The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, July 15, 2016 at 10:30 a.m. in the Board Room, 9th Floor, One Chatham Center, 112 Washington Place, Pittsburgh, Pennsylvania 15219.

Board Members present were: William Brooks, Doris Carson-Williams and Donald Smith.

Also present were: Steve Papernick, Authority Solicitor; Robert Hurley, Executive Director; Jack Exler, Sr. Deputy Director; Pat Earley, Deputy Director; Samuel Bozzolla, Project Manager; Angie Hicks, Project Manager; Adrienne Frazier, Administrative Assistant; Beth O’Donnell, Marketing Coordinator; Tom McGrath, Fiscal Manager; Anita Truss, Senior Accountant; Connie Popescu, Accountant; Gloria Redlinger, Contract Administrator; Leandra Dimate, Project Manager; Lauren Byrne, Manager; Maureen Quinn, Project Manager; Nathan Wetzel, Assistant Manager; Ann Ogoreuc, Manager; Shantalaya Mathews, Project Manager; James Johnston, Manager; Peter Rubash, Project Manager; Kathy Castner, Project Manager; Vinh, Ly, Planner; Kevin Main, Project Manager; Carl Lukitsch, Project Manager; Robert Frank, Project Manager; Cassa Collinge, Assistant Director; Heather Sakowski, Redevelopment Coordinator; Elaine Evoieic-Lozada, Project Manager; Dane Yancic, Project Manager; Heather Schultz, Project Manager; and Justin Artinger, Project Manager.

Others present were: Rebecca Bradley and Michael Boyd, Wilkins Township; Deborah Brown, Borough of Braddock; Robin Bergstrom, Harrison Township; Connie Rosenbayger, Borough of East McKeesport; Richard Jones and Robert Murgie, Calgon Carbon Corporation; George Anderson, Borough of Plum; John Palyo, Steel Rivers Council of Governments; Joanna Demmings, The Pittsburgh Project; Paul J. Ellis Jr., The Daisy Wilson Artist Community; William Pfiff, Borough of Rankin; Richard Lassige, Borough of Whitaker; Kimberly Hileman, Cohen & Gigsby, P.C.; Ciara Kimbrouah, Cosmos Technologies, Inc.; Meghan Fisher, Buchanan Ingersoll & Rooney P.C.; and Kyle Theurette, Borough of West Homstead.

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

II. APPROVAL OF MINUTES—JUNE 17, 2016
ON A MOTION MADE BY MS. WILLIAMS AND SECONDED BY DR. SMITH, THE MINUTES OF THE PREVIOUS MEETING WERE APPROVED AS PRESENTED.

III. RATIFICATION OF BILLS

Ms. Williams reviewed the Ratification of Bills Payable for the month of June, 2016 and found them to be in good and proper order.

ON A MOTION MADE BY MS. WILLIAMS AND SECONDED BY DR. SMITH, THE RATIFICATION OF THE BILLS WERE APPROVED AS PRESENTED.

IV. PUBLIC COMMENTS

There were no public comments.

V. OLD BUSINESS

- No old business.

VI. NEW BUSINESS

A. MONTOUR TRAIL COUNCIL REVOCABLE LICENSE AGREEMENT

Request authorization to: (i) ratify a revocable license agreement with the Montour Trail Council; and (ii) allow the Director to execute the necessary documents with solicitor approval.

This will allow the Montour Trail Council to maintain an extension of the Montour Trail that will run from milepost 0 extending under the Neville Island Bridge to Montour Street for 25 years.

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

B. BRADDOCK REDEVELOPMENT PROJECT-TALBOT & WASHINGTON AVENUES

Request authorization to: (i) submit a Request for Development Proposals (RFDP) for the Braddock Redevelopment Project; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

This Redevelopment Site is 5.1 acres in area and is located near the USS Edgar Thompson Works in Braddock. The Site is level and secure comprises one enter city block. The Redevelopment Authority has secured ownership of the Project Site via the Urban Redevelopment Law and has undertaken infrastructure
improvements to stabilize and secure the Site. The purpose of this RFDP is to solicit parties who might be interested in further developing the Site.

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

C. **Cochrandle Redevelopment Project**

Request authorization to: (i) submit a Request for Development Proposals (RFDP) for the Cochrandle Redevelopment Project; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

This Redevelopment Site is 14 acres in area and is located along State Route 837 in the City of Duquesne. The Site is cleared and now serviced by a new signalized intersection on Route 837 and Wiley Avenue. RAAC has secured ownership of the Project Site via the Urban Redevelopment Law and would like to issue a (RFDP) to solicit parties interested in further developing the Site.

