

**Redevelopment Authority of Allegheny County**  
**Board of Directors Meeting Minutes**  
February 27, 2025, at 2:00 PM

Koppers Building, 436 Seventh Avenue, Ste 600, Confluence Conference Room, Pittsburgh, PA 15219

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The Regular Meeting of the Redevelopment Authority of Allegheny County was held on Thursday, February 27, 2025, at 2:00 pm. in the Koppers Building, Confluence Conference Room, 436 Seventh Avenue, Pittsburgh, Pennsylvania 15219.

Board Members participating were: Chairman Kyle Chintalapalli, Councilman DeWitt Walton, Dr. Diamonte Walker, Jason Markovich and Dora Walmsley.

Attendees: Lauren Connelly, Director; Simone McMeans, Deputy Director; Steve Papernick, Authorities Solicitor; Beth O'Donnell, Authorities Coordinator; Dave Siford, Auditor; Erin Deasey, Development Manager; Gloria Redlinger, Senior Finance Manager; Ray Englert, VPRP Project Manager; Brandon Marcucci, Project Manager; Paul McKrell, Controller's Office; Alex DeRosa, Three+One Company.

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

**APPROVAL OF DECEMBER 19, 2024 MINUTES:**

On a motion made by Director Markovich and seconded by Dr. Walker, the minutes of the December 19th, 2024 meeting were approved as presented. Director Walmsley abstained due to her absence at the December meeting.

**FINANCIAL REPORT / BILLS PAYABLE:**

Dr. Walker reviewed the Ratification of Bills payable for December 31<sup>st</sup>, 2024, and January 31<sup>st</sup>, 2025 along with the December 2024 and January 2025 balance sheets and the statements of revenue and expenses, and found them to be in good and proper order.

On a motion by Director Markovich and seconded by Councilman Walton, the board unanimously approved the payment of the bills.

**PUBLIC COMMENTS:** There were no public comments.

**OLD BUSINESS:**

**A. BRADDOCK BUSINESS COMMUNITY INITIATIVE – MILTON OGOT ARCHITECTS**

Request authorization to increase the contract amount with Milton Ogot, Architects by \$10,000.00, for an amount not to exceed \$35,000.00.

On a motion made by Director Walmsley and seconded by Councilman Walton, the above request was approved as presented.

**B. BRADDOCK BUSINESS COMMUNITY INITIATIVE – RUSSELL CONTRACTING**

Request authorization to approve change orders 3-28 and increase the contract amount with Russell General Contracting, LLC by \$438,846.58 with an amount not to exceed \$1,966,077.00.

*Director Markovich asked if this project was performed under the commercial prevailing wage. Ms. Deasy confirmed that it was.*

*Chairman Chintalapalli noted that that 32 change orders is a lot and that he understands that the buildings have been long vacant and that changes are expected. Ms. Deasy pointed out that the structural report was from 2020, just prior to COVID 19 causing extra deterioration in the buildings.*

On a motion made by Dr. Walker and seconded by Director Walmsley, the above request was approved as presented.

C. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)

Request authorization to re-approve a resolution related to the Allegheny Vacant Property Recovery Program for one (1) property located in the City of Clairton.

On a motion made by Director Walmsley and seconded by Dr. Walker, the above request was approved as presented. Councilman Walton abstained.

**NEW BUSINESS:**

A. LOCAL SHARE ACCOUNT (LSA) – YOUNG BLACK MOTIVATED KINGS & QUEENS

Request authorization to sponsor an application for Young Black Motivated Kings & Queens (YBMKQ) as part of the Local Share Account State-wide grant program which did not apply through ACED's application portal, administer the project if awarded and enter into a cooperation agreement with the non-profit in the event that it receives an award of funds.

On a motion made by Dr. Walker and seconded by Director Walmsley, the above request was approved as presented.

B. ENTER INTO A NEW CONTRACT WHICH INCLUDES LIQUIDITY AND TREASURY ANALYSIS

Request authorization to enter into a one-year professional service agreement with Three+One Company, Inc. for a cash flow and liquidity analysis for an amount not to exceed \$23,000.

*Alex DeRosa from Three+One was present via TEAMS and thanked the fiscal staff of RAAC for their cooperation and support during the cash flow and liquidity analysis review process. He also appreciated the opportunity to continue working with RAAC to ensure transparent findings.*

On a motion made by Dr. Walker and seconded by Chairman Chintalapalli, the above request was approved as presented.

C. ALLEGHENY COUNTY SANITATION AUTHORITY (ALCOSAN) EASEMENT

Request authorization to enter into an easement agreement with ALCOSAN for access at the Carrie Furnace Site.

*Director Walmsley asked if ALCOSAN was using an existing tunnel and not building a new tunnel. Mr. Marcucci assured Director Walmsley that ALCOSAN will be using an existing tunnel and will be covering the cost to remove sedimentation.*

On a motion made by Councilman Walton and seconded by Director Walmsley, the above request was approved as presented.

**D. BRADDOCK BUSINESS COMMUNITY INITIATIVE (BBCI) - CDBG 51 APPLICATION**

Request authorization to submit an application for a Community Development Block Grant 2025 (Year 51) for \$360,000.00.

On a motion made by Director Walmsley and seconded by Dr. Walker, the above request was approved as presented.

**E. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP) – PARTICIPATION BY BOROUGH OF BEN AVON**

Request authorization to allow the Borough of Ben Avon to participate in the County's AVPRP and allow RAAC to receive funds from the Borough or entities authorized by the Borough for the purpose of paying for all costs associated with acquiring properties through the AVPRP.

On a motion made by Councilman Walton and seconded by Chairman Chintalapalli, the above request was approved as presented.

**F. BOROUGH OF NORTH BRADDOCK, TARENTUM, AND WEST MIFFLIN, CITY OF CLAIRTON, MUNICIPALITY OF PENN HILLS, AND TOWNSHIP OF SHALER.**

Request authorization to approve various resolutions related to the Allegheny Vacant Property Recovery Program for seventeen (17) properties located in the Boroughs of North Braddock, Tarentum, and West Mifflin, the City of Clairton, the Municipality of Penn Hills, and the Township of Shaler.

*Councilman Walton asked how far along Jamar's Place of Peace is in the process of building 8 transitional tiny houses in the municipality of Penn Hills and how it relates to the deliverables they are expected to present at closing? Mr. Englert explained that he believes they have secured \$100,000 in funding which will be enough to cover the expenses of the initial 3 homes being built. Councilman Walton also asked if they offer support services and Mr. Englert replied that he believes they do not offer housing services but do offer donation services including clothing and appliances. He also mentioned that they are receiving support from the Allegheny County Department of Human Services, to his knowledge.*

*Chairman Chintalapalli asked if Jamar's Place will have to prove construction of the tiny homes and Mr. Englert replied that they will go through VPRP's Certificate of Completion process.*

On a motion made by Dr. Walker and seconded by Director Walmsley, the above request was approved as presented.

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

Request authorization to approve a Certificate of Completion for four (4) properties in the Boroughs of Bellevue, Leetsdale, Millvale, and Oakdale, which were transferred through the Allegheny Vacant Property Recovery Program.

On a motion made by Dr. Walker and seconded by Councilman Walton, the above request was approved as presented.

**ADJOURNMENT:**

On a motion by Director Walmsley and seconded by Councilman Walton, the board unanimously approved the request to adjourn the regular meeting of the Redevelopment Authority of Allegheny County.

  
Lauren Connelly, Director