

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

May 27, 2021 2:00 p.m.

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held, via teleconference, on Thursday, May 27, 2021 at 2:00 p. m. in Allegheny County Economic Development's Board Room, Chatham One, Suite 900, 112 Washington Place, Pittsburgh, Pennsylvania 15219.

Board Members present were: Chairman William Brooks, Doris Carson Williams, Margaret McCormick-Barron and Senator Fontana (all via teleconference)

Also present were: Lance Chimka, Director (via teleconference), Jack Exler (via teleconference), Senior Deputy Director; Susheela Nemani-Stanger Deputy Director (via teleconference); Steve Papernick, Authority Solicitor (via teleconference); Samuel Bozzolla, Authorities Coordinator (via teleconference); Cathy Bordner, Sandra Fox, Elizabeth Casman & Susan Sterrett-Residents from Churchill Borough (all via teleconference)

I. ROLL CALL

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

II. APPROVAL OF MINUTES – April 22, 2021

ON A MOTION MADE BY SENATOR FONTANA AND SECONDED BY MS. CARSON WILLIAMS 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 April 2021 and found them to be in good and proper order.

ON A MOTION MADE SENATOR FONTANA AND SECONDED BY MS. MCCORMICK BARRON THE RATIFICATION OF THE BILLS WAS APPROVED AS PRESENTED

IV. PUBLIC COMMENTS

Public comments were offered by four (4) residents from Churchill Borough regarding a Redevelopment Assistance Capital Program (RACP) Grant Application for an E-Commerce Fulfillment and Distribution Center 1310 Beulah Road - Churchill Borough, Beneficiary of Prospective Aware Churchill Creek Project, LLC, for \$10,000,000. (Please see attached verbatim comments).

V. OLD BUSINESS

A. ALLEGHENY HOME IMPROVEMENT LOAN PROGRAM (AHILP)-AFFORDABLE SERVICES INC., AGREEMENT EXTENSION

Request authorization to: (i) extend the term of the current Lead Services Agreement with Affordable Services, Inc. to January 21, 2023; 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.

B. 2104 ARDMORE BOULEVARD EMINENT DOMAIN (ROADWAY)

Request authorization to: (i) amend the mortgage and other legal documents as may be necessary to remove a portion of the property from the mortgage lien. The property includes a mixed-used building consisting of a restaurant, upper floor apartments, and adjacent parking lots.

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

VI. NEW BUSINESS

A. GENERAL PURPOSE AUDITED FINANCIAL STATEMENTS-DECEMBER 31, 2020

Request authorization to: (i) accept the General Purpose Audited Financial Statements for the period ending December 31, 2020; 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.

B. FORMER BP GASOLINE STATION-PARCEL CONVEYANCE TO MUNICIPALITY

Request authorization to: (i) convey RAAC-owned parcel identified as Lot/Block 451-P-314, located at 695 Rodi Road in the Municipality of Penn Hills to the Municipality, and (ii) allow the Director to execute all 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.

C. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)-CONVEYANCE OF RAAC OWNED PROPERTY TO TRI-COG LAND BANK

Request authorization to: (i) convey a RAAC owned property located at 581 6th Street in Pitcairn to Tri-COG Land Bank; and (ii) allow the Director to execute all the necessary documents with Solicitor approval.

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

D. SOUTHWESTERN PARTNERSHIP FOR REGIONAL ECONOMIC PERFORMANCE (PREP)-SOUTHWESTERN PENNSYLVANIA CORPORATION CONTRACT

Request authorization to: (i) enter into an agreement with the Southwestern Pennsylvania Corporation 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 SENATOR FONTANA AND SECONDED BY MS. CARSON WILLIAMS, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

E. HOT METAL BRIDGE DESIGN & ENGINEERING- KATHERINE MABIS MCKENNA FOUNDATION- GRANT APPLICATION

Request authorization to (i) submit a grant application to the Katherine Mabis McKenna Foundation for an amount not to exceed \$50,000; (ii) accept said grant; and (iii) allow the Director to execute all necessary documents, with Solicitor approval.