Dr. Smith stated that these projects are exactly what the Redevelopment Authority was created to do and it is encouraging to see.

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

D. **Homestead Parking Lot**

Request authorization to: (i) enter into a Sales Agreement with Action Housing Inc. for the property known as the Homestead Bakery Building Parking Lot; and (ii) allow the Director to negotiate terms with solicitor approval.

Action Housing Inc. will be purchasing the Homestead Bakery Building parking lot from RAAC. The purchase amount will be $357,483.26 Action Housing will be purchasing the Homestead Bakery Building from Dollar Bank and intends to redevelop it into housing.

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

E. **Carrie Furnace Center Phase II Bid Award**

Request authorization to: (i) award a construction contract for the amount of $1,322,984.18 to A. Liberoni; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Funds from this grant will be used for the continual redevelopment of the Carrie Furnace Site. Activities will include mobilization and demobilization, environmental controls, excavation and embankment, import of approximately 57,000 cubic yards of fill material, adjustment of sanitary sewer structures, curbs,
pavement, fencing associated with installation of a driveway. A base bid and an alternate addition were put out to bid, RAAC will only be awarding the base bid.

After consulting with both RAAC’s compliance department and RAAC’s solicitor it was determined that the low bidder, Terra Works, with a base bid of $1,283,382.00, was not responsive due to the fact that they did not solicit any minority, women and disadvantaged business enterprises and veteran owned small businesses. A. Liberoni solicited two subs, one a WBE, the other a MBE/VOSB, making them the lowest responsive and responsible bidder. Their base bid was $39,602.18 more than Terra Works.

Mr. Hurley stated that this company choose not to bring in any MWDBE businesses on this project. This company was unresponsive to do so. We coordinated with our Solicitor who was in agreement with us that we would like the public to know that these guidelines are here for a reason and if you cannot work within the guidelines then you should not bid on our projects.

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

F. WILKINS TOWNSHIP ACTIVE TRANSPORTATION MASTER PLAN

Request authorization to: (i) award an Active Allegheny Grant Program sub-grant in an amount not to exceed $34,000 to Wilkins Township for the purpose of hiring a consultant to develop a master plan for addressing the bicycle and pedestrian needs of the township; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

In June 2015, RAAC approved a resolution to 1) accept $215,000 from the Allegheny County Health Department to establish an Active Allegheny Grant Program, 2) accept applications and award sub-grants to sub-grantees for the purpose of facilitating the planning and design of bicycle and pedestrian mobility projects in communities with a high proportion of low- and moderate-income population, and 3) administer the grant program.

The funding is the result of a collaborative funding request to the Richard King Mellon Foundation to support a variety of initiatives aimed at improving health in the county.

Dr. Smith stated that this is a great project for the community.

ON A MOTION MADE BY DR. SMITH AND SECONDED BY MS. WILLIAMS, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.
G. Feasibility Study to Develop Walking/Biking Routes

Request authorization to: (i) award an Active Allegheny Grant Program sub-grant in an amount not to exceed $42,000 to Braddock Borough for the purpose of planning and designing active transportation routes through the five communities.

In June 2015, RAAC approved a resolution to 1) accept $215,000 from the Allegheny County Health Department to establish an Active Allegheny Grant Program, 2) accept applications and award sub-grants to sub-grantees for the purpose of facilitating the planning and design of bicycle and pedestrian mobility projects in communities with a high proportion of low- and moderate-income population, and 3) administer the grant program.

The funding is the result of a collaborative funding request to the Richard King Mellon Foundation to support a variety of initiatives aimed at improving health in the county.

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

H. Harrison Township Biking/Walking Corridor Planning and Design Project

Request authorization to: (i) award an Active Allegheny Grant Program sub-grant in an amount not to exceed $49,600.00 to Harrison Township for the purpose of hiring a consultant to plan and design elements of a walking/biking corridor through the township; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

In June 2015, RAAC approved a resolution to 1) accept $215,000 from the Allegheny County Health Department to establish an Active Allegheny Grant Program, 2) accept applications and award sub-grants to sub-grantees for the purpose of facilitating the planning and design of bicycle and pedestrian mobility projects in communities with a high proportion of low- and moderate-income population, and 3) administer the grant program.

The funding is the result of a collaborative funding request to the Richard King Mellon Foundation to support a variety of initiatives aimed at improving health in the county.

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

I. East McKeesport Open Street Day

Request authorization to: (i) award an Active Allegheny Grant Program sub-grant in an amount not to exceed $5,000.00 to East McKeesport Borough for the purpose of conducting an Open Streets event in the spring or summer of 2017; and (ii) allow
the Director to execute the necessary documents with Solicitor approval.

