

**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**

**June 28, 2019—10:30 a.m.**

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, June 28, 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: Steve Papernick, Authority Solicitor; Jack Exler, Sr. Deputy Director; Samuel Bozzolla, Project Manager; Tom McGrath, Fiscal Manager; Judy Jevsevar, Senior Accounting Supervisor; Darlene Mc Gregor, Rankin Christian Center; Larry Karpakos, Pine Township; Lisa Scales Food Bank; Jennifer Vertullo, City of McKeesport; Jim Garvin, City of McKeesport; Julie Valentine Clemente Museum; Duane Rieder, Clemente Museum; JoAnne Morris, Municipality of Monroeville; Marlon Ferguson, Veterans Place; Doug Sample, Ross Township; Debby Firestone, Congregation Beth Shalom; Robert Menes, Congregation Beth Shalom; Rich Feder, Congregation Beth Shalom/Squirrel Hill Urban Coalition; Dawn Seckler, Bridgeway Capital; Linda Fuoco, Pittsburgh Post-Gazette; Cari Goss Quinn, Angels Place; Dennis McManus, Greater Pittsburgh Community Food Bank; Scott Harshman, Port of Pittsburgh; David Gilliland, Glenn Engineering; Matthew Gill, Porter Wright; Julie Collins, Housing Development Coordinator; Elaine Evosevic-Lozada, Business Development Specialist; Dan Tobin, Business Development Coordinator; Kathy Castner, Project Manager; Joel Segel, Development Specialist; Gabriel Kelly, Intern; Rob Frank, Contract Administrator; Joe Scullion, Contract Administrator; Morgan Schmidt, Accountant; Gloria Redlinger, Contract Administrator; Victoria Jackson, Intern; Maureen Quinn, Assistant Manager; James DeVore, Intern; Ellis Landry, Intern; Gregory Wharton, Intern

**I. ROLL CALL**

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

**II. APPROVAL OF MINUTES – May 17, 2019**

ON A MOTION MADE BY MS. MCCORMICK BARRON 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 May, 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) – DEMOLITION OF SITE ELEMENTS**

Request Authorization to: (i) change the scope of the project from demolition of site elements to window replacement; 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.

**B. 200 INDUSTRY DRIVE LEASE RENEWAL – IBEX CORPORATION**

Request authorization to: (i) enter into lease renewal negotiations with Ibex Corporation; (ii) execute said lease; (iii) execute agreements surrounding building improvements; (iv) utilize Economic Development Funds for an amount not to exceed \$250,000 for tenant space and building upgrades; and (v) allow the Director to execute necessary documents with Solicitor approval.

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

**VI. NEW BUSINESS**

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

Request authorization to: (i) record Certificates of Completion for three (3) properties that were transferred in the municipalities of Munhall, South Park, and Turtle Creek; 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.

**B. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)**

Request authorization to: (i) establish a Float Loan between RAAC and Allegheny County in an amount not to exceed \$200,000 to pay for costs associated with operating the Allegheny Vacant Property Recovery Program; 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.

*'Good morning to all. The remainder of the meeting has to do with CITF projects. I wanted to let everyone know that there was a lawsuit filed by Representative Mike Turzai against this Authority and other state agencies alleging that we should not give out these awards. We have the money from the state to give out the awards and we are going to proceed with the normal course of business but I did want to make everyone aware that this lawsuit is pending and it hasn't been resolved as of yet.'*  
*Steve Papernick – Authorities Solicitor*

**F. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – CONGREGATION BETH SHALOM ROOFING AND SOLAR PROJECT**

Request Authorization to: (i) award a grant in an amount not to exceed \$125,000 to help finance the Congregation Beth Shalom Roofing and Solar 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.

**G. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – THE 1922 ORIGINAL BUILDING OF THE RANKIN CHRISTIAN CENTER RENOVATION PROJECT**

Request Authorization to: (i) award a grant in an amount not to exceed \$100,000 to help finance the Renovation of the 1922 Original Building of the Rankin Christian Center Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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

**H. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – SUSQUEHANNA STREET CORRIDOR PROJECT**

Request Authorization to: (i) award a grant in an amount not to exceed \$200,000 to help finance the Susquehanna Street Corridor 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.

