, Rowland & Grubic, Inc. to inspect the properties, analyze structural conditions using drone photography services retained by RAAC, prepare recommendations for securing 741 Braddock Ave. and prepare demolition specifications for 739 Braddock Ave. Total costs would not exceed \$35,000 and would be paid using County VPRP funds.

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

**H. VACANT PROPERTY RECOVERY PROGRAM – REQUEST TO RATIFY AN AGREEMENT FOR DRONE PHOTOGRAPHY SERVICES**

Request authorization to: (i) ratify an agreement with Perspectrum LLC for drone photography services related to 739 and 741 Braddock Ave.; and (ii) allow the Director to execute all the necessary documents with solicitor approval.

RAAC recently acquired 739 and 741 Braddock Ave. through the Vacant Property Recovery Program. The buildings are in extremely deteriorated condition and so we have requested ratification of an engagement with Herbert, Rowland & Grubic, Inc. for engineering services. Due to the limited access to parts of the building, HRG has requested that RAAC retain a drone photographer to photograph interior and exterior conditions. We are requesting ratification of an agreement with Perspectrum LLC to perform the drone photography. Total costs would not exceed \$3,000 and would be paid using County VPRP funds.

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

**I. ALLEGHENY LEAD SAFE HOMES – REQUEST FOR PROPOSALS FOR OUTREACH AND RECRUITMENT SERVICES**

Request authorization to: (i) issue a Request for Proposals for outreach and recruitment services for the Allegheny Lead Safe Homes Program; and (ii) allow the Director to execute all the necessary documents with solicitor approval.

The RFP would be used to select organizations experienced in community engagement to conduct outreach to recruit families to participate in the Allegheny Lead Safe Homes Program and assist them with the application process. RAAC anticipates identifying a pool of organizations and awarding small grants in an amount not to exceed \$10,000 per organization. Organizations will receive reimbursement based upon the number of families they assist in submitting complete applications. The services will be paid for using Lead Hazard Reduction Demonstration Grant funds.

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

**J. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – AGENCY AGREEMENT WITH ALLEGHENY COUNTY FOR THE ADMINISTRATION OF FY 18-19 FUNDS (YEAR 12 FUNDS)**

Request authorization to: (i) enter into an Agency Agreement with Allegheny County to receive and administer the FY 18-19 annual disbursement of funds from the Pennsylvania Gaming Economic Development & Tourism Fund; (ii) accept the Year 12 Funds from the County; (iii) act as agent for the County administering the Year 12 Funds in accordance with the CITF Program Guidelines; (iv); establish monetary accounts for these purposes; and (v) allow the Director to execute any necessary documents with Solicitor approval.

On an annual basis, RAAC must enter into an agency agreement with Allegheny County in order to receive funds allocated to Allegheny County from the Pennsylvania Gaming Economic Development & Tourism Fund. These funds are to be disbursed and used in accordance with the Allegheny County Economic Development, Community Infrastructure & Tourism Fund program guidelines. This is the final year of the current contract and the amount requested is \$7,400,000.

*“Once again I have to ask if it is OK for me to vote on this considering my seat on the Senate” – Senator Wayne Fontana*

*“I do not see any conflict of interest and it is counsel’s opinion that you may vote on this measure” - Steve Papernick, Papernick & Gefsky, Authorities Counsel*

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

**VII. ADJOURNMENT**

THERE BEING NO FURTHER BUSINESS TO TRANSACT, ON A MOTION MADE BY SENATOR FONTANA 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