

Redevelopment Authority of Allegheny County

Board of Directors Meeting Minutes

The Gulf Tower, 707 Grant Street, Pittsburgh, PA 15219

October 27, 2022, at 2:00 PM, 8th Floor Boardroom

The Regular Meeting and Public Hearing of the Redevelopment Authority of Allegheny County was held on Thursday, October 27, 2022, at 2:00 pm. in the 8th Floor Board Room, The Gulf Tower, 707 Grant Street, Pittsburgh, Pennsylvania 15219.

Board Members present were: Councilman Walton, Peg McCormick Barron, Senator Fontana, and Jason Markovich

Also present were: Lance Chimka, Director; Steve Papernick, Authorities Solicitor; Jack Exler, Senior Deputy Director; Dora Walmsley, Assistant Director; David Siford, Fiscal Manager; Beth O'Donnell, Marketing Coordinator; Lainey Smearman, Executive Office Manager; Chris Willitts, Vice President of Finance YMCA of Greater Pittsburgh; Jamie Inferrera, Bond Counsel Dinsmore & Shohl LLP; and Anthony Ditka, Bond Counsel Dismore & Shohl LLP

ROLL CALL

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

APPROVAL OF MINUTES – September 22nd, 2022

ON A MOTION MADE BY MR. MARKOVICH AND SECONDED BY COUNCILMAN WALTON, THE MINUTES OF THE PREVIOUS MEETING WERE APPROVED AS PRESENTED.

RATIFICATION OF BILLS

Senator Fontana reviewed the Ratification of Bills Payable for Septemeber 2022 and found them in good and proper order.

ON A MOTION MADE BY COUNCILMAN WALTON AND SECONDED BY MR. MARKOVICH, THE RATIFICATION OF THE BILLS WAS APPROVED AS PRESENTED.

PUBLIC COMMENTS

THERE WERE NO PUBLIC COMMENTS.

OLD BUSINESS

NO OLD BUSINESS

NEW BUSINESS

- A. SALE OF AUTHORITY-OWNED LOT LOCATED IN HOMESTEAD, PA
Request authorization to convey one (1) RAAC-owned parcel, Lot and Block 131-B-207, comprising vacant 1,202 sq. ft., located in the Borough of Homestead on West Street, for \$400.00 to L2 Apartment Holdings Limited so as to permit the further development of the parcel, and allow the Director to execute all necessary documents, with Solicitor approval

ON A MOTION MADE BY MR. MARKOVICH AND SECONDED BY COUNCILMAN WALTON, THE ABOVE REQUEST WAS APPROVED AS PRESENTED

- B. SALE OF AUTHORITY-OWNED LOT LOCATED IN MCKEES ROCKS, PA

Request authorization to convey one (1) RAAC-owned parcel, Lot and Block 74-S-10, comprising vacant 4,800 sq. ft., located in the Borough of McKees Rocks on Martha Street, for \$1,000.00 to NCCM Armstrong, 401 Sproul Street, McKees Rocks, PA 15136, so as to permit the development of the parcel into a parking lot, and allow the Director to execute all necessary documents, with Solicitor approval

ON A MOTION MADE BY MR. MARKOVICH AND SECONDED BY COUNCILMAN WALTON, THE ABOVE REQUEST WAS APPROVED AS PRESENTED

- C. BRADDOCK EMPLOYMENT AND TRAINING CENTER CDBG YEAR 49 APPLICATION

Request authorization to submit a CDBG application on behalf of the Redevelopment Authority of Allegheny County in an amount not to exceed \$49,000; and allow the Director to execute the necessary documents with Solicitor approval.

ON A MOTION MADE BY COUCILMAN WALTON. AND SECONDED BY MR. MARKOVICH, THE ABOVE REQUEST WAS APPROVED AS PRESENTED

- D. BRILLIANT LINE ACQUISITION

Request authorization to execute an option assignment agreement with Allegheny RiverTrail Park (ARP); compensate ARP\$160,795 for holding costs associated with their option agreement with Allegheny Valley Railroad (AVRR); maintain and exercise the option with AVRR by making required option payments and executing sales agreement with AVRR for a price to be determined by the Director; allow for site stabilization, site security and fencing, studies, planning, design, engineering and construction associated with the Brilliant Line; and allow the Director to execute necessary documents with Solicitor approval.

ON A MOTION MADE BY COUNCILMAN WALTON AND SECONDED BY MR. MARKOVICH, THE ABOVE REQUEST WAS APPROVED AS PRESENTED

E. TAX INCREMENT FINANCING (TIF) – MCCLAREN ROAD

Request authorization to obtain such consents and approvals, enter into a Trust Indenture, a Funding Agreement, and such other agreements as are, in the opinion of the Authority's Solicitor, necessary and appropriate to implement the financing plans contemplated by the Proposal, and issue the Tax Increment Note, Series of 2022 (McClaren Road TIF Project), for the purpose of funding a portion of the costs of the public infrastructure described in the TIF Plan, in a principal amount not to exceed \$3,090,000.

ON A MOTION MADE BY COUNCILMAN WALTON AND SECONDED BY MR. MARKOVICH, THE ABOVE REQUEST WAS APPROVED AS PRESENTED

F. ALLEGHENY COUNTY ECONOMIC DEVELOPMENT, GAMING ECONOMIC DEVELOPMENT TOURISM FUND (GEDTF)-APPLICATION FOR FUNDING

Request authorization to submit an application for funding to the Commonwealth Finance Authority from the Pennsylvania Gaming Economic Development and Tourism Fund in an amount not to exceed \$10,300,000 and allow the Director to execute the necessary documents with Solicitor approval

ON A MOTION MADE BY MR. MARKOVICH AND SECONDED BY COUNCILMAN WALTON, THE ABOVE REQUEST WAS APPROVED AS PRESENTED

G. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)

Request authorization to approve various resolutions related to the Allegheny Vacant Property Recovery Program for properties located in the municipalities of Coraopolis, Harrison, Leet, Moon, Mount Oliver, North Fayette, Penn Hills, South Park, Stowe, Swissvale, Verona, and Wilksburg and allow the Director to execute the necessary documents with Solicitor approval

ON A MOTION MADE BY MR. MARKOVICH AND SECONDED BY COUNCILMAN WALTON, THE ABOVE REQUEST WAS APPROVED AS PRESENTED

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS TO TRANSACT, ON A MOTION MADE BY COUNCILMAN WALTON AND SECONDED BY MR. MARKOVICH, THE ADJOURNMENT OF THE REGULAR MEETING OF THE REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY WAS UNANIMOUSLY APPROVED.



Jack Exler, Sr. Deputy Director