

REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY
MINUTES OF THE BOARD OF DIRECTORS
REGULAR MEETING AND PUBLIC HEARING
ONE CHATHAM CENTER
BOARD ROOM, 9TH FLOOR
112 WASHINGTON PLACE, PITTSBURGH, PENNSYLVANIA
JULY 26, 2019—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday July 26, 2019 at 10:30 a.m. in the Board Room, 9th Floor, One Chatham Center, 112 Washington Place, Pittsburgh, Pennsylvania 15219.

Board Members present were: Bill Brooks, Senator Wayne Fontana, Don Smith, Doris Carson Williams and Peg McCormick Barron.

Also present were: Lance Chimka, Director; Jack Exler, Senior Deputy Director; Pat Earley, Deputy Director; Steve Papernick, Authority Solicitor; Samuel Bozzolla, Project Manager; Beth O'Donnell, Marketing Coordinator; Tom McGrath, Fiscal Manager; Rob Frank, Contract Administrator; Kay Pierce, Manager; Joel Segel, Development Specialist; Elaine Evosevic-Lozada, Business Development Specialist; Brooke Gwin, Project Manager; Joe Scullion, Contract Administrator; Morgan Schmidt, Accountant; Maureen Quinn, Assistant Manager; Erin Deasy, Manager; Judy Jevsevar, Senior Accounting Supervisor; Ellis Landry, Intern; Gloria Redlinger, Contract Administrator; Justin Artinger, Business Development Specialist; Michael Pisarcik, Papernick & Gefsky, David Gilliland, Glenn Engineering; William Pfoff, Braddock Enterprise Corporate Zone; Molly Valentine, Turtle Creek Valley COG; Victoria Jackson, Intern; James DeVore Intern; Brian Rhindress, Intern; Linda Fuoco, Pittsburgh Post-Gazette; Jason Markevita, Local 373.

I. ROLL CALL

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

II. APPROVAL OF MINUTES—JUNE 28, 2019

ON A MOTION MADE BY DR. SMITH 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 June, 2019 and found them to be in good and proper order.

ON A MOTION MADE BY MS. CARSON WILLIAMS AND SECONDED BY SENATOR FONTANA, THE RATIFICATION OF THE BILLS WAS APPROVED AS PRESENTED.

IV. PUBLIC COMMENTS

No public comments.

V. OLD BUSINESS

A. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF)- EAST LIBERTY FAMILY HEALTH CARE CENTER RELOCATION

Request authorization to: (i) change the scope of services to allow the purchase of medical equipment for the East Liberty Family Health Care Center relocation project; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

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

B. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – HOMESTEAD BAKERY MILLIE'S FIT-OUT

Request authorization to: (i) award additional funding for the Homestead Bakery Millie's Fit-Out project in an amount not to exceed \$75,000 to help with the renovation of the existing building; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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

IV. NEW BUSINESS

A. COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY (C-PACE)

Request authorization to: (i) enter into an agreement with Allegheny County allowing RAAC to act as administrator for the Commercial Property Assessed Clean Energy program (C-PACE); (ii) accept said roles and responsibilities; (iii) enter into an administrative agreement with third party administrator if needed; and (iv) allow the Director to execute all the necessary documents with Solicitor approval.

'This is a new financing program and we don't expect there to be a ton of volume with the program but it hits some sustainability policy goals for us and expands the field of available financing for environmental sustainability project. RAAC will have no financial liability here, this new assessment has nothing to do with property assessed value or mileage rate. It's strictly a way to finance a building improvement project. We are playing a facilitating role between the County, the Treasurers' office, the Capital provider and the building owner. If there is a first, second or third mortgage on the property, they have to voluntarily subordinate to the new tax lien which we think will limit the pool of people who will do this. That's one of the reasons we think the volume will be pretty low on the program but for some projects this will work well, we expect to see some projects next year, but it's not a silver bullet by any means.' Lance Chimka – Director, Allegheny County Economic Development

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

B. ECONOMIC DEVELOPMENT FUND (EDF)-MARY'S VINE BRIDGE LOAN

Request authorization to: (i) ratify an EDF bridge loan to Allegheny County Economic Development in an amount not to exceed \$450,000 to assist with the renovations of the Mary's Vine wine bar and restaurant; 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.

