The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, October 26, 2018 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, Don Smith and Senator Fontana.

Also present were: Steve Pernick, Authority Solicitor; Lance Chimka, Director; Jack Exler, Sr. Deputy Director; Patrick Earley, Deputy Director; Samuel Bozzola, Project Manager; Julie Collins, Project Manager; Tom McGrath, Fiscal Manager; Connie Popescu, Accountant; Erin Deasy, Manager; Peter Rubash, Business Development Specialist; Beth O'Donnell, Authorities Marketing Representative; Bria Cook, Accountant; Dane Yancic, Project Finance Coordinator; Judy Jevsevar, Senior Accounting Supervisor; Gabriel Kelly, Intern, ACED; Taylor Stessney, Project Manager; Andrew Hartwell, Planner; Mark Patrick, KU Resources; Mike Andreola, LaRoche College; Janis Burley Wilson, August Wilson Center; Denise Church, August Wilson Center; Chris Minnerly, Mosites Company; Dennis Coxon, LaRoche College.

I. ROLL CALL

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

II. APPROVAL OF MINUTES – September 28, 2018

ON A MOTION MADE BY DR. SMITH 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 DR. SMITH 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 September, 2018 and found them to be in good and proper order.

ON A MOTION MADE BY DR. SMITH 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 AND TOURISM FUND (CITF)-TCVCOG TECHNOLOGY TRAINING & EQUIPMENT PROJECT

Request Authorization to: (i) amend the Scope of Work for the Technology Training and Equipment project on May 24, 2018; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The original grant was awarded on May 24, 2018 for $60,000. The original scope of work included funding Phase II of TCVCOG's Code Enforcement database project by hiring a consultant to work with code enforcement officers and make enhancements to the database. Also to fund office equipment upgrades such as office chairs, computers, and printers. The amended scope of service and budget will include using a portion of the CITF grant to purchase a replacement vehicle for use by code enforcement officers.

ON A MOTION MADE BY DOCTOR SMITH AND SECONDED BY SENATOR FONTANA, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

VII. NEW BUSINESS

A. BRADDOCK PARCEL-SALES AGREEMENT

Request authorization to: (i) enter into a Sales Agreement to convey a RAAC-owned parcel located at 300 Braddock Avenue in the Borough of Braddock for $5,000.00 to Mann Enterprises LLC; and (ii) allow the Director to execute all necessary documents with Solicitor approval.
This request is a continuation of the Authority’s efforts to sell Authority-owned property and return it to productive reuse. This parcel, which is located at 300 Braddock Avenue in the Borough of Braddock is a vacant garage and is ready for redevelopment. The proposed purchaser intends to develop the site into a commercial retail space, similar to its other improvement projects in the Borough which would create new jobs, tax revenues and new development opportunities for the Borough of Braddock.

ON A MOTION MADE BY SENATOR FONTANA AND SECONDED BY DOCTOR SMITH, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

B. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) – PALUMBO SCIENCE CENTER PHASE II-LA ROCHE COLLEGE

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 $500,000 for the La Roche College Palumbo Science Center project; (ii) accept said grant; and (iii) allow the Director to execute necessary documents with Solicitor approval.

La Roche College is seeking $500,000 in RACP funding for the renovation of the Palumbo Science Center. The renovations will consist of general construction activities, the improvement of laboratory infrastructure, the installation of new HVAC, plumbing and electrical systems, the implementation of new safety measures, the installation of rooftop AHUs and exhaust fans and the installation of a new water heater and generator. In 2017 a RACP grant of $1.0 million was approved for the project.

ON A MOTION MADE BY SENATOR FONTANA AND SECONDED BY DOCTOR SMITH, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.
C. FORMER AZCON METAL SITE - REDEVELOPMENT AREA CERTIFICATION

Request authorization to (i) to certify the former AZCON Metals site as a redevelopment area pursuant to the Pennsylvania Urban Redevelopment Act of 1945, as amended; and (ii) allow the Director to sign all necessary documents with Solicitor approval.

The former AZCON Metals site consist of 9 parcels located in the Borough of Sharpsburg, specifically parcels: 167-R-200, 168-P-250, 168-P-200, 168-R-150, 168-S-100-0-1, 168-S-100-0-2, 168-S-140, 168-S-150, 168-S-160-1 for a total of 41.3 acres. KU Resources has completed a Basic Conditions report and concluded that 2 of the 7 conditions outlined in the Pennsylvania Redevelopment Act, as amended, were present. They recommend that the study area merits certification as an area in need of redevelopment. Currently Riverfront 47, LP, is in the predvelopment stages of redeveloping the site, and this designation will enable them to seek additional sources of funding.

"This is an exciting project, a great site which was an eyesore for all those years. To turn it into a riverfront development will be a great addition to the neighborhood and the Crookstons and Mosites folks are working hard to make it a reality...I appreciate the efforts" – Doctor Smith

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

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

Request authorization to: (i) record two (2) Certificates of Completion for two (2) properties that were transferred through the Allegheny Vacant Property Recovery Program in the municipalities of Braddock and Etna; and (ii) allow the Director to execute 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 DR. SMITH AND SECONDED BY SENATOR FONTANA, 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 Baldwin, Bellevue, Braddock, Crafton, Frazer, Homestead, Millvale, Penn Hills, Plum, Scott, South Park, and West Mifflin and (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 SENATOR FONTANA AND SECONDED BY DOCTOR SMITH, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

F. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT-COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF)-AUGUST WILSON CENTER KITCHEN RENOVATIONS PROJECT

Request authorization to: (i) award a grant in an amount not to exceed $175,000 to help finance the August Wilson Center Kitchen Renovations Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

CITF funds will be used to rehabilitate the existing prep kitchen into a catering kitchen. Also, new equipment such as: range, oven, refrigeration, freezer, small dishwasher, ice maker, warming equipment, etc. will be purchased.

ON A MOTION MADE BY SENATOR FONTANA AND SECONDED BY DOCTOR SMITH, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.
VIII. ADJOURNMENT

THERE BEING NO FURTHER BUSINESS TO TRANSACT, ON A MOTION MADE BY DOCTOR SMITH 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