

Redevelopment Authority of Allegheny County
Board of Directors Meeting Minutes
April 24, 2025, at 2:00 PM

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

The Regular Meeting of the Redevelopment Authority of Allegheny County was held on Thursday, April 24, 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, Dr. Diamante Walker, Councilman DeWitt Walton, and Dora Walmsley.

Attendees: Lauren Connelly, Director; Simone McMeans, Deputy Director; Jim Johnston, Assistant Director, Operations; Steve Papernick, Authorities Solicitor; Dave Siford, Auditor; Ann Ogoreuc, Assistant Director, Mobility and Transportation; Erin Deasey, Development Manager; Ray Englert, VPRP Project Manager; Nathan Wetzel, Manager, Housing; Chizoma Ihedoro, Business Development Coordinator; Rich Stephensen, Allegheny County Housing Authority; Lainey Smearman, Executive Office Manager; Ed Nusser, Allegheny County Housing Authority.

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

APPROVAL OF MARCH 27, 2025, MINUTES:

On a motion made by Councilman Walton and seconded by Director Walmsley, the minutes of the March 27th, 2025 meeting were approved as presented.

FINANCIAL REPORT/ BILLS PAYABLE:

Dr. Walker reviewed the Ratification of Bills payable for March 2025 along with the March 2025 balance sheet and the statement of revenue and expenses and found them to be in good and proper order.

On a motion by Dr. Walker and seconded by Chairman Chintalapalli, the board unanimously approved the payment of the bills.

PUBLIC COMMENTS: There were no public comments.

OLD BUSINESS:

A. BRILLIANT LINE ACQUISITION - UPDATE

On Friday, April 4, 2025, the Redevelopment Authority of Allegheny County purchased the Brilliant Branch from Allegheny Valley Railroad (AVRR). The purchase price was \$3.5 million. RAAC purchased the line using American Rescue Plan Act (ARPA) funds. RAAC will convert the rail line to a multi-use trail. The 3.6-mile rail line travels through the City of Pittsburgh neighborhoods of Homewood and Lincoln-Lemington-Belmar and is in close proximity to Larimer. It crosses the Allegheny River and touches down in Allegheny RiverTrail Park (ATP) in Aspinwall. Upon conversion to trail, it will connect to the Allegheny Shores development in Sharpsburg.

B. 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 Township of Versailles.

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

NEW BUSINESS:

A. REQUEST FOR PROPOSALS: VACANT PROPERTY RECOVERY PROGRAM (VPRP) APPRAISAL SERVICES

Request authorization to issue a Request for Proposals to seek appraisals for the VPRP program and award to the lowest responsible respondent.

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

B. ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM(AVPRP)

Request authorization to approve various resolutions related to the Allegheny Vacant Property Recovery Program for eleven (11) properties located in the Boroughs of Forest Hills, Glassport, Millvale, Tarentum, and West Mifflin, and the Townships of Frazer, Harmar, Shaler, and Stowe.

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

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

Request authorization to approve a Certificate of Completion for one (1) property in the Borough of Wilkinsburg, which was transferred through the Allegheny Vacant Property Recovery Program.

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

D. ECONOMIC DEVELOPMENT FUND LOAN FOR RIDC SOUTHWESTERN PENNSYLVANIA

Request authorization to issue a \$1,000,000 Economic Development Fund (EDF) Loan to RIDC of Southwestern PA for the acquisition of 44,640 sq. ft. building on 1.9 acres.

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

E. HOUSING INVESTMENT LOAN TO ALLEGHENY COUNTY HOUSING AUTHORITY - SHADY AVENUE ACQUISITION

Request authorization to issue \$2,000,000 in funds to the Allegheny County Housing Authority (ACHA) via its subsidiary AHH - Shady Avenue, LLC, a wholly controlled instrumentality of ACHA, for the acquisition of 2123 Shady Avenue, and authorize the Director to apply for up to \$900,000 in ACED/OHS affordable housing development funds for this acquisition.

Councilman Walton commented: "I am pleased to have had the opportunity to have these kinds of conversations with Rich Stephenson about the ACHA process. I think it creates real opportunities for transformation in Allegheny County and the reason the region has raised the standard of living, the quality of living per capita income, and added value across the board. I enthusiastically support the work that you're doing, and anything that I can do as a member of this entity and in any role that I'm playing in Allegheny County, I'm all in."

Dr. Walker commented that she "is happy to see this happening. It's much needed and wants to personally thank Rich Stephenson for his continued innovation and willingness to think outside of the box. He strategizes and operates within the confines of the compliance requirements. But he's been able to do some enigmatic and innovative things, and I'm glad that we get an opportunity to be a part of it."

Chairman Chintalapalli asked what outreach has been done with Community neighbors? Ed Nusser responded the purchase and sales agreement was just finalized, and there will be further conversations with the community.

Chairman Chintalapalli also noted that he is willing to help facilitate any conversations with City Councilperson Warwick and the neighborhood services team. He also echoes thanks for the work of the executive's office, the work of our team at ACED and Rich Stephenson.

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

F. ALLEGHENY COUNTY HOMEBUYER PROGRAM

Request authorization to enter into agreement/memorandum of understanding with the Allegheny County Residential Finance Authority (RFA) to add a right of first refusal option to homebuyer properties assisted by the RFA as part of the First Home Allegheny Program.

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

G. RFP - HOUSING NEEDS ASSESSMENT

Request authorization to issue a Request for Proposals for experienced consultants to develop a comprehensive Housing Needs Assessment for Allegheny County.

Chairman Chintalapalli commented: "We've gone through a couple of these at the city and I'll say they are an invaluable resource to have on hand as you are thinking through what policies, funding tools, et cetera, are really needed to be responsive to the magnitude of the challenge before you. It's exciting to see the county taking the first steps towards that to figure out how to approach this in a comprehensive manner. I'm excited to see what it shows us and then opportunities to further City-County collaboration on ways to move forward in ensuring that we're supporting residents across the city and county. Thank you for your work on this. "

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

H. RFP - LAND BANK FEASIBILITY REPORT

Request authorization to issue a Request for Proposals (RFP) for experienced consultant(s) to

conduct a comprehensive assessment on existing land recycling programs and land bank organizations currently operating in Allegheny County and to develop a feasibility report/recommendation on how best to operate land banking and/ or other land recycling tools at a county-wide level.

Chairman Chintalapalli commented: "This is great to see. We, obviously, and Doctor Walker can certainly speak to this, have a lot of lessons learned from the experience with the city and sort of structure the things that were challenging in ways to help move things forward. I'm sure anyone on our team, both at the Land bank and those involved previously, would be willing to help. One of those lessons is, as you look for ways to move forward on this, opportunities for partnership and collaboration. Thanks for bringing this forward and I am excited for the potential of what it could be for the county."

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

ADJOURNMENT:

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



Lauren Connelly, Director