Redevelopment Authority of Allegheny County
Board of Directors Meeting Minutes
August 28, 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, August 28, 2025, at 2:00 pm. in the Koppers Building, Confluence Conference Room, 436 Seventh Avenue, Pittsburgh, Pennsylvania 15219.

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

Attendees: Lauren Connelly, Director; Simone McMeans, Deputy Director; Jim Johnston, Assistant Director, Operations; Beth O'Donnell, Authorities Coordinator; Veronique Kihumbu Keng, Assistant Director, Finance; Steve Papemick, Authorities Solicitor; Chizoma Ihedoro, Project Manager; Keilah Boyles, Project Manager; Jaclyn Karolski, Planner 2; Theodore Almeter, Project Manager; Ed Nusser, Director of Housing Strategy, Allegheny County.

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

APPROVAL OF JULY 24, 2025, MINUTES:
On a motion made by Director Markovich and seconded by Dr. Walker, the minutes of the July 24th, 2025 meeting were approved as presented.

FINANCIAL REPORT/ BILLS PAYABLE:
Dr. Walker reviewed the Ratification of Bills payable for July, 2025 along with the July, 2025 balance sheet and the statement of revenue and expenses and found them to be in good and proper order.

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

PUBLIC COMMENTS: There were no public comments.

OLD BUSINESS:

- ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM (AVPRP)

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

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

NEW BUSINESS:

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

Request authorization to approve a Certificate of Completion for one (1) property in the Township of Leet, which was 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.

B. LOCAL SHARE ACCOUNT (LSA) - SEIU LOCAL 668

Request authorization to sponsor an application for SEIU Local 668 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 Director Markovich and seconded by Dr. Walker, the above request was approved as presented.

C. PANHANDLE TRAIL EXTENSION GRANT APPLICATION TO THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION: TRANSPORTATION ALTERNATIVES SET ASIDE PROGRAM

Request authorization to submit a grant application to the Pennsylvania Department of Transportation (PennDOT) Transportation Alternatives Set Aside Program in an amount not to exceed $1.5 million to assist with the purchase of railroad property to extend the Panhandle Trail and to enter into a grant agreement with PennDOT for an amount not to exceed $1.5 million.

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 SALEM'S MARKET AND GRILL

Request authorization to issue a $1,000,000 Economic Development Fund (EDF) Loan to Salem's Market and Grill for debt refinancing.

On a motion made by Dr. Walker and seconded by Director Walmsley, the above request was approved as presented. Councilman Walton abstained due to his personal friendship with Abdullah Salem, owner of Salems Market and Grill.

Chairman Chintalapalli voiced his support of Salem's work in the community delivering goods to home bound seniors and the business that his family has built.

E. SOURCE ONE TRANSPORTATION, LLC, PORT INFRASTRUCTURE DEVELOPMENT PROGRAM GRANT

Request authorization to submit an application to the Maritime Administration for the Port Infrastructure Development Program on behalf of Source One Transportation, LLC.

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

F. NEVILLE ISLAND TERMINAL: PORT INFRASTRUCTURE DEVELOPMENT PROGRAM GRANT

Request authorization to submit an application to the Maritime Administration for the Port Infrastructure Development Program on behalf of The Lindy Group, LLC.

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

G. BRADDOCK BUSINESS COMMUNITY INITIATIVE- MAIN STREET MATTERS PROGRAM (2025)

Request authorization to submit an application for a Main Street Matters Program, District Development Grant for an amount not to exceed $1,000,000.00.

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

H. 812 BRADDOCK AVE - ACT 152 BLIGHT REMOVAL PROGRAM

Request authorization to submit an application for an Act 152 Blight Removal Program Grant for an amount not to exceed $90,000.00.

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

Councilman Walton asked Director Connelly if there are any restrictions on who can apply for Act 152 Demolition? Director Connelly replied that any community can apply for demolition including emergency demolition. Deputy Director McMeans commented that she and the Municipal Department met to streamline and simplify the application and plan to align the release with the September 8th date for CDBG. Director Walmsley asked if ACED has been in contact with the adjacent business to make them aware of the demolition and Keilah Boyles, Project Manager, confirmed that they have.

I. BRADDOCK PARCELS 302-E-21 l, -210, -209, -208, AND -207, AND 302-E-213 -COMMUNITY DEVELOPMENT BLOCK GRANT

Request authorization to submit an application for a Community Development Block Grant for an amount not to exceed $200,000.00.

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

Chairman Chintalapalli asked that since the property was formally a playground, is it still operating as a playground and was assured it is not and that it is being remediated for development.

J. PARCEL NUMBER 302-E-213, 837 BRADDOCK AVE, BRADDOCK PA

Request authorization to enter into negotiations with MNB Partnership, LLC, of302-E-213, 837 Braddock Ave, for transfer of property to RAAC.

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

K. BRADDOCK MAINTENANCE AGREEMENT

Request authorization to enter into an agreement with Braddock Borough for maintenance.

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

Chairman Chintalapalli asked if the Borough employs their own municipal staff or if they hire Subcontractors for the maintenance? Keilah Boyles responded that they use their own municipal employees.

L. ALLEGHENY SHORES - REALLOCATION OF ARPA BRILLIANT LINE FUNDS

Request authorization to reallocate $500,000 from the ARPA trail development project 'Brilliant Line Acquisition' to Sharpsburg Borough to fund the Allegheny Shore project for phase I planning and engineering and enter into an agreement with Sharpsburg Borough for the project.

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

M. HOUSING ACQUISITION FUND ASSESSMENT- BOP IMPACT REAL ESTATE ENGAGEMENT

Request authorization to enter into an agreement with BOP Impact Real Estate to develop a Housing Acquisition Fund model and assessment for Allegheny County for an amount not to exceed $40,000.

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

N. HOUSING PRODUCTION FUND ASSESSMENT- ENTERPRISE COMMUNITY PARTNERS ENGAGEMENT

Request authorization to enter into a professional services agreement with Enterprise Community Partners to develop a model for a Housing Production Fund for Allegheny County.

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

ADJOURNMENT:
On a motion made by Dr. Walker and seconded by Director Walmsley, the board unanimously approved the request to adjourn the regular meeting of the Redevelopment Authority of Allegheny County.

Lauren Connelly, Director