



# County of Allegheny

## Office of the Controller

PERFORMANCE AUDIT OF THE  
ALLEGHENY COUNTY  
ECONOMIC DEVELOPMENT  
COMMUNITY INFRASTRUCTURE AND TOURISM FUND  
FOR THE PERIOD JANUARY 1, 2014  
THROUGH DECEMBER 31, 2016

*(Performance Audit)*

October 31, 2017

**Chelsa Wagner**  
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**CHELSEA WAGNER**  
CONTROLLER

# COUNTY OF ALLEGHENY

## OFFICE OF THE CONTROLLER

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October 19, 2017

Mr. Robert D. Hurley  
Director  
Economic Development  
One Chatham Center, Suite 900  
112 Washington Place  
Pittsburgh, PA 15219

Mr. William Brooks  
Board Chairman  
Redevelopment Authority of Allegheny County  
One Chatham Center, Suite 900  
112 Washington Place  
Pittsburgh, PA 15219

**PERFORMANCE AUDIT OF THE**  
**ALLEGHENY COUNTY**  
**ECONOMIC DEVELOPMENT**  
**COMMUNITY INFRASTRUCTURE AND TOURISM FUND**  
**FOR THE PERIOD JANUARY 1, 2014**  
**THROUGH DECEMBER 31, 2016**

Dear Mr. Hurley and Mr. Brooks:

We have conducted a performance audit of Allegheny County Economic Development (ACED) and the Redevelopment Authority of Allegheny County (RAAC) to evaluate compliance with the Program Guidelines for the Community Infrastructure and Tourism Fund (CITF). Our performance audit covers the period from January 1, 2014 through December 31, 2016, and was performed in accordance with *Government Auditing Standards* issued by the Comptroller General of the United States.

The results of our performance audit revealed there is no evidence of the methodology used to analyze program applications, that there is a lack of documentation for program guideline criteria, there is a lack of adherence to the prevailing wage policy criteria, and that Economic Development needs to develop a written policies and procedures manual.. The detailed results of our performance audit are included in the attached report.



Mr. Hurley and Mr. Brooks  
October 19, 2017

We believe that the implementation of our recommendations will help improve the operations of the Community Infrastructure and Tourism Fund. We would like to thank the management and staff of ACED, for their courtesy and cooperation during the performance of our procedures.

Kind regards,



Chelsa Wagner  
Controller



Lori A. Churilla  
Assistant Deputy Controller, Auditing

cc: Honorable John DeFazio, President, County Council  
Honorable Nicholas Futules, Vice-President, County Council  
Honorable Rich Fitzgerald, County Executive, Allegheny County  
Mr. William D. McKain, County Manager, Allegheny County  
Ms. Jennifer M. Liptak, Chief of Staff, County Executive  
Ms. Mary C. Soroka, Director, Budget and Finance, Allegheny County  
Mr. Kenneth J. Varhola, Chief of Staff, County Council  
Ms. Sarah Roka, Budget Manager, County Council  
Mr. Jack Exler, Senior Deputy Director, Economic Development  
Mr. John Patrick Earley, Deputy Director, Economic Development

## I. Introduction

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The Allegheny County Economic Development (ACED) Community Infrastructure and Tourism Fund (CITF) is overseen by the Redevelopment Authority of Allegheny County (RAAC). This fund is intended to provide financial assistance to entities to facilitate economic development through infrastructure assistance, stabilize or correct existing infrastructure problems, or plan and prepare sites and buildings for future use.

The Allegheny County CITF is funded by the Commonwealth of Pennsylvania under the Act of July 5, 2004 (P.L. 572, No. 71), known as the Pennsylvania Race Horse Development and Gaming Act and authorized pursuant to the Act of July 25, 2007 (P.L. 342, No. 53), known as the Pennsylvania Gaming Economic Development and Tourism Fund Capital Budget Itemization Act of 2007. The funds are made available to CITF under these Acts to “fund construction, development, improvement and maintenance of infrastructure projects”.

The Gaming Itemization Act allocated \$80 million to the CITF. The allocated amount is to be paid in annual amounts of not less than \$6.6 million for ten years. Any remaining unpaid balance shall be paid in total within the next two fiscal years. Beginning in fiscal year 2007/2008, the Redevelopment Authority of Allegheny County, acting as agent and representative of Allegheny County, entered into agreements with the Pennsylvania Department of Community and Economic Development (PA DCED) to receive the funding. The CITF has a cash balance of \$14,982,578 per RAAC’s audited December 31, 2016 financial statements.

