

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 24, 2020—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, April 24, 2020 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, Doris Carson Williams, Dr. Don Smith & Margaret McCormick-Barron (all via teleconference)

Also present were: Lance Chimka, Director, Jack Exler, Senior Deputy Director; Steve Papernick, Authority Solicitor (via teleconference); Samuel Bozzolla, Project Manager; Tom McGrath, Manager & Brian Chruscial & Nick Scaife, Zelenkofske Axelrod

I. ROLL CALL

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

II. APPROVAL OF MINUTES – February 28, 2020

ON A MOTION MADE BY MS. CARSON WILLIAMS, AND SECONDED BY DR. SMITH 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 March 2020 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)- SANKOFA FARMHOUSE (GEORGE WASHINGTON CARVER HOUSE)

Request authorization to: (i) reassign the grant from Operation Better Block to Bridgeway Capital; (ii) allow the Director to execute 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. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT-COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)- THE ARNOLD PALMER LEARNING CENTER

Request Authorization to: (i) reassign the grant from The First Tee of Pittsburgh to the City of Pittsburgh; 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.

VI. NEW BUSINESS

A. GENERAL PURPOSE AUDITED FINANCIAL STATEMENTS-DECEMBER 31, 2019

Request authorization to: (i) accept the General Purpose Audited Financial Statements for the period ending December 31, 2019; 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. ECONOMIC DEVELOPMENT FUND (EDF) LOAN- CARRIE FURNACE HOT METAL BRIDGE INSPECTION

Request authorization to: (i) expend an amount not to exceed \$25,600 in Economic Development Funds in the form of a loan to the Redevelopment Authority (RAAC) for the continued redevelopment of the Carrie Furnace site; 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. COVID-19 RECOVERY LOAN PROGRAM- ALLEGHENY COUNTY

Request authorization to: (i) Apply for and receive \$2,000,000 from the Economic Development Fund for the purposes of establishing a COVID-19 Recovery Loan Program targeted to small businesses and non-profits in Allegheny County; (ii) enter into loan agreements with qualified small businesses and non-profits; 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.

DIRECTOR CHIMKA DISCUSSED THE LOAN PROGRAM IN DETAIL AND HOW IT WILL ASSIST THE COVID-19 CURRENT ECONOMIC SITUATION

D. COVID-19 RECOVERY LOAN PROGRAM- DISTRESSED COMMUNITIES

Request authorization to: (i) Apply for and receive \$1,000,000 CDBG-CV grant from Allegheny County Economic Development for the purposes of establishing a COVID-19 Recovery Loan Program targeted to small businesses and non-profits in distressed communities; (ii) enter into loan agreements with qualified small businesses and non- profits in distressed communities; and (iii) allow the Director to execute the necessary documents with solicitor approval.

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

DIRECTOR CHIMKA DISCUSSED THE LOAN PROGRAM IN DETAIL AND HOW IT WILL ASSIST THE COVID-19 CURRENT ECONOMIC SITUATION

E. COVID-19 RECOVERY LOAN PROGRAM-MICROENTERPRISES

Request authorization to: (i) Apply for and receive \$1,000,000 CDBG-CV grant from Allegheny County Economic Development for the purposes of establishing a COVID-19 Recovery Loan Program targeted to small businesses with fewer than 5 employees;(ii) enter into loan agreements with qualified microenterprises; and (iii) 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.

DIRECTOR CHIMKA DISCUSSED THE LOAN PROGRAM IN DETAIL AND HOW IT WILL ASSIST THE COVID-19 CURRENT ECONOMIC SITUATION

**F. REDEVELOPMENT CAPITAL ASSISTANCE PROGRAM (RACP)
HARRISON TOWNSHIP-HARRISON POINT BUSINESS PARK 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; (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.

**G. REDEVELOPMENT CAPITAL ASSISTANCE PROGRAM (RACP)- SPORTS
& ATHLETIC COMPLEX AT MONTOUR JUNCTION**

Request authorization to: (i) submit an application to the Commonwealth of Pennsylvania for assistance under the Redevelopment Assistance Capital Program in the amount of \$500,000, amending the existing \$2,000,000 grant, for a total not to exceed \$2,500,000; (ii) accept said grant; and (iii) allow the Director to execute necessary documents with Solicitor approval.

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

H. REDEVELOPMENT CAPITAL ASSISTANCE PROGRAM (RACP)- CARRIE FURNACE REDEVELOPMENT

Request authorization to: (i) verify the use of \$1,089,456 in RAAC funds as matching funds for Redevelopment Assistance Capital Program grant ME 300-1588 Carrie Furnace Redevelopment Project; and (ii) allow the Director to execute necessary documents with Solicitor approval.

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

I. WEST HOMESTEAD-421 WEST 8TH AVENUE PARCELS- CONVEYANCE

Request authorization to: (i) convey 2 RAAC-owned parcels located at 421 W. 8th Avenue in the Borough of West Homestead to the Borough and (ii) allow the Director to execute all 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.

J. LIVE WELL ALLEGHENY 2- GRANT ACCEPTANCE

Request authorization to: (i) accept a Grant in an amount not to exceed \$81,000.00 from the Allegheny County Health Department (ACHD), (ii) solicit proposals for Sub-grants from Sub-grantees for use toward costs of the Program, (iii) award Sub-grants to Sub-grantees in amounts and upon terms as determined by the Director and/or any of the Officer of the Authority, (iv) administer the Sub-grants in connection with the Program, (v) develop and/or provide resources to support program activities, and (vi) allow the Director to execute the necessary documents with Solicitor approval.

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

**K. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)-
APPLICATION TO ACQUIRE PROPERTY**

Request authorization to: (i) ratify RAAC application to acquire one (1) property located in the Borough of Braddock through the Vacant Property Recovery Program; (ii) allow the Director to execute the necessary documents with Solicitor approval.

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

**L. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)-
CERTIFICATES OF COMPLETION**

Request authorization to: (i) record Certificates of Completion for three (3) properties that were transferred through the Allegheny Vacant Property Recovery Program in the Coraopolis, Millvale, and Wilksburg; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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

M. 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 Braddock, Clairton, East Deer, Elizabeth, Forward, Frazer, Marshall, McCandless, Ross, Shaler, Stowe, Tarentum, West Mifflin, Wilks, and Wilksburg (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

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.



Jack Exler, Sr. Deputy Director