**I. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT,  
COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) –  
VETERANS PLACE MICRO HOMES PROJECT**

Request Authorization to: (i) award a grant in an amount not to exceed \$150,000 to help finance the Veterans Place Micro Homes 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) –  
THE SCAN AND DIGITIZATION OF THE CLEMENTE  
COLLECTION AT ENGINE HOUSE 25**

Request Authorization to: (i) award a grant in an amount not to exceed \$150,000 to help finance The Scan and Digitization of the Clemente Collection at Engine House 25 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.

**K. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT,  
COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) –  
FAIRHAVEN PARK RENOVATION PHASE 2 PROJECT**

Request Authorization to: (i) award a grant in an amount not to exceed \$120,000 to help finance the Fairhaven Park Renovation Phase 2 Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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

**L. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT,  
COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) –  
PLUM STREET IMPROVEMENTS - PHASE VI PROJECT**

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

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

**M. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY  
INFRASTRUCTURE & TOURISM FUND (CITF) – GREATER  
PITTSBURGH COMMUNITY FOOD BANK FACILITY EQUIPMENT  
AND FIXTURES PROJECT**

Request Authorization to: (i) award a grant in an amount not to exceed \$150,000 to help finance the Greater Pittsburgh Community Food Bank Facility Equipment and Fixtures Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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

**N. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY  
INFRASTRUCTURE & TOURISM FUND (CITF) – EVERGREEN PARK  
PLAYGROUND REHAB PROJECT**

Request Authorization to: (i) award a grant in an amount not to exceed \$75,000 to help finance the Evergreen Park Playground Rehab. 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.

**O. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY  
INFRASTRUCTURE & TOURISM FUND (CITF) – MCKEESPORT  
HERITAGE CENTER ROOF REPLACEMENT PROJECT**

Request Authorization to: (i) award a grant in an amount not to exceed \$50,000 to help finance the McKeesport Heritage Center Roof Replacement Project; and (ii)

**C. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – REHABILITATION AND CONSTRUCTION FOR BRIGHTER FUTURES PROJECT**

Request Authorization to: (i) award a grant in an amount not to exceed \$25,000 to help finance the Rehabilitation and Construction for Brighter Future's 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.

**D. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – SANGREE PARK MASTER PLAN, PHASE I (PLAY AREA) PROJECT**

Request Authorization to: (i) award a grant in an amount not to exceed \$75,000 to help finance the Sangree Park Master Plan, Phase I (Play Area) 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.

**E. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – SKYLARK DRIVE WATER DISTRICT PROJECT**

Request Authorization to: (i) award a grant in an amount not to exceed \$45,000 to help finance the Skylark Drive Water District 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.

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.

**P. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY  
INFRASTRUCTURE & TOURISM FUND (CITF) – FIFTH AVENUE WALL  
& SIDEWALK PROJECT PHASE 2 PROJECT**

Request Authorization to: (i) award a grant in an amount not to exceed \$50,000 to help finance the Fifth Avenue Wall & Sidewalk Project 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 MS. CARSON WILLIAMS, THE ABOVE REQUEST  
WAS APPROVED AS PRESENTED.

**Q. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY  
INFRASTRUCTURE & TOURISM FUND (CITF) – BRADDOCK AVENUE  
RECONSTRUCTION PHASE 2 PROJECT**

Request Authorization to: (i) award a grant in an amount not to exceed \$150,000 to help finance the Braddock Avenue Reconstruction Phase 2 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.

**R. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY  
INFRASTRUCTURE & TOURISM FUND (CITF) – PORT OF PITTSBURGH  
OUTREACH 2019 PROJECT**

Request Authorization to: (i) award a grant in an amount not to exceed \$50,000 to help finance the Port of Pittsburgh Outreach 2019 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.

**VIII. ADJOURNMENT**

THERE BEING NO FURTHER BUSINESS TO TRANSACT, ON A MOTION MADE BY DORIS CARSON WILLIAMS AND SECONDED BY SENATOR FONTANA, 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