During our three year performance audit, RAAC awarded \$18.7 million in grants consisting of 136 projects. RAAC received three installments of the \$6.6 million for a total of \$19.8 million from the state, and disbursed \$18.6 million during our audit period. This disbursement total includes projects that were approved during, as well as prior to, our examination period

### Summary of CITF Applications Received and Funded

<b>Year</b>	<b>Applications Received</b>	<b>Applications Funded</b>	<b>Amount Funded</b>
2014	134	46	\$6,935,000
2015	128	44	\$5,795,629
2016	121	46	\$5,980,953
<b>Total</b>	<b>383</b>	<b>136</b>	<b>\$18,711,582</b>

CITF provides grants and loans to allow municipalities, authorities, councils of government, non-profit organizations and trusts, and for-profit businesses (eligible for loans only), to carry out important infrastructure related projects. All projects receiving CITF funding must be located within Allegheny County.

Eligible Activities include:

- Acquisition of land and buildings, right of way and easements.
- The acquisition, construction, labor and material associated with rehabilitating the following:
  - Storm water drainage systems;

## I. Introduction

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- Sanitary sewer systems, including but not limited to, the construction or repair of sewer collection lines and sewage treatment facilities;
  - Water supply facilities, including but not limited to, construction or repair of ground water sources, water lines and water storage and treatment facilities;
  - Transportation facilities directly affecting the site of the proposed development including: on-site and off-site road improvements, traffic signals, parking facilities, inter-modal facilities, sidewalks, retaining walls, bridges and rails; including but not limited to, the construction or rehabilitation of spurs, signals and crossings. Also, port-related facilities, including but not limited to dredging, docking facilities, and bulkheads;
  - Buildings;
  - On-site amenities, such as recreational areas, which are reasonably expected to increase the value or attractiveness of the site.
- Demolition of structures and removal of abandoned foundations.
  - Grading and site preparation.
  - Environmental site assessment and remediation.
  - Predevelopment and planning activities that may be used to determine the feasibility of a project and/or obtain technical information related to a project. These types of costs include: predevelopment planning; marketing, physical, and financial feasibility assessments and projections; planning and engineering design and cost estimates and other work deemed by the RAAC as necessary to undertake a site-ready project.
  - Engineering, design and inspection costs.
  - Signage, landscaping and streetscape improvements.
  - Any other costs associated with the preparation of a specific site of a project at the discretion of RAAC.

### Ineligible Activities include:

- Fees for securing other financing.
- Interest charges on borrowed funds.
- Operating expenses.
- Costs incurred prior to the approval of grant or loan (unless the applicant has received a non-prejudicial approval to commence work).
- Distribution or payments to the owners, partners, shareholders or beneficiaries of the applicant, or members of their families as defined by the Ethics Act of the Commonwealth of Pennsylvania.
- Refinancing existing debt.
- Real estate speculation.
- Municipal vehicles.
- Municipal Structures.

The grant amounts made available to any one applicant for a project cannot exceed \$250,000. RAAC approves the applications for a grant and then has the approved applicant sign a grant contract for execution. Once the contract has been executed and all preconditions therein are satisfied, the grantee can proceed with the procurement process. Upon satisfactory completion of the procurement process, the grantee can submit requests for the reimbursement of funds

## **I. Introduction**

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spent, pursuant to the terms of the contract. The CITF grant must be repaid if the grantee relocates outside of Allegheny County within 3 years of its execution of the grant agreement. There were not any loans granted during our audit period.

## **II. Objectives, Scope, and Methodology**

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### **Objectives**

Our objectives were to:

- Determine if Economic Development and RAAC have complied with the CITF Program Guidelines.
- Evaluate compliance with the process used for selecting which applicants receive grants and loans from the Fund.
- Analyze the following information to determine compliance:
  - A list of those who were selected and the reasons they were selected.
  - A list of those who were denied and the reasons they were denied.
- Determine whether Economic Development, in its administration of the Fund, has complied with all significant compliance requirements.
- Determine whether Economic Development is taking adequate measures to monitor the compliance of grant and loan recipients with significant grant and loan terms.
- Determine whether Economic Development is exerting adequate collection efforts related to program loans.

### **Scope**

Our audit procedures covered the period January 1, 2014 through December 31, 2016. We conducted this performance audit in accordance with generally accepted government auditing standards. Those standards require that we plan and perform the audit to obtain sufficient, appropriate evidence to provide a reasonable basis for our findings and conclusions based on our audit objectives. We believe that the evidence obtained provides a reasonable basis for our findings and conclusions based on our audit objectives.

