The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, June 28, 2019 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, Senator Wayne Fontana, Peg McCormick Barron

Also present were: Steve Papernick, Authority Solicitor; Jack Exler, Sr. Deputy Director; Samuel Bozzolla, Project Manager; Tom McGrath, Fiscal Manager; Judy Jevsevar, Senior Accounting Supervisor; Darlene Mc Gregor, Rankin Christian Center; Larry Karpakos, Pine Township; Lisa Scales Food Bank; Jennifer Vertullo, City of McKeesport; Jim Garvin, City of McKeesport; Julie Valentine Clemente Museum; Duane Rieder, Clemente Museum; JoAnne Morris, Municipality of Monroeville; Marlon Ferguson, Veterans Place; Doug Sample, Ross Township; Debby Firestone, Congregation Beth Shalom; Robert Menes, Congregation Beth Shalom; Rich Feder, Congregation Beth Shalom/Squirrel Hill Urban Coalition; Dawn Seckler, Bridgeway Capital; Linda Fuoco, Pittsburgh Post-Gazette; Cari Goss Quinn, Angels Place; Dennis McManus, Greater Pittsburgh Community Food Bank; Scott Harshman, Port of Pittsburgh; David Gilliland, Glenn Engineering; Matthew Gill, Porter Wright; Julie Collins, Housing Development Coordinator; Elaine Evosevic-Lozada, Business Development Specialist; Dan Tobin, Business Development Coordinator; Kathy Castner, Project Manager; Joel Segel, Development Specialist; Gabriel Kelly, Intern; Rob Frank, Contract Administrator; Joe Scullion, Contract Administrator; Morgan Schmidt, Accountant; Gloria Redlinger, Contract Administrator; Victoria Jackson, Intern; Maureen Quinn, Assistant Manager; James DeVore, Intern; Ellis Landry, Intern; Gregory Wharton, Intern

I. ROLL CALL

The meeting was called to order, roll was called, and a quorum was present.
II. APPROVAL OF MINUTES – May 17, 2019

ON A MOTION MADE BY MS. MCCORMICK BARRON AND SECONDED BY SENATOR FONTANA, 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 May, 2019 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) – DEMOLITION OF SITE ELEMENTS

Request Authorization to: (i) change the scope of the project from demolition of site elements to window replacement; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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

B. 200 INDUSTRY DRIVE LEASE RENEWAL – IBEX CORPORATION

Request authorization to: (i) enter into lease renewal negotiations with Ibex Corporation; (ii) execute said lease; (iii) execute agreements surrounding building improvements; (iv) utilize Economic Development Funds for an amount not to exceed $250,000 for tenant space and building upgrades; and (v) allow the Director to execute necessary documents with Solicitor approval.
ON A MOTION MADE BY SENATOR FONTANA AND SECONDED MS. CARSON WILLIAMS, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

VI. NEW BUSINESS

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

Request authorization to: (i) record Certificates of Completion for three (3) properties that were transferred in the municipalities of Munhall, South Park, and Turtle Creek; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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

B. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)

Request authorization to: (i) establish a Float Loan between RAAC and Allegheny County in an amount not to exceed $200,000 to pay for costs associated with operating the Allegheny Vacant Property Recovery Program; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

ON A MOTION MADE BY MS. MCORMICK BARRON AND SECONDED BY SENATOR FONTANA, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

‘Good morning to all. The remainder of the meeting has to do with CIFT projects. I wanted to let everyone know that there was a lawsuit filed by Representative Mike Turzai against this Authority and other state agencies alleging that we should not give out these awards. We have the money from the state to give out the awards and we are going to proceed with the normal course of business but I did want to make everyone aware that this lawsuit is pending and it hasn’t been resolved as of yet.’

Steve Papernick – Authorities Solicitor
F. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – CONGREGATION BETH SHALOM ROOFING AND SOLAR PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed $125,000 to help finance the Congregation Beth Shalom Roofing and Solar Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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

G. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – THE 1922 ORIGINAL BUILDING OF THE RANKIN CHRISTIAN CENTER RENOVATION PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed $100,000 to help finance the Renovation of the 1922 Original Building of the Rankin Christian Center Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

ON A MOTION MADE BY MS. MCORMICK BARRON AND SECONDED BY SENATOR FONTANA, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

H. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – SUSQUEHANNA STREET CORRIDOR PROJECT

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

ON A MOTION MADE BY MS. CARSON WILLIAMS AND SECONDED BY MS. MCCORMICK BARRON, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.
I. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – VETERANS PLACE MICRO HOMES PROJECT

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

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

J. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – THE SCAN AND DIGITIZATION OF THE CLEMENTE COLLECTION AT ENGINE HOUSE 25

Request Authorization to: (i) award a grant in an amount not to exceed $150,000 to help finance The Scan and Digitization of the Clemente Collection at Engine House 25 Project; 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.

K. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – FAIRHAVEN PARK RENOVATION PHASE 2 PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed $120,000 to help finance the Fairhaven Park Renovation Phase 2 Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

ON A MOTION MADE BY MS. MCORMICK BARRON AND SECONDED BY MS. CARSON WILLIAMS, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.
L. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – PLUM STREET IMPROVEMENTS - PHASE VI PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed $100,000 to help finance the Plum Street Improvements - Phase VI Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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

M. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – GREATER PITTSBURGH COMMUNITY FOOD BANK FACILITY EQUIPMENT AND FIXTURES PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed $150,000 to help finance the Greater Pittsburgh Community Food Bank Facility Equipment and Fixtures Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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

N. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – EVERGREEN PARK PLAYGROUND REHAB PROJECT

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

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

O. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – MCKEESPORT HERITAGE CENTER ROOF REPLACEMENT PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed $50,000 to help finance the McKeesport Heritage Center Roof Replacement Project; and (ii)
C. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – REHABILITATION AND CONSTRUCTION FOR BRIGHTER FUTURES PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed $25,000 to help finance the Rehabilitation and Construction for Brighter Future’s Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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

D. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – SANGREE PARK MASTER PLAN, PHASE I (PLAY AREA) PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed $75,000 to help finance the Sangree Park Master Plan, Phase I (Play Area) Project; 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.

E. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – SKYLARK DRIVE WATER DISTRICT PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed $45,000 to help finance the Skylark Drive Water District Project; 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.
allow the Director to execute the necessary documents with Solicitor approval.

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

P. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – FIFTH AVENUE WALL & SIDEWALK PROJECT PHASE 2 PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed $50,000 to help finance the Fifth Avenue Wall & Sidewalk Project Phase 2 Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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

Q. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – BRADDOCK AVENUE RECONSTRUCTION PHASE 2 PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed $150,000 to help finance the Braddock Avenue Reconstruction Phase 2 Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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

R. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – PORT OF PITTSBURGH OUTREACH 2019 PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed $50,000 to help finance the Port of Pittsburgh Outreach 2019 Project; 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.
VIII. ADJOURNMENT

THERE BEING NO FURTHER BUSINESS TO TRANSACT, ON A MOTION MADE BY DORIS CARSON WILLIAMS 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