In June 2015, RAAC approved a resolution to 1) accept $215,000 from the Allegheny County Health Department to establish an Active Allegheny Grant Program, 2) accept applications and award sub-grants to sub-grantees for the purpose of facilitating the planning and design of bicycle and pedestrian mobility projects in communities with a high proportion of low- and moderate-income population, and 3) administer the grant program.

The funding is the result of a collaborative funding request to the Richard King Mellon Foundation to support a variety of initiatives aimed at improving health in the county.

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

J. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)–CALGON CARBON CORPORATION–NEVILLE ISLAND EXPANSION

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

The $2,000,000 Redevelopment Assistance Capital Program grant would assist with Calgon Carbon Corporation’s expansion in Neville Township. The grant of $2,000,000 is part of a roughly $4,400,000 total project.

The Neville Township expansion involves the construction of a new 44,465 SF warehouse on 11.3 acres to expand, modernize and consolidate the operations of two major granular activated carbon industrial reactivation facilities located in Neville Township Pennsylvania and Catlettsburg Kentucky.

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

K. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)–PARTICIPATION BY BOROUGH OF WALL

Request authorization to: (i) allow the Borough of Wall to participate in the County’s Allegheny Vacant Property Recovery Program; (ii) allow RAAC to receive funds from the Borough or entities authorized by the Borough for the purpose of paying for all costs associated with acquiring properties through the Allegheny Vacant Property Recovery Program; and (iii) allow the Director to execute all the necessary documents with Solicitor approval.
With the addition of the Borough of Wall, the total number of municipalities participating in the Allegheny Vacant Property Recovery Program will be 64.

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

L. **Allegheny Vacant Property Recovery Program (AVPRP)—Certificate of Completion**

Request authorization to: (i) approve Certificates of Completion for Block and Lot No. 237-C-108 in Braddock and Block and Lot No. 759-R-18 in South Versailles, which were transferred through the Allegheny Vacant Property Recovery Program; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Executed deeds for said properties were delivered to the buyers who have completed the improvements of the properties.

ON A MOTION MADE BY MS. 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 of Glassport, Homestead, Munhall, North Braddock, Sharpsburg, Swissvale, West Deer, and Wilkinsburg (ii) allow the Director to execute the necessary documents with Solicitor approval.

Resolution 1-Authorization for the Authority to act as the Planning Commission of Allegheny County, pursuant to the Urban Redevelopment Law of Pennsylvania, (a) Certifying that each property listed in the attachment is blighted, and (b) Approving that the acquisition and disposition and subsequent disposition would be in accord with the comprehensive plan of the Borough/Municipality.

Resolution 2-Authorization for the condemnation by eminent domain of each property listed in the attachment.

Resolution 3-Authorization for the execution of contract of sale and delivery of a deed for each property listed in the attachment.

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

N. **Allegheny County Economic Development, Community Infrastructure & Tourism Fund (CITF)—E-Motion Refurbishment**

This item was pulled from the agenda.
O. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)—PLUM BOROUGH O'BLOCK ROAD STORM WATER PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed $100,000 to help finance the Plum Borough O'Block Road Storm Water Project; (ii) allow the Director to execute the necessary documents with Solicitor approval.

The interior of the pond needs regraded and a new outlet structure installed to increase hydraulic storage volume reducing outflows to the creek and alleviating downstream erosion and storm runoff. Possibly install aquatic benching and wetland plantings to improve water quality.

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

P. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)—MANOR PARK RENOVATIONS

Request Authorization to: (i) award a grant in an amount not to exceed $75,000 to help finance the Manor Park Renovations Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Renovation to the park include fencing and guard rails to prevent children from falling over the hillside.

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

Q. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)—PORT VUE RECREATION CENTER

Request Authorization to: (i) award a Grant in an amount not to exceed $100,000 to help finance the Port Vue Recreation Center Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Funds will be used for construction of a 80' x 100' recreation center which allow youth football, soccer and cheerleading teams to practice indoors in a climate controlled area.

ON A MOTION MADE BY DR. SMITH AND SECONDED BY MS. WILLIAMS, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.
R. **Allegheny County Economic Development, Community Infrastructure & Tourism Fund (CITF)–Renziehausen Park Trail Expansion**

Request Authorization to: (i) award a grant in an amount not to exceed $200,000 to help finance the Renziehausen Park Trail Expansion Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Funds will be used for construction of a 2,500-foot gravel trail, engineering expenses, fencing for the dog park, construction of a gravel parking area and emergency lighting for the area and associated painting and signage.