### **Methodology**

Methodologies used to accomplish our objectives included, but were not limited to the following:

- Reviewed the Commonwealth of Pennsylvania Act of July 5, 2004, as amended, (P.L. 572, No. 71), known as the Pennsylvania Race Horse Development and Gaming Act and the Act of July 25, 2007 (P.L. 342, No. 53), known as the Pennsylvania Gaming Economic Development and Tourism Fund Capital Budget Itemization Act of 2007.
- Interviewed ACED staff to determine the process of how RAAC administers the CITF Fund and the process used for selecting which applicants receive grants or loans from the CITF Fund.
- Randomly sampled CITF applications that were denied to determine the reason the project was not approved.
- Randomly sampled approved CITF projects to determine whether the grantee submitted the documentation required by RAAC for the CITF grant application and contract and complied with various ACED requirements and the Program Guidelines.
- Determined whether the hourly wage rate paid by contractors and sub-contractors was equal to or greater than the hourly wage rate on Prevailing Wage Rate Schedules for a randomly selected sample of projects.



## **II. Objectives, Scope, and Methodology**

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- Ensured the reimbursement of funds did not exceed the approved CITF Grant amount, for a randomly selected sample of projects.
- Verified the timeliness and completeness of RAAC's semi-annual report sent to the DCED and the Office of the Budget.
- Ensured audits were completed within 180 days after the final disbursement was issued in accordance with CITF Guidelines.
- Applied other procedures as deemed necessary.
- We randomly selected our samples so that results could be projected to the population of approved projects. However, during our testing, we found that certain attributes were not always applicable for every project sampled because the projects are in various stages of completion. Therefore, the results would only be able to be projected to applicable projects.
- Our audit also included an assessment of internal controls that are significant within the context of our objectives. Any significant findings related to internal control are included in the findings and recommendations.

We provided a draft copy of this report to the Director of Economic Development and the RAAC Board Chairman for response. The response begins on page 44.

### III. Findings and Recommendations

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#### *Finding #1*

#### **No Evidence of the Methodology used to Analyze Program Applications**

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**Criteria:**

The Allegheny County Economic Development (ACED) Community Infrastructure and Tourism Fund (CITF) Program Guidelines (Program Guidelines) are used by the ACED and the Redevelopment Authority of Allegheny County (RAAC) (collectively referred to as Economic Development) to administer the CITF. According to the Program Guidelines, CITF applications are reviewed for eligibility and evaluated using a number of criteria. Because there may be insufficient funds to approve all eligible applications, priority is given to those applications showing a significant public benefit. In general, the following criteria are utilized to assist in the evaluation:

1. Job creation/retention over a three year period.
2. Amount of CITF funding invested per permanent full time job.
3. Site control status at project location.
4. Projects that demonstrate a significant percentage of matching funds may be given higher priority consideration for funding.
5. Consistency with the comprehensive plans of either the municipality and/or Allegheny County.

**Condition:**

This is a prior finding from our report issued October 31, 2014, and there has not been any corrective action taken to address this issue. Our current procedures found that there still is no evidence of the methodology used to analyze the applications received. Consequently, during our review of 30 funded project files and applications for 45 unfunded projects, we could not determine if ACED management selected these projects for presentation to the RAAC Board based on the criteria stated in the Program Guidelines. This is a result of having inadequate internal controls in place to ensure that the evaluation of project applications, based on criteria identified in the Program Guidelines, is properly completed and documented. The letters sent to the sampled applicants denied funding stated “Your application does meet our program eligibility criteria; however, since the amount of eligible applications greatly exceeded the amount of available funds, difficult choices had to be made and your project cannot be funded at his time.”

The current project selection process does not provide any documentation to indicate that eligible project applications were evaluated according to the criteria established in the Program Guidelines. Written documentation provides a clear understanding of the work performed and the criteria evaluated, and supports the conclusions reached. In order to verify compliance with the Program Guidelines, documentation of the evaluation of the criteria must be maintained.

### **III. Findings and Recommendations**

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**Cause:** The project applications are reviewed by the project manager to determine if the applicant is an eligible applicant and if the requested use of the funds is an eligible activity under the guidelines. However, ACED did not provide documentation to show the criteria listed above were reviewed or evaluated during the selection process. According to senior management, meetings are held to discuss which projects will receive funding.

