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

December 14, 2018—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, December 14, 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, Doris Carson Williams, Peg McCormick Barron, Don Smith (by phone)

Also present were: Lance Chimka, Director; Steve Papernick, Authority Solicitor; Jack Exler, Sr. Deputy Director; Samuel Bozzolla, Project Manager; Tom McGrath, Fiscal Manager; Peter Rubash, Business Development Specialist; Beth O'Donnell, Authorities Marketing Representative; Dane Yancic, Project Finance Coordinator; Judy Jevsevar, Senior Accounting Supervisor; Justin Artinger, Business Development Specialist; Joe Scullion, Contract Administrator; Leandra Dimate, Project Manager; Julie Collins, Housing Development Coordinator; Connie Popescu, Accountant; Matt Elphinstone, Accountant; Joel Smith, Vitro US; Kim Hileman, Cohen & Grigsby; Tracy Royston, Controller's Office; Jala Johnson, PCRG

I. ROLL CALL

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

II. APPROVAL OF MINUTES – November 15, 2018

ON A MOTION MADE BY MS. CARSON WILLIAMS AND SECONDED BY MS. MCCORMICK BARRON, 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 November, 2018 and found them to be in good and proper order.
ON A MOTION MADE BY MS. MCCORMICK BARRON AND SECONDED BY MS. CARSON WILLIAMS, THE RATIFICATION OF THE BILLS WAS APPROVED AS PRESENTED.

IV. PUBLIC COMMENTS

No comments.

V. OLD BUSINESS

A. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT-COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF)-BRICK POINTING & MASONRY WALL REPAIRS PROJECT-AMENDMENT

Request Authorization to: (i) amend scope of services for the Manchester Youth Development Center’s brick pointing & masonry wall repairs project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The scope change will allow the Grantee to use their CITF grant to pay off the principle of their loan for costs associated with the Brick Pointing and Masonry Wall Project.

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 AND TOURISM FUND (CITF)-JOSH GIBSON HERITAGE PARK-GRANTEE REASSIGNMENT

Request Authorization to: (i) reassign the grant from the Josh Gibson Foundation to Josh Gibson Heritage Park; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

When the $250,000 grant was awarded in May 2016 to the Josh Gibson Foundation, Josh Gibson Heritage Park didn’t have the 501c3 status. Since that time the Josh Gibson Heritage Park has obtained non-profit status.
ON A MOTION MADE BY MS. MCCORMICK BARRON AND SECONDED BY MS. CARSON WILLIAMS, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

C. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT-COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF)-VISIT MONROEVILLE CONVENTION CENTER UPGRADES PROJECT-AMENDMENT

Request Authorization to: (i) amend scope of services for the Visit Monroeville Convention Center upgrades project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

The scope change will allow the Grantee to use the CITF grant for a marketing sign.

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

D. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT-COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF)-LELAND CENTER RENOVATION-AMENDMENT

Request authorization to: (i) amend the Scope of Services for the Leland Center Renovation; and (ii) allows the Director to execute all the necessary documents with Solicitor approval.

The original grant for $100,000 was awarded on July 28, 2017. The Baldwin Borough Public Library is requesting to add the purchase of shelves to the Scope of Services. The cost is estimated to be about $27,200.00.

ON A MOTION MADE BY MS. MCCORMICK BARRON AND SECONDED BY MS. CARSON WILLIAMS, THE ABOVE REQUEST WAS APPROVED AS PRESENTED
E. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT-COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF)-PITTSBURGH MARATHON ENHANCEMENT PROJECT-AMENDMENT

Request authorization to: (i) amend the Scope of Services for the P3R Pittsburgh Marathon Enhancement Project; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

A grant for $210,000 was awarded on June 23, 2017. The Pittsburgh Marathon is requesting to add to the scope of services the purchase of a mobile radio system and two portable PA systems units to use in the P3R events. The estimated expense will be around $30,000.00

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

VI. NEW BUSINESS

A. 2019 ADMINISTRATIVE AGREEMENT

Request authorization to: (i) enter into an Administrative Agreement with Allegheny County in the amount of $833,615.00; and (ii) allow the Director to execute necessary documents with Solicitor approval.

These funds are derived from various sources, including, but not limited to revenue received from grant administration; TIF administration and revenues from administering the Community Infrastructure Tourism Fund and the Gaming Economic Development Fund.

| General Fund | $300,000 |
| CITF | $310,000 |
| GEDF | $173,933 |
| Transportation Grant | $ 49,682 |

ON A MOTION MADE BY MS. CARSON WILLIAMS AND SECONDED BY MS. MCCORMICK BARRON, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.
B. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) – VITRO
FLAT GLASS-VITRO USA HEADQUARTERS

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 Vitro US Headquarters project; (ii)
accept said grant; and (iii) allow the Director to execute necessary documents with
Solicitor approval.

The proposed project involves the consolidation of Vitro’s Automotive Glass
offices located in the North Shore section of Pittsburgh to the existing R&D and
office facility located in Harmar Township. The consolidation includes the
renovations and expansion of the existing facility to include new offices and work
stations which will incorporate and feature the glass products that they
manufacture, new conference and collaborative areas to accommodate the
employees, reception area, board rooms, restrooms, cafe, fitness center with
locker rooms, and a new parking lot.

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

C. REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY (RAAC)
OWNED VACANT LOT CONVEYANCE TO HOMESTEAD BOROUGH

Request authorization to: (i) convey one (1) RAAC-owned parcel, Lot and Blocks
130-K-138 comprising of 2,750 sq. ft, located at 611 Ann Street for nominal
consideration to the Borough of Homestead, so as to support potential economic
development efforts of the Borough; and (ii) allow the Director to execute all
necessary documents, with Solicitor approval.

This request is a continuation of the Authority’s efforts to support the request of a
local municipality for unused vacant Authority-owned property to support
potential economic development efforts creating additional taxes, jobs and
economic development for the Borough of Homestead.

ON A MOTION MADE BY MS. CARSON WILLIAMS AND SECONDED BY
MS. MCCORMICK BARRON, THE ABOVE REQUEST WAS APPROVED AS
PRESENTED.
D. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)-
BOROUGH OF BRADDOCK MAINTENANCE CONTRACT

Request authorization to: (i) enter into contract with the Borough of Braddock to provide property maintenance services for RAAC owned properties that were recently acquired through the Vacant Property Recovery Program; and (ii) allow the Director to execute all the necessary documents with solicitor approval.

A Request for Proposals was released to identify a firm to provide property maintenance for RAAC owned parcels in the Borough of Braddock that were recently acquired through the VPRP. After reviewing the five (5) proposals that were received, the Borough of Braddock was chosen as the best entity. Services will include grass cutting, snow removal, and vacant property boarding/securing.

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

E. 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 municipalities of North Versailles and Plum; 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. CARSON WILLIAMS AND SECONDED BY MS. MCCORMICK BARRON, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

F. 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, Clairton, Collier, Coraopolis, Crafton, East Deer, Elizabeth, Harrison, North Braddock, O'Hara, Ross, South Park, Swissvale, Tarentum, West Mifflin,
and West View; 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 MS. CARSON WILLIAMS AND SECONDED BY MS. MCCORMICK BARRON, THE ABOVE REQUEST WAS APPROVED AS PRESENTED

ON A MOTION MADE BY CHAIRMAN BROOKS AND SECONDED BY MS. CARSON WILLIAMS, THE BOARD HELD AN EXECUTIVE SESSION.

Litigation items were discussed.

VII. ADJOURNMENT

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

Jack Exler, Sr. Deputy Director