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

F. HOT METAL BRIDGE DESIGN & ENGINEERING- RICHARD KING MELLON FOUNDATION- GRANT APPLICATION

Request authorization to (i) submit a grant application to the Richard King Mellon Foundation for an amount not to exceed \$500,000; (ii) accept said grant; and (iii) allow the Director to execute all necessary documents, with Solicitor approval.

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

G. HOT METAL BRIDGE DESIGN & ENGINEERING- ROBERT WOOD JOHNSON FOUNDATION- GRANT APPLICATION

Request authorization to (i) submit a grant application to the Robert Wood Johnson Foundation for an amount not to exceed \$500,000; (ii) accept said grant; and (iii) allow the Director to execute all 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.

H. ALLEGHENY LEAD SAFE HOMES-ENTER INTO AGREEMENTS

Request authorization to: (i) retain open request for qualifications for new contractors performing lead hazard control interventions related to the new round of funding for the Allegheny Lead Safe Homes Program; (ii) hire and enter into contract with the newly selected contractor(s); (iii) ratify extending service agreements with current contractors retained by the Allegheny Lead Safe Homes Program; and (iv) allow the Director to execute all the necessary documents with solicitor approval.

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

I. BRADDOCK UPMC REDEVELOPMENT-CERTIFICATE OF COMPLETION

Request authorization to: (i) ratify the issuance of a certificate of completion for the above noted addresses, confirming that the redevelopment of those properties was completed in compliance with the deed which transferred the said properties from the Redevelopment Authority of Allegheny County to the Braddock Commercial LLC on January 31, 2014; (ii) release these properties from said restrictions; 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. CARSON WILLIAMS, THE ABOVE REQUEST WAS APPROVED AS PRESENTED.

J. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)-CERTIFICATE OF COMPLETION

Request authorization to: (i) record Certificates of Completion for one (1) property that was transferred through the Allegheny Vacant Property Recovery Program in the municipality of Collier; 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 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 Braddock, Clairton, Carnegie, Dravosburg, Frazer, Glassport, Leet, North Versailles, Penn Hills, 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. MCORMICK BARRON THE ABOVE REQUEST WAS APPROVED AS PRESENTED

VII. OFF-AGENDA

• HOT METAL BRIDGE DESIGN & ENGINEERING-FEDERAL YEAR 2022 APPROPRIATIONS

Request authorization to (i) submit an appropriations request to U.S. Senator Bob Casey's office for a FY 2022 Appropriations for an amount not to exceed \$1,200,000; (ii) accept said appropriation; and (iii) allow the Director to execute all necessary documents, with Solicitor approval.

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

VIII. ADJOURNMENT

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

Jack Exler
Jack Exler, Sr. Deputy Director

Public Comments
for meeting of
Redevelopment Authority of Allegheny County
5/27/21

Good afternoon. My name is Sandra Fox. As a resident of Churchill and a member of Churchill Future (www.churchillfuture.com), I am speaking in opposition to the RACP grant proposal requesting \$10 million submitted by Churchill Creek Project, LLC for the project entitled "E-Commerce Fulfillment and Distribution Center" at 1310 Beulah Road in Churchill Borough, PA.

Churchill Future is a grassroots organization that quickly formed in response to news that the Texas developer--Hillwood--is planning to build this distribution center for Amazon, in the middle of a residential community, pending approval from the Churchill Borough Council. My husband and I live a ten minute walk from the site, which formerly housed the Westinghouse Research and Development Center. We can see the property from our back windows and deck.

The destruction of over 100 acres of green space by leveling the hillside and taking down 1400 mature trees, should be sufficient cause to nix such a project, especially when we live in the midst of a climate crisis and we need to protect our existing trees and green space. In addition to the aesthetic beauty of the park-like campus, the hillside and trees provide sanctuary for wildlife, capture dangerous air pollutants, and prevent flooding of nearby roads and homes.

There is every reason for the property owner to explore environmentally friendly alternative developments, such as microgrids offering solar power, that could be erected on the existing hardscape, without damaging the green space and trees. Whatever the owner chooses, we should not allow development that is environmentally destructive and hazardous to the health, safety, and well-being of residents and children attending schools adjacent to the site.

