REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY
MINUTES OF THE BOARD OF DIRECTORS
REGULAR and PUBLIC HEARING
HUMAN SERVICES BUILDING
Homestead Grays Conference Room
One Smithfield Street, Pittsburgh, Pennsylvania
November 16, 2017—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Thursday, November 16, 2017 at 10:30 a.m. in the Homestead Grays Conference Room, Human Services Building, One Smithfield Street, Pittsburgh, Pennsylvania 15222.

Board Members present were: William Brooks, Don Smith, and Peg McCormick Barron.

Also present were: Steve Papernick, Authority Solicitor; Bob Hurley, Director; Jack Exler, Sr. Deputy Director; Pat Earley, Deputy Director; Samuel Bozzolla, Project Manager; Lainey Smearman, Executive Assistant; Julie Collins, Project Manager; Tom McGrath, Fiscal Manager; Justin Artinger, Business Development Specialist; Layla Mathews, Developer; Maureen Quinn, Assistant Manager; and Jenn Saks, Program Manager.

Others present were: Michael J. Pisarcik, Attorney, Papernick & Gefsky

I. ROLL CALL

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

II. APPOINTMENT OF SECRETARY-TREASURER PRO TEMPORE

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

III. APPROVAL OF MINUTES—OCTOBER 27, 2017

ON A MOTION MADE BY DR. SMITH AND SECONDED BY MS. MCCORMICK BARRON, THE MINUTES OF THE PREVIOUS MEETING WERE APPROVED AS PRESENTED.

IV. RATIFICATION OF BILLS

Ms. Peg McCormick Barron reviewed the Ratification of Bills Payable for the month of October 2017 and found them to be in good and proper order.
ON A MOTION MADE BY MS. MCCORMICK BARRON AND SECONDED BY DR. SMITH, THE RATIFICATION OF THE BILLS WERE APPROVED AS PRESENTED.

V. PUBLIC COMMENTS

No comments.

VI. OLD BUSINESS

A. 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, 2018 until December 31, 2019; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The ordinance that authorizes the Allegheny Vacant Property Recovery Program, local ordinance #1247-93, requires that Vacant Property Review Committee members be appointed on a two year term basis. This ordinance also requires that one member be appointed by the Redevelopment Authority of Allegheny County Board.

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

B. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)-SUMMER LEARN AND EARN PROGRAM-AMENDMENT

Request authorization to: (i) expand the project scope of the Summer Learn and Earn Program CITF grant to allow for Bus Transportation costs for youth participants of the program so that they may attend Learn and Earn work activities, work readiness and financial literacy training programs, (ii) allow the Director to execute all the necessary documents with Solicitor approval.

The new scope would add language to allow for Bus Transportation costs for youth participants of the Summer Learn and Earn Program so that they may attend Learn and Earn work activities, work readiness and financial literacy training programs.

ON A MOTION MADE BY DR. SMITH AND SECONDED BY MS. MCCORMICK BARRON, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.
VI. NEW BUSINESS

A. ALCOSAN TASSEY HOLLOW GRIT CHAMBER-RIGHT-OF-ENTRY AGREEMENT

Request authorization to: (i) to enter into a Right of Entry Agreement with the Allegheny County Sanitary Authority to allow access to the lots 236-K-160 and 236-K-162 near the intersection of Line Street and Braddock Avenue; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

The Tassey Hollow Grit Chamber construction project is an ALCOSAN project to collect and remove grit from the sewer system on Line Street in Rankin Borough. This project involves excavation of the Line Street roadway and sidewalk, modification of the existing 66-inch sewer, constructing a concrete grit chamber, backfilling, and site restoration. The majority of excavation will occur on Line Street, but due to the proximity to the construction site there will be some excavation and construction activities on the Redevelopment Authority owned vacant parcels, 236-K-160 and 236-K-162.

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

B. CARRIE FURNACE REGULATED FILL PLACEMENT-LICENSE AGREEMENT

Request authorization to: (i) enter into a License Agreement with Rycon Construction Inc. to place regulated fill on the Western Phase of Carrie Furnace; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

Rycon is working on the Station Square East Project and will haul 50,000cy of dirt to the Carrie Furnace Western Phase. This fill will be used for future placement to bring the Western Portion above the 100-year flood plain. Accepting this fill will result in a cost savings of approximately $300,000.

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

C. 736 BRADDOCK AVENUE-RIGHT OF ENTRY AGREEMENT

Request authorization to: (i) ratify a Right of Entry Agreement with Heritage Community Initiative for use of the RAAC owned lot located at 736 Braddock Ave; and (ii) to allow the Director to sign all necessary documents with Solicitor approval.

Heritage Community Initiative is requesting authorization to use a RAAC owned lot for overflow parking for an event that they will be having on November 15, 2017 for the CUDA building, which will become a Crazy Mocha in the near future.
Heritage Community Initiative staff will be available to direct automobiles parking on the lot.

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

D. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP) – CERTIFICATE OF COMPLETIONS

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

All applicants have completed the improvements to the properties in accordance with the terms of the Conditional Agreement of Sale with RAAC.

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

E. 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 Bellevue, Carnegie, Coraopolis, Elizabeth, Frazer, Harrison, North Braddock, Penn Hills, Pine, Reserve, Ross, Shaler, Sharpsburg, Swissvale, Versailles, West Homestead, White Oak 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 DR. SMITH AND SECONDED BY MS. MCCORMICK BARRON, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.
OFF AGENDA

A. ALLEGHENY LEAD SAFE HOMES – AUTHORIZATION TO EXECUTE PROGRAM DOCUMENTS

Request authorization to: (i) allow J. Patrick Earley to execute programmatic documents to implement and operate the Allegheny Lead Safe Homes Program; and (ii) allow the Director to execute all the necessary documents with solicitor approval.

The Allegheny Lead Safe Homes Program will remediate lead-based paint hazards in 175 homes throughout Allegheny County over the next two years. Following RAAC Board authorization, RAAC accepted $2.4 million from ACED to help implement the Program and offer a Contractor Training Program to enable residential renovation firms to obtain all necessary certifications to perform lead hazard control.

Authorization is requested for J. Patrick Earley to execute all documents necessary to implement and operate the Program, including but not limited to individual work orders for units, participation agreements with property owners, and approval of firms that successfully complete the Contractor Training Program for the permanent contractor pool.

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

ADJOURNMENT

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

Jack Exler, Sr. Deputy Director