

**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**

**November 22, 2019—10:30 a.m.**

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, November 22, 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, 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, ACED Marketing Representative; Judy Jevsevar, Senior Accounting Supervisor; Brooke Gwin, Project Manager; Louis Weyard, Housing Development Coordinator; Dan Tobin, Redevelopment Coordinator; Peter Rubash, Project Manager; 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 – October 25, 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. APPOINTMENT OF TEMPORARY SECRETARY-TREASURER PRO TEMPORE**

ON A MOTION MADE BY MS. MCCORMICK BARRON AND SECONDED BY MR. BROOKS, IT WAS UNANIMOUSLY APPROVED TO APPOINT SENATOR FONTANA AS SECRETARY-TREASURER PRO TEMPORE

#### IV. RATIFICATION OF BILLS

Senator Fontana reviewed the Ratification of Bills Payable for the month of October, 2019 and found them to be in good and proper order.

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

#### V. PUBLIC COMMENTS

No comments.

#### VI. OLD BUSINESS

##### **A. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) –ROAD RECONSTRUCTION-REASSIGNMENT OF GRANT**

Request Authorization to: (i) re-assign the grant 2019-CITF-087 from the North Braddock Borough to the Turtle Creek Valley COG to administer the Road Reconstruction 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.

##### **B. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – INDOOR PISTOL RANGE ROOF REPLACEMENT**

Request authorization to: (i) amend the scope of services of the indoor pistol range project to allow for the CITF funds to be utilized for parking lot re-paving 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.

**C. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – WILMERDING COMMUNITY CENTER**

Request Authorization to: (i) revise the scope of the project that was outlined in their application for various center upgrades and handicap accessibility to add repairs to the HVAC system as well as the pool's heating system; 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.

**VII. NEW BUSINESS**

**A. AUDITING SERVICES CONTRACT**

Request authorization to: (i) enter into a three (3) year contract with the accounting firm of Zelenkofske Axelrod LLC for an amount not to exceed \$105,555.00 to perform the 2019-2021 annual audits; 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.

**B. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) – GREATER PITTSBURGH COMMUNITY FOOD BANK BUILDING RENOVATION AND EXPANSION PROJECT**

Request authorization to: (i) submit an application to the Commonwealth of Pennsylvania for assistance under the Redevelopment Assistance Capital Program for an amount not to exceed \$1,000,000 for the Greater Pittsburgh Community Food Bank Building Renovation and Expansion Project; (ii) accept said grant; and (iii) allow the Director to execute necessary documents with Solicitor approval.

*'The Food Bank has had a capital campaign underway for a large expansion and we have been in conversation with them regarding that. I believe this is for a large piece of that expansion. They have been working on pre-engineering and A & E and this is the biggest chunk of that' - Lance Chimka - Director*

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

**C. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) – ST. CLAIR HOSPITAL OUTPATIENT CENTER**

Request authorization to: (i) submit an application to the Commonwealth of Pennsylvania for assistance under the Redevelopment Assistance Capital Program for an amount not to exceed \$5,000,000 for the – St. Clair Hospital Outpatient Center; (ii) accept said grant; and (iii) allow the Director to execute 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.

**D. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) – COOPERATION AGREEMENT UPMC BRADDOCK HOSPITAL PHASE II**

Request authorization to: (i) enter into a cooperation agreement with the Braddock Commercial LLC, and Mon Valley Initiative, for Phase II of the UPMC Braddock Hospital RACP; and (ii) allow the Director to execute 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.

**E. SALE OF RAAC OWNED LOT**

Request authorization to (i) sell one (1) RAAC-owned parcel, Lot and Block 455-N-122, comprising 1560 Sq. Ft., located in the Borough of Turtle Creek near Penn Avenue, for \$300.00 to Eastern Fastener & Auto Parts Company so as to permit the development of parking lot, and (ii) allow the Director to execute all 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.

**F. 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 Millvale, South Park, and West Homestead; 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

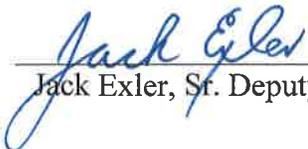
**G. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP) –  
RAAC VACANT PROPERTY REVIEW COMMITTEE RE-APPOINTMENT**

Request authorization to: (i) reappoint Jack Exler as the Redevelopment Authority of Allegheny County Board appointee to serve on the Vacant Property Review Committee for a two-year term from January 1, 2020 until December 31, 2021; 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.

**VIII. ADJOURNMENT**

THERE BEING NO FURTHER BUSINESS TO TRANSACT, ON A MOTION MADE BY MS. MCCORMICK BARRON 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