

**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**

**April 26, 2019—10:30 a.m.**

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, April 26, 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, Senator Wayne Fontana, Peg McCormick Barron

Also present were: Lance Chimka, Director; Bill Merchant, Authority Solicitor; Steve Papernick, Authority Solicitor; Jack Exler, Sr. Deputy Director; Pat Earley, Deputy Director; Samuel Bozzolla, Project Manager; Tom McGrath, Fiscal Manager; Beth O'Donnell, Authorities Marketing Representative; Judy Jevsevar, Senior Accounting Supervisor; Julie Collins, Housing Development Coordinator; Dan Tobin, Business Development Coordinator; Joel Segel, Development Specialist; Maureen Quinn, Assistant Manager; Peter Rubash, Business Development Specialist; Elaine Evosevic-Lozada, Business Development Specialist; Gloria Redlinger, Contract Administrator; Erin Deasy, Manager; Bria Cook, Accountant; Andrew Hartwell, Planner; Gabriel Kelly, Intern; Melissa Long O'Malley, Borough of Aspinwall; Sister Barbara Ann Boss, Seton Center; Jamie Hudzik, Seton Center; Cindy Bahn, West Homestead Borough; Donn Henderson, Wilkinsburg Borough; Rodney Jones, East Liberty Family Health; Joellen Welsh, East Liberty Family Health; Paul Gough, Pittsburgh Business Times; Molly Valentine, Turtle Creek Valley Council of Governments; Max Spencer, Turtle Creek Valley Council of Governments; Linda Fuoco, Pittsburgh Post-Gazette; JoAnn Monroe, Garfield Jubilee; Cheryl Tracy, National Aviary; Laurie Nicholl, National Aviary; Denise Head, Mt. Ararat Community Activity Center; James Shealey, Mt Ararat Community Activity Center; Tom Benecki, Harrison Township Council of Governments; Robin Bergstrom, Harrison Township Commissioner; John Palyo, White Oak Borough; Matthew Giy, Porter Wright; Swain Uber, Pittsburgh Public Transit; Allison Keating, Pittsburgh Public Transit

**I. ROLL CALL**

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

**II. APPROVAL OF MINUTES – MARCH 22, 2019**

ON A MOTION MADE SENATOR FONTANA AND SECONDED BY PEG MCCORMICK BARRON, THE MINUTES OF THE PREVIOUS MEETING WERE APPROVED AS PRESENTED.

**III. RATIFICATION OF BILLS**

Senator Fontana reviewed the Ratification of Bills Payable for the month of March, 2019 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, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – GREAT ALLEGHENY PASSAGE TRAIL LIGHTING UPGRADE-AMENDMENT**

Request Authorization to: (i) amend the scope of services of the Great Allegheny Passage Trail Lighting Upgrade project to allow for the removal of the existing gas lamp posts and polls, and the installation of LED light fixtures along the GAP trail; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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

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

Request authorization to: (i) amend the grant's scope of services allowing the Tamburitzans to purchase items addressing their transportation & equipment needs; 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. MCCORMICK BARRON, THE ABOVE REQUEST  
WAS APPROVED AS PRESENTED.

ON A MOTION MADE BY MR. BROOKS AND SECONDED BY  
SENATOR FONTANA, THE BOARD HELD AN EXECUTIVE SESSION.

**VI. NEW BUSINESS**

**A. GENERAL PURPOSE AUDITED FINANCIAL STATEMENTS-  
DECEMBER 31, 2018**

Request authorization to: (i) accept the General Purpose Audited Financial Statements for the period ending December 31, 2018; and (ii) allow the Director to execute the necessary documents with solicitor approval.

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

**B. BLAKEY CENTER LLC-ASSUMPTION OF MORTGAGE OF BLAKEY  
CENTER**

Request authorization to: (i) enter into agreement with Blakey Center LLC to assume the mortgage of the Blakey Center; and (ii) allow the Director to execute 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.

*'We feel that new ownership will help put the building in a much stronger financial position.' Lance Chimka, Director, ACED*

C. ALLEGHENY LEAD SAFE HOMES – RATIFICATION OF AGREEMENTS FOR OUTREACH AND RECRUITMENT SERVICES

Request authorization to: (i) ratify Agreements with each of the following community-based organizations for an amount not to exceed \$10,000 per organization for a total amount not to exceed \$70,000:

- Conservations Consultants, Inc.
- Hilltop Alliance
- Consumer Health Coalition
- YMCA of Greater Pittsburgh
- Rebuilding Together Pittsburgh
- Women for a Healthy Environment
- Holy Family Institute

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. MCCORMICK BARRON, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

D. 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 Blawnox, Brackenridge, Braddock, East Deer, Homestead, Millvale, Moon, and West Mifflin (ii) allow the Director to execute the necessary documents with Solicitor approval.