**Effect:** Although projects that received funding may be eligible under the Program Guidelines, without documentation of management's evaluation of the guideline criteria, we cannot determine if the funded projects met the required criteria and whether denied applications would have benefited Allegheny County more effectively. The lack of documentation may also lead to the perception that the evaluation and selection process is not impartial.

**Recommendations:** We recommend that the evaluation of the CITF applications involve a rating system using pre-established point values. Each application should be graded for each of the criteria listed in the Program Guidelines. If certain criteria are more important than others, the scores can be weighted accordingly. Applications should be ranked by final score. If the highest ranked applications are not selected, the reason why an alternate project was selected should be thoroughly documented. This documentation should then be maintained in the project files.

**Management's Response:** The response begins on page 44 of the report.

### III. Findings and Recommendations

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#### *Finding #2*

#### **Information Regarding All Applications is Not Being Submitted to the Board**

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**Criteria:** The CITF program is governed by the Pennsylvania Gaming Economic Development and Tourism Fund, (“Gaming Law”) 4 P.S. 1407(d)(5). Under the Gaming Law, there is a distribution to counties of the second class for community infrastructure and tourism development. Distribution of the funds is governed by the Program Guidelines. The Program Guidelines state plainly: "Upon approval of a grant application by RAAC...", thus, the authority and the language of the guidelines clearly state that it is RAAC, the independent board, that is to approve the applications. Since the RAAC Board has final approval over which CITF project applications receive funding, the Board should be provided information on all eligible applications received for the bid period.

**Condition:** Our current procedures found that there still are insufficient internal controls in place to ensure that all eligible project applications are provided to the RAAC Board. This is a prior finding from our report issued October 31, 2014, and there has not been any corrective action taken to address this issue.

Applications for CITF funding are received by the Deputy Director, and forwarded to division managers who then assign them to a project manager. The project manager reviews the application, determines whether the applicant and project are eligible under the CITF Program Guidelines, and completes a Project Summary with their recommendation. ACED senior management meet to review the summaries and applications and discuss which projects will receive funding, and decide which projects will be presented to the RAAC Board for funding.

Despite the Program Guidelines requirement that RAAC approve the CITF applications, ACED management does not provide the RAAC Board with any information or evaluations for the projects that were not presented to the Board, and could not provide any evidence that the Board saw any applications, other than those it recommended.

Based on our review of the RAAC board minutes, the Board never denied authorization for a requested project. Therefore, it appears as if ACED, a County department, has selected the winning applicants, and the Board has acted only to ratify the decisions made by ACED, without information on any other eligible applications.

**Cause:** ACED management does not provide the RAAC Board with a list of applications that they did not select for presentation.

### **III. Findings and Recommendations**

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**Effect:** There may be the perception that the selection and evaluation process used by ACED management is not open and transparent, and is not a fair and impartial evaluation of the CITF applications. By providing this information to the Board, it will make the Board more knowledgeable and effective as a governing board.

**Recommendations:** We recommend that ACED management provide the RAAC Board the evaluations for all eligible applications received. This information should include all applications received noting applications recommended for funding, applications not recommended funding, and the reason for either determination.

**Management's Response:** The response begins on page 44 of the report.

### III. Findings and Recommendations

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#### *Finding #3*

#### **Project Management is not Consistently Documented**

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**Criteria:** The CITF Program Guidelines establish requirements for the Program. Section V of the Guidelines states “job creation/retention over a three year period” is one of the criteria used to evaluate the CITF applications for funding. In addition, as part of the project management, ACED use a CITF Project Checklist to ensure that the project files are properly completed. This checklist includes a list of actions that need to be completed by various ACED personnel.

**Condition:** Of the 30 funded CITF projects that we reviewed, eight projects had been completed and 22 projects were still in process. Of the eight completed projects:

- Two projects did not indicate the project would create or retain jobs.
- Three projects indicated that only temporary jobs would be created.
- Three projects indicated the project would create or retain jobs.
  - Two of the three project applications stated they would create a total of 251 jobs.
  - Three of the three project applications stated they would retain a total of 189 jobs.

We could find no evidence in any of the three project files that there was any follow-up once the project was completed to ensure the applicant / awardee followed-thru with their pledge to create or retain jobs over a three year period. Our discussions with ACED personnel revealed that ACED does not have a formal mechanism, process, or procedure in place for project managers to follow-up at the conclusion of CITF projects for a period of up to at least three years of the conclusion of the project to ensure that the applicant / awardee followed-thru with their pledge to create or retain jobs over a three year period.