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

S. **Allegheny County Economic Development, Community Infrastructure & Tourism Fund (CITF)–Kidsville Playground Renovation**

Request Authorization to: (i) award a grant in an amount not to exceed $75,000 to help finance the Kidsville Playground Renovation Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Work will include the installation of a swing set and play center with wood chip safety surface and timber border, a pavilion, picnic tables, benches, fencing and a new sidewalk, curb and handicap ramp.

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

T. **Allegheny County Economic Development, Community Infrastructure & Tourism Fund (CITF)–Northside Basketball Building**

Request Authorization to: (i) award a grant in an amount not to exceed $200,000 to help finance the Northside Basketball Building Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Renovations will include a NCAA regulated size court and will be amenable to basketball, volleyball, and indoor soccer as well as other sports and activities.

ON A MOTION MADE BY MS. WILLIAMS AND SECONDED BY DR. SMITH, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.
U. **Allegheny County Economic Development, Community Infrastructure & Tourism Fund (CITF)—August Wilson Home**

Request Authorization to: (i) award a grant in an amount not to exceed $200,000 to help finance the August Wilson Home Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Funds will be used to renovate two structures and a vacant lot to support programmatic uses planned for the childhood home of August Wilson. CITF funds will allow the DWAC to move from stabilization to occupancy. The funds will allow the Bella's Market to be completed as a gallery and a meeting space, it will for the first time allow the organizations and tour guides a place to begin to tell a story of August Wilson and the African American Experience. The CITF funding will support the efforts allowing visitors to experience the historic place through spoken word gatherings, small gallery talks and productions.

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

**OFF AGENDA ITEMS**

A. **Allegheny County Economic Development, Community Infrastructure & Tourism Fund (CITF)—Mifflin Street Sanitary Sewer Rehabilitation**

Request Authorization to: (i) award a grant in an amount not to exceed $75,000 to help finance the Mifflin Street Sanitary Sewer Rehabilitation Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

As part of the mandated ACHD Administrative Consent Decree this pipe was surveyed and found to be at the highest level of deficiency. To correct the problem and reduce sanitary sewage backups the Borough is proposing to install approximately 1,600 linear feet of eight inch (8”) diameter, pipe lining using trenchless technology.

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

B. **Allegheny County Economic Development, Community Infrastructure & Tourism Fund (CITF)—Municipal Community Building Rehabilitation**

Request Authorization to: (i) award a grant in an amount not to exceed $150,000 to help finance the Municipal Community Building Rehabilitation Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

Funds will be used for a roof replacement as the condition of the roof is causing facade, ceiling, and other damage to the building. The front entrance door has
suffered major deterioration around the frame of the door.

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

C. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)—COMMUNITY CENTER IMPROVEMENTS, PHASE II

Request Authorization to: (i) award a grant in an amount not to exceed $150,000 to help finance the Community Center Improvements, Phase II Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The Phase II improvements consist of improvements of the interior of the structure. Phase II improvements include: plumbing improvements, plastering, painting, flooring, ceiling, insulation and electrical remodeling of the building's unoccupied second floor.

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

D. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)—GREAT ALLEGHENY PASSAGE BIKE TRAIL SIGNAGE AND PARKING METER ACQUISITION AND INSTALLATION

Request Authorization to: (i) award a grant in an amount not to exceed $18,600 to help finance the Great Allegheny Passage Bike Trail Signage and Parking Meter Acquisition and Installation. Project; (ii) allow the Director to execute the necessary documents with Solicitor approval.

Funds will be used to purchase and install road signs and an information kiosk in the Great Allegheny Passage Bike Trail as well as to purchase and install 50 parking meters increasing revenue to the borough and improving the business district.

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

E. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)—DEMOLITION AND ROAD REPAIRS

Request Authorization to: (i) award a grant in an amount not to exceed $150,000 to help finance the Demolition and Road Repairs Project; (ii) allow the Director to execute the necessary documents with Solicitor approval.

The project will include street repairs involving 18,000 square wards of milling and asphaltling all with base repairs along West Schwab Ave from W Larkspur to Flora Street; Highwood Street from Whitaker Way to Hilltop St. These streets will affect 85 households adjacent to these needed repairs. The demolition will involve the
complete and proper removal of 10-12 structures along these roadways.

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

GOOD OF THE ORDER

The board recognized Elaine Evosevic-Lozada as new employee for Special Projects & Finance and Justin Artlinger as new employee for Development.

ADJOURNMENT

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

Jack Exler, Sr. Deputy Director