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

*‘Good Morning. I wanted to let everyone know that the rest of the items are with regard to CITF applications. Late yesterday we received a copy of a complaint that was filed in Commonwealth Court by Speaker Mike Turzai. In it he sues the Governor, the Department of Revenue, The Office of the Budget, as well as the Redevelopment Authority. The pleading speaks for itself but in essence the Speaker challenges the authority of the Redevelopment Authority to approve the CITF applications. We decided to go ahead with the various presentations of the CITF applications for approval or disapproval by the*

*Board, however until this matter is resolved, we aren't going to move forward in actually going through the grant process. We received this complaint late yesterday so unfortunately we really didn't have time to respond or make indications to anyone regarding the CITF funds. If anyone has any questions or comments, we will field them.' – Steve Papernick, Authority Solicitor*

**E. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – WOOD STREET TWO WAY PROJECT**

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

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

**F. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – CENTER AVENUE STORM SEWER SEPARATION PROJECT.**

Request Authorization to: (i) award a grant in an amount not to exceed \$85,000 to help finance the Center Avenue Storm Sewer Separation Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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 & TOURISM FUND (CITF) – NATIONAL AVIARY ROSE GARDEN FOUR SEASONS FACILITY PROJECT.**

Request Authorization to: (i) award a grant in an amount not to exceed \$225,000 to help finance the National Aviary Rose Garden Four Seasons Facility Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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

**H. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF) – EAST LIBERTY FAMILY HEALTH CARE CENTER RELOCATION**

Request Authorization to: (i) award a grant in an amount not to exceed \$125,000 to help finance the East Liberty Family Health Care Center Relocation Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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 & TOURISM FUND (CITF) – FOREST HILLS CENTENNIAL & POOL AREA PROJECT**

Request Authorization to: (i) award a grant in an amount not to exceed \$100,000 to help finance the Forest Hills Centennial & Pool Area Project; and (ii) allow the Director to execute the 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.

**J. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – GARFIELD JUBILEE WORKFORCE DEVELOPMENT TRAINING SITE PROJECT**

Request Authorization to: (i) award a grant in an amount not to exceed \$155,000 to help finance the Garfield Jubilee Workforce Development Training Site Project; and (ii) allow the Director to execute the 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.

**K. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – ELIZABETH SETON CENTER RENOVATIONS PHASE II - ELEVATOR INSTALLATION & RESTROOM PROJECT.**

Request Authorization to: (i) award a grant in an amount not to exceed \$250,000 to help finance the Elizabeth Seton Center Renovations Phase II - Elevator Installation & Restroom Project; and (ii) allow the Director to execute the 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.

L. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY  
INFRASTRUCTURE & TOURISM FUND (CITF) – RELOCATION OF THE  
JEWISH FEDERATION OF GREATER PITTSBURGH OFFICES PROJECT.

Request Authorization to: (i) award a grant in an amount not to exceed \$200,000 to help finance the Relocation of the Jewish Federation of Greater Pittsburgh Offices Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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

M. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY  
INFRASTRUCTURE & TOURISM FUND (CITF) – NEGLEY SCHOOL  
BUILDING RENOVATION PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed \$125,000 to help finance the Negley School Building Renovation Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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 & TOURISM FUND (CITF) – MONROEVILLE &  
HARPER STREET PAVING PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed \$100,000 to help finance the Monroeville & Harper Street Paving Project; and (ii) allow the Director to execute 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.

- O. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – DOYLE LANDSLIDE REMEDIATION & CALHOUN COMMUNITY PARK IMPROVEMENTS PROJECT.

Request Authorization to: (i) award a grant in an amount not to exceed \$175,000 to help finance the Doyle Landslide Remediation & Calhoun Community Park Improvements Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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

- P. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – WILMERDING COMMUNITY CENTER PROJECT.

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

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

- Q. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – OLD STEPHENS CHURCH DEMOLITION

Request Authorization to: (i) award a grant in an amount not to exceed \$90,000 for the Old Stephens Church Demolition Project; and (ii) allow the Director to execute 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.

- R. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – WHITE OAK ATHLETIC ASSOCIATION RESTROOM REHABILITATION PHASE II PROJECT.

Request Authorization to: (i) award a grant in an amount not to exceed \$75,000 to help finance the White Oak Athletic Association Restroom Rehabilitation Phase 2 Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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

- S. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – PHASE I DESIGN/ENGINEERING PROJECT OF HARRISON TOWNSHIP BIKING/WALKING CORRIDOR PROJECT.

Request Authorization to: (i) award a grant in an amount not to exceed \$75,000 to help finance the Phase I Design/Engineering Project of Harrison Township Biking/Walking Corridor Project; and (ii) allow the Director to execute 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.

## 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