C. PENNSYLVANIA DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT (DCED) - MULTIMODAL GRANT APPLICATION

Request authorization to: (i) submit an application to the Pennsylvania Department of Community & Economic Development for the FY2019 Transportation Multimodal Grant in the amount of \$3,000,000.00 to continue redevelopment of the Carrie Furnace Brownfield site; and (ii) allow the Director to sign all 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.

D. ALLEGHENY PLACES WEBSITE MAINTENANCE AND UPDATES: JOINDER AND AMENDMENT TO WEB DEVELOPMENT AGREEMENT

Request authorization to: (i) amend the Agreement, dated April 17, 2015, with Kelly Carter d/b/a Rainworks Web Development to join Red Flannel Web Services, LCC and remove Kelly Carter as the web development provider to maintain and update the Allegheny Places website for an amount not to exceed \$1,200 per year; and (ii) to allow the Director to execute necessary documents with Solicitor approval.

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

E. URBAN LEAGUE – 1 LIBRARY SQUARE

Request authorization to: (i) ratify an agreement with the Urban League of Greater Pittsburgh to perform an architectural evaluation for an amount not to exceed \$12,500 for a property that could be donated to the Urban League; and (ii) allow the Director to execute all 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.

F. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (VPRP)– PARTICIPATION BY MARSHALL TOWNSHIP

Request authorization to: (i) allow the Township of Marshall to participate in the Allegheny Vacant Property Recovery Program; (ii) allow RAAC to receive funds from the Township or entities authorized by the Township 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.

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

G. 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 Avalon, Bellevue, and East Pittsburgh; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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

H. 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 Elizabeth, Etna, Homestead, Penn Hills, Pitcairn, Plum, Sharpsburg, Turtle Creek, West Mifflin, and Wilkesburg (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.

I. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – ORIENT AVENUE LAND SLIDE PROJECT.

Request Authorization to: (i) award a grant in an amount not to exceed \$100,000 to help finance the Orient Avenue Land Slide Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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

J. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – FUEHER ROAD SLOPE STABILIZATION PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed \$150,000 to help finance the Fueher Road Slope Stabilization 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 DR. SMITH, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

K. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – EASTSHORE INITIATIVE PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed \$35,000 to help finance the East Shore Initiative 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.

L. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – NORTH BRADDOCK RESIDENTIAL STREETS RECONSTRUCTION

Request Authorization to: (i) award a grant in an amount not to exceed \$125,000 to help finance the reconstruction of three (3) residential streets in North Braddock; 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.

M. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – CONSTRUCTION OF HAWKINS/AJAX PARK PROJECT.

Request Authorization to: (i) award a grant in an amount not to exceed \$95,000 to help finance the Construction of Hawkins/Ajax Park 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.

N. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – WOOD STREET RECONSTRUCTION PROJECT.

Request Authorization to: (i) award a grant in an amount not to exceed \$35,000 to help finance the Wood Street Reconstruction 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.

O. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE TOURISM FUND (CITF) – EAST PITTSBURGH 2019 PAVING AND DEMOLITION PROJECT.

Request Authorization to: (i) award a grant in an amount not to exceed \$100,000 to help finance the East Pittsburgh 2019 Paving and Demolition 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.

P. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – 10TH WARD BOAT ACCESS RECONSTRUCTION PROJECT

Request Authorization to: (i) award a grant in an amount not to exceed \$60,000 to help finance the 10th Ward Boat Access Reconstruction Project; and (ii) allow the Director to execute the necessary documents with Solicitor approval.

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

ON A MOTION MADE BY DR. SMITH AND SECONDED BY MS. CARSON WILLIAMS, THE BOARD HELD AN EXECUTIVE SESSION TO DISCUSS POSSIBLE LITIGATION.

VII. ADJOURNMENT

THERE BEING NO FURTHER BUSINESS TO TRANSACT, ON A MOTION MADE BY MS. 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, Jr. Senior Deputy Director