We are doing everything in our power to prevent this from happening, including outreach to residents and parents of school children unaware of this proposal and the inherent dangers, attending zoom Borough meetings and voicing our opposition in large numbers, launching a petition campaign with over 1090 signatures as of this writing (see www.change.org, search words Churchill Amazon), media exposure, meetings with elected officials (Congressman Doyle, State Representative Summer Lee, and a June 1 meeting with State Senator Jay Costa), as well as letters to the Governor and others responsible for RACP funding. If you drive into Churchill, you will literally see hundreds of yard signs in opposition. There are no yard signs in favor.

We need you to oppose the use of our tax dollars to fund a project destructive to the environment, to Churchill, and to the surrounding communities in the Mon Valley.

Sandra Fox
38 Holland Rd.
Pittsburgh (Churchill), PA. 15235

Cathy Bordner
1926 Hampstead Dr
Churchill, PA 15235
5-27-21

My name is Cathy Bordner, I live at 1926 Hampstead Dr., Churchill, PA. I am here to discuss my opposition to an application by Churchill Creek Project, LLC for \$10,000,000 for an E-Commerce Fulfillment and Distribution Center at 1310 Beulah Rd in Churchill Borough.

This development is not a good fit for the Borough of Churchill. With a footprint of 685,000 square feet it is the equivalent of 14 football fields. Two sides of the development border residential neighborhoods. Two schools are across the street from one of the main entrance. It doesn't belong in the middle of our residential neighborhood or any other residential neighborhood.

- We already have problems with congestion and traffic at the Beulah Rd and Penn Hwy intersection, two adjoining intersections and I-376. This project will result in much worse traffic, impacting all who travel in this area. problems in this heavily used area, impacting all who travel in this area.
- Air pollution will worsen. They will remove 1,400 mature trees, some over 75 years old, that currently help to mitigate air pollution in the area. There will be added pollutants caused by 400 semitrucks entering and leaving the site daily, after idling in the area waiting their assigned timeslot to unload. There will be over 1,400 employees entering and leaving the site 365 days/yr.
- Students at Woodland Hill High School and Pace School, many who live in Environmental Justice Areas (EJAs) surrounding Churchill, will be exposed to higher levels of air pollutants during the school day.
- The project will create sound pollution, not only from the distribution center, but also from the significantly increased traffic on surrounding borough streets and state highways.
- The project will create light pollution that will seriously impact surrounding properties.
- Increased revenue to the borough will be outweighed by increased costs for road repair, emergency services and public safety.

Pursuing the permit approval during the pandemic is a problem. We have met many older residents who do not use computers, or mobile devices, and as a result could not participate in the Borough's Zoom meetings. They have been left out of the process and many were not even aware that this project was being considered. Some of these residents live adjacent to the property.

Our tax dollars should not subsidize such a destructive project. We spend money and resources to preserve the environment, then Amazon is given a green light to come into a 130 acre site in a residential community and destroy it. If we are truly dedicated to clean air and a healthy environment, allowing this type of development is counter productive. We must do all we can to preserve this site, instead of destroy it.

Preserving the environment and providing jobs are not mutually exclusive.

We do not believe that our community should be collateral damage so that consumers can receive packages in 2 days and Amazon shareholders can receive high returns on their investment.

We believe that Churchill, Allegheny County and Pennsylvania can do much better.

Comments to RAAC on May 27th, 2021 2pm
Re: Churchill Creek Project, LLC's Request for \$10 Million to Demolish
Buildings

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My name is Susan G Sterrett. I currently reside at 1903 Hampstead Drive
in Churchill, PA.

Like the previous speakers, I am here to comment on Churchill Creek
Project's application for \$10 million dollars to "demolish approximately
1,000,000 SF of obsolete office buildings and perform environmental
remediation and site preparation work"

The focus of my remarks will be on why it would clearly be wrong to fund
the applicant to demolish these buildings at this point in time.

The grant application describes the buildings as "obsolete." Being
obsolete is no reason to demolish a building! Some obsolete buildings
can be brought up to date to meet current building codes. Consider
successfully repurposed buildings such as Bakery Square, Station
Square, and the Warhol museum. They were all "obsolete" before being
renovated.

