

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

October 25, 2019—10:30 a.m.

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

Also present were: Lance Chimka, Director; Jack Exler, Senior Deputy Director; Steve Papernick, Authority Solicitor; Samuel Bozzolla, Project Manager; Beth O'Donnell, Authorities Marketing Representative; Judy Jevsevar, Senior Accounting Supervisor; Cassa Collinge, Assistant Director; Dora Walmsley, Business Development Manager; Brooke Gwin, Project Manager; Louis Weyland, Housing Development Coordinator; Erin Deasy, Manager, Development; Russ Giancola, Porter Wright; Linda Wilson Fuoco, Pittsburgh Post-Gazette; Jala Johnson, Project Manager; Shawn Reed; Coraopolis Community Development Foundation; Christopher Relinski, Coraopolis Community Development Foundation; Amy Cavicchia, Coraopolis Community Development Foundation; Gabriel Kelly, Project Manager; Jmar Bey, South Hills Men's Group; Chris Nowlin, South Hills Men's Group; Scott Wolovich, New Sun Rising; Gloria Redlinger, Contract Administrator.

I. ROLL CALL

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

II. APPROVAL OF MINUTES – September 27, 2019

ON A MOTION MADE BY SENATOR FONATANA AND SECONDED BY MS. CARSON WILLIAMS, 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 September, 2019 and found them to be in good and proper order.

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

IV. PUBLIC COMMENTS

No comments.

V. OLD BUSINESS

No old business.

VI. NEW BUSINESS

A. ECONOMIC DEVELOPMENT FUND (EDF) LOAN – HUNTER BUILDING

Request authorization to: (i); approve an EDF Loan in an amount of \$160,000.00 to Civically, Inc. to support the stabilization of the Hunter Building encompassing 619 – 623 Penn Avenue and 1001 – 1007 Wood Street in Wilkinsburg, PA 15221 as part of a redevelopment 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.

B. SOUTHWESTERN PARTNERSHIP FOR REGIONAL ECONOMIC PERFORMANCE (PREP) PROGRAM- SOUTHWESTERN PENNSYLVANIA CORPORATION CONTRACT

Request authorization to: (i) ratify an agreement with the Southwestern Pennsylvania Corporation for ENGAGE! program funds in an amount up to \$25,920.00; (ii) accept said funds; and (iii) allow the Director to execute all necessary documents with Solicitor approval, including contract with Southwestern Pennsylvania Corporation.

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

C. 200 INDUSTRY DRIVE LOAN MODIFICATION AND REFINANCE

Request authorization to: (i) enter into a Loan Modification Agreement and a Modification of Open-End Mortgage and Security Agreement; and (ii) enter into a refinance loan transaction; (iii) 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.

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

Request authorization to: (i) record Certificates of Completion for seven (7) properties that were transferred in the municipalities of Crafton, Harrison, Scott, Tarentum, and Wilkins; 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 VACANT PROPERTY RECOVERY PROGRAM (AVPRP) – SUBDIVISION APPLICATION

Request authorization to: (i) ratify a subdivision application made to North Fayette Township subdividing RAAC owned real property in North Fayette Township (Block and Lot No. 589-G-13) into two separate parcels; (ii) execute and record a subdivision plan and all supporting documentation for the Property with the Department of Real Estate of Allegheny County and (iii) 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.

F. HIRING OF SURVEYOR

Request authorization to: (i) hire J.R. Gales & Associates for an amount not to exceed \$1,000.00 to assist RAAC in generating a legal description for the purposes of deeding and selling a property in West Mifflin; 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.

G. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – CORAOPOLIS TRAIN STATION PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed \$237,700 to help finance the Coraopolis Train Station 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.

H. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – BELTZHOOVER INSTITUTE FOR ARTS AND SCIENCES PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed \$250,000 to help finance the Beltzhoover Institute for Arts and Sciences 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.

I. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, GAMING ECONOMIC DEVELOPMENT FUND (GEDF) – APPLICATION FOR FUNDING

Request authorization to: (i) submit an application for funding to the Commonwealth Finance Authority from the Pennsylvania Gaming Economic Development and Tourism Fund and (ii) allow the Director to execute the necessary documents with Solicitor approval.

'These applications are submitted to the CFA (Commonwealth Financial Authority). We won't enter into contracts with any of these grantees until the CFA passes this on November 12th. The motion is to approve the packaging of one application back to the CFA through a single application for them to vote on at their November 12th meeting. This motion is to apply, receive and administer funding.' Lance Chimka – Director

The corresponding record highlighting the projects are attached to the minutes as 'Exhibit A'.

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

VII. JACK EXLER ASKED FOR THE APPOINTMENT OF TWO BOARD MEMBERS TO SERVE ON THE 2020 BUDGET COMMITTEE.

CHAIRMAN BROOKS AND MS. MCCORMICK BARRON WERE SELECTED TO SERVE ON THE INTERNAL 2020 BUDGET COMMITTEE.

VIII. ADJOURNMENT

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