

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 27, 2019—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, September 27, 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; Samuel Bozzolla, Project Manager; Beth O'Donnell, Authorities Marketing Representative; Tom McGrath, Fiscal Manager; Judy Jevsevar, Senior Accounting Supervisor; Bria Cook, Accountant; Cassa Collinge, Assistant Director; Dora Whalmsley, Business Development Manager; Will McLain, Planner; Brooke Gwin, Project Manager; Louis Weyard, Housing Development Coordinator; Erin Deasy, Manager, Development; Matt Gill, Porter Wright; Linda Wilson Fuoco, Pittsburgh Post-Gazette.

I. ROLL CALL

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

II. APPROVAL OF MINUTES – August 23, 2019

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 August, 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

No old business.

VI. NEW BUSINESS

A. ACTIVE ALLEGHENY GRANT PROGRAM (AAGP)- SUB-GRANT AWARDS

Request authorization to: (i) award three (3) Active Allegheny Grant Program sub-grants in an amount not to exceed \$75,000; 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. LIVE WELL ALLEGHENY (LWA) SUB-GRANT AWARD

Request authorization to: (i) award one (1) Live Well Allegheny CDC sub-grant in an amount not to exceed \$81,000; 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.

**C. 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 Penn Hills, West Deer, Wilkinsburg, and White Oak; 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 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 East Pittsburgh, Munhall, Penn Hills, Sharpsburg, and South Park (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. AUTHORIZATION TO HIRE REAL ESTATE BROKERS

Request authorization to: (i) hire one or more real estate brokers as needed to assist RAAC in purchasing properties; (ii) allow the Director to execute the necessary documents with Solicitor approval.

'These could be either residential or commercial properties. Our predominate tool for this is the Vacant Property Recovery Program. Sometimes you'll have a lot that is in between a number of those but if you can assemble all of those you have a really nice development parcel. We currently don't have the ability to tap market transactions right now so this will fix that and help us be more effective in site assembly and also help with the price because a bigger development will be more valuable.' Lance Chimka - Director

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

F. BRADDOCK BUSINESS COMMUNITY INITIATIVE –ISSUE REQUESTS FOR DEVELOPMENT PROPOSALS

Request authorization to: (i) issue Requests for Development Proposals for 15 properties owned by the Redevelopment Authority of Allegheny County in the Borough of Braddock; (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.

'We are testing the market here. We don't know what we'll get back. It's possible that only some of these parcels will be attractive to a developer so we are going to allow for maximum flexibility to see what the market can bear.' Lance Chimka - Director

VII. OFF AGENDA

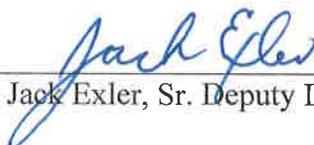
A. 200 INDUSTRY DRIVE EDF BRIDGE LOAN

Request authorization to: (i) expend up to \$2,000,000 in Economic Development Funds in the form of a bridge loan for 200 Industry Drive; 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.

VIII. ADJOURNMENT

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



Jack Exler, Sr. Deputy Director