In fact, one of the buildings on the site that has 250,000 sq foot of space,
has already been remediated. It has electrical service and is usable. The
owners indicated another 150,000 square feet of remediated building
space in another building could be provided as well.¹

The applicant wants to demolish all the buildings on the site in order to
make way for their proposed project. I have spent many hours reviewing
Churchill Creek Project's submittal to Churchill Borough. It is woefully
inadequate and incomplete. To give a few concrete objective facts:
PennDOT's review is at the very earliest stage. The stormwater plan has
not been approved by the County. How about basics like the sanitary

¹ New Churchill Crossings Ownership to Reopen Studio", *Pittsburgh Business Times Journal*, by Tim
Schooley. April 22, 2019

sewage system? Well, Alcosan has informed the applicant² that it cannot currently accept any inputs from the applicant, and the applicant has determined that an onsite system is not a possibility.

Other challenges the application faces are: an endangered species habitat on the site,³ a major historical Indian path (Raystown Path) on the site⁴, and, what is especially striking, a pending historical review of some of the very buildings that the applicant is requesting tax funds to demolish!⁵

Churchill Creek's proposal to build an e-commerce and distribution center at 1310 Beulah Road faces many challenges and possibly insurmountable hurdles. Obviously demolishing these buildings is premature. It may well even impact the economic potential of the site negatively. Negatively.

Please do not enable the destruction of what could be valuable culturally and ecologically to our communities by funding the indiscriminate demolition of buildings and disturbance to the landscape, with taxpayer money.

² "Sewage Facilities Review", on Churchill Borough website (ChurchillBorough.com) at <https://ecode360.com/documents/CH1558/public/581457467.pdf> (Seventh page from beginning of the pdf, under Correspondence)

³ Ibid., pg 60 and 61 of 84 of the pdf file. Also p. 53/94 (entry in chart indicating further review is required.)

⁴ Ibid., pg. 39/84 of the pdf file.

⁵ Ibid. pg. 51/84 of the pdf file

Bozzolla, Sam

From: Elizabeth Ann Casman <casman@andrew.cmu.edu>
Sent: Wednesday, May 26, 2021 10:39 PM
To: Bozzolla, Sam
Subject: RE: request to testify at the 2 pm Thursday May 27 2021 meeting.

Mr. Bozzolla:

Here is the text of my comments for tomorrow's phone meeting.

My name is Elizabeth Casman. I live in Churchill, Pennsylvania. Thank you for hearing my comments.

The Churchill Creek LLC proposal requests funding to prepare a property for the potential siting of an Amazon Fulfillment Center. The proposed siting of an Amazon warehouse in Churchill will destroy the serenity and residential character of my neighborhood. It will expose residents 24/7 to air pollution, noise, and congested truck traffic.

I live one block from this site. There are many houses and apartments even closer to it.

I object to using my taxpayer money on this project, not only because it will degrade my property value, my health, and my quality of life, but also on the grounds that the applicant represents Amazon, an entity with extremely deep pockets that does not need a State subsidy in order to expand.

The site does have contaminated soils, but the remediation project is described as soil-neutral. That means that contaminated soil will not be removed from the property and no soil will be brought in. The contaminated soil will be used to create the down-slope half of a giant plateau, held up by two high retaining walls (one 65 feet tall, the other 105 feet tall), to accommodate the million square foot mega-warehouse. Groundwater currently flows through this property. If built, it will also flow through the disturbed, contaminated soil, mobilizing hazardous chemicals. This project is not a remediation. It is a leaky landfill.

On these grounds I urge you to reject this proposal.

From: Bozzolla, Sam <Sam.Bozzolla@AlleghenyCounty.US>
Sent: Tuesday, May 25, 2021 4:05 PM
To: Elizabeth Ann Casman <casman@andrew.cmu.edu>
Subject: RE: request to testify at the 2 pm Thursday May 27 2021 meeting.

Ms. Casman:

Please find below the call information for Thursday's (5/27) RAAC meeting which commences at 2:00 pm. You will have three (3) minutes to make your comments to the RAAC board. Thank you

1 267-368-7515 Access CODE 120887340#

From: Elizabeth Ann Casman <casman@andrew.cmu.edu>
Sent: Tuesday, May 25, 2021 12:44 PM
To: Bozzolla, Sam <Sam.Bozzolla@AlleghenyCounty.US>
Subject: request to testify at the 2 pm Thursday May 27 2021 meeting.