

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 20, 2019—10:30 a.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Friday, December 20, 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, Senator Wayne Fontana, Peg McCormick Barron, Don Smith, Doris Carson Williams

Also present were: Jack Exler, Senior Deputy Director; Steve Papernick, Authority Solicitor; Samuel Bozzolla, Project Manager; Judy Jevsevar, Senior Accounting Supervisor; Brooke Gwin, Project Manager; Louis Weyard, Housing Development Coordinator; Jala Johnson, Project Manager; BethAnn Cushmanick, Project Manager; Gabriel Kelly, Project Manager; Will McLain, Planner 2; Erin Deasy, Development Manager

I. ROLL CALL

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

II. APPROVAL OF MINUTES – November 22, 2019

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

III. RATIFICATION OF BILLS

Senator Fontana reviewed the Ratification of Bills Payable for the month of November, 2019 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.

IV. PUBLIC COMMENTS

No comments.

V. OLD BUSINESS

A. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – WILKINSBURG EXTREME PARK PLANNING GRANT

Request authorization to: (i) amend the scope of services to use the funds to prepare the Hunter Park Site for new equipment including the installation of a zip line, ground level slides, and a park type obstacle course; 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.

B. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, COMMUNITY INFRASTRUCTURE & TOURISM FUND (CITF) – NATIONAL AVIARY ROSE GARDEN FOUR SEASONS FACILITY

Request authorization to: (i) amend the scope of services to allow for the CITF funds to be utilized for architectural services instead of construction costs; 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.

C. ECONOMIC DEVELOPMENT FUND (EDF) LOAN AMENDMENT – WILSON CIVIC CENTER

Request authorization to: (i) amend the terms for an existing EDF loan with Economic Development South (EDS), Inc. extending the payoff from December 31, 2019 to December 31, 2022.; 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.

**D. ECONOMIC DEVELOPMENT FUND (EDF) LOAN – AMENDMENT-
HUNTER BUILDING**

Request authorization to: (i) amend the existing EDF loan with Civically, Inc. for \$160,000.00 to reflect an increase in an amount of funding by \$5,000.00 for a total not to exceed \$165,000.00 to cover the legal costs associated with this loan; 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.

VII. NEW BUSINESS

**A. REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP) – HOLY
FAMILY INSTITUTE CAPITAL IMPROVEMENTS PROJECT**

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 Holy Family Institute Capital Improvements project; (ii) accept said grant; and (iii) allow the Director to execute 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.

**B. SOUTHWESTERN PARTNERSHIP FOR REGIONAL ECONOMIC
PERFORMANCE (PREP) PROGRAM- SOUTHWESTERN PENNSYLVANIA
COMMISSION CONTRACT**

Request authorization to: (i) enter into an agreement with the Southwestern Pennsylvania Commission for Southwestern Partnership for Regional Economic Performance funds in an amount not to exceed \$116,186.00; (ii) accept said funds; and (iii) allow the Director to execute all necessary documents with Solicitor approval, including contract with Southwestern Pennsylvania Corporation.

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

C. VACANT PROPERTY RECOVERY PROGRAM-APPLICATIONS TO ACQUIRE PROPERTIES

Request authorization to: (i) ratify various applications to acquire 7 properties located in the Borough of Braddock and 2 properties located in the Borough of Rankin through the Vacant Property Recovery Program; 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.

D. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP) – ACCEPT 2020 GRANT

Request authorization to: (i) accept a grant in the amount of \$200,000 for the Allegheny Vacant Property Recovery Program (AVPRP) from the approved 2020 Allegheny County Operating Budget; (ii) enter into an Agreement with Allegheny County to administer and operate the AVPRP with the funding awarded; and (iii) 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.

E. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP) – CERTIFICATE OF COMPLETION

Request authorization to: (i) record Certificates of Completion for four (4) properties that were transferred through the Allegheny Vacant Property Recovery Program in the municipalities of Elizabeth Township, Millvale, Shaler, and Swissvale; 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.

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 Collier, Elizabeth Township, Homestead, McKees Rocks, North Braddock, O'Hara, Penn Hills, Reserve, Ross, and Wilkins (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

VIII. ADJOURNMENT

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