This was also noted as a prior finding in our report issued October 31, 2014. The report also identified that the Program Guidelines do not contain written definitions for the key terms used throughout the Guidelines. Currently, these issues have not been corrected.

**Cause:** According to ACED Management, any contact the project managers have with the grantees regarding creation/retention of jobs is oral and documentation is not maintained in the file.

**Effect:** Without proper documentation, there is no audit trail to support the work done by the project manager, or evidence of completion of the CITF Project Checklist requirements described above. Additionally, certain follow-up procedures may be overlooked. Even though job

### **III. Findings and Recommendations**

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creation/retention is one of the criteria for selecting applications for funding, there is nothing to document that the grantee complied with the terms.

Regarding the lack of definitions for key terms in the Program Guidelines, a definition is a statement of the meaning of a term. Since terms could be interpreted differently or have multiple meanings, leaving key terms undefined could create ambiguity or misinterpretations of intended concepts.

**Recommendation:** We recommend that project managers retain documentation evidencing compliance with the CITF Project Checklist and the Program Guidelines. Economic Development should also revise the Program Guidelines to include definitions of key terms, and have the revised Guidelines approved by the RAAC Board.

**Management's  
Response:**

The response begins on page 44 of the report.

### III. Findings and Recommendations

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***Finding #4***  
**Lack of Adherence to the  
Prevailing Wage Policy Criteria**

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**Criteria:**

Section VII, “Procurement of Goods and Services” of the CITF Program Guidelines states that all CITF grant recipients are required to adhere to the Pennsylvania Prevailing Wage Act (this applies to for-profit, non-profit, and local government) unless superseded by Davis Bacon Wages Rates. PA-Prevailing Wage requires prevailing minimum wages to be paid for all project workers. The rates are provided by ACED compliance staff. Project contractors and subcontracts must sign and submit certified weekly payrolls to the grantee. Payroll certifications will be reviewed by compliance staff and kept on file for periodic monitoring from the Department of Labor & Industry, Division of Labor Law Compliance.

CITF contractors and subcontracts must sign and submit weekly certified payrolls during the project lifecycle. The first and last certified payrolls are required to be notarized. ACED project managers are responsible to ensure certified payrolls are accurate and timely, and any deficiencies should be reported immediately to the contractors and subcontractors to address and resolve. The ACED compliance staff are responsible for conducting a secondary review of the certified payrolls for compliance to the prevailing wage rates. Issues should be addressed and resolved with the contractors and subcontractor prior to reimbursement of expenses and the completion and closure of the CITF project.

With regard to submitting weekly payrolls, Appendix F (i) of the grant contract entitled “Compliance with the Pennsylvania Prevailing Wage Act” indicates the Grantee shall cause every contractor and subcontractor to keep an accurate record showing the name, craft and the actual hourly rate of wage paid to each workman employed by him in connection with the Project, and such record shall be preserved for two years from the date of payment. Such records shall be updated and submitted weekly to the Project Manager and all records shall be open at all reasonable hours to the inspection of the Project Manager, the Authority and the Secretary.

**Condition:**

The project manager receives the certified payrolls, keeps a copy in the project file, and forwards the certified payroll to the compliance staff for determination of compliance with the prevailing wage requirements. Copies of the certified payrolls are to be kept in the project file and the compliance file. Our current procedures found there is no evidence that ACED verifies contractors and subcontractors are in compliance with the PA-Prevailing Wage (prevailing wage) requirement.

Out of the 30 projects that we randomly selected, we found that the prevailing wage was applicable for nine of the projects. During our



### III. Findings and Recommendations

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testing, we found that there are ineffective internal controls in place, and noted that there was no documentation in the files to indicate that the certified payrolls were actually reviewed by the compliance staff, or if the certified payrolls were in compliance with the prevailing wage requirements. According to the Deputy Director, the compliance staff does not notify the project managers if the grantee is in compliance.

Our testing found that seven of nine projects were compliant with the required prevailing wage rates. We found issues with two projects:

- For the first project, we were unable to match the hourly rate paid from the weekly payroll to a rate on the wage rate schedule in the file for a carpenter apprentice. ACED indicated that apprentice positions are listed on a separate report, and not on the wage rate schedules. However, this report was not maintained in the file. According to ACED, grantees do not always provide RAAC with a copy of the report.
- For the second project, we noted issues for two subcontractors.
  - The weekly payroll tested for these subcontractors did not indicate the class for the workers' job title. ACED personnel said to use the Class 1 level of the position for our testing if the class level is not listed on the payroll.
  - ACED personnel also indicated that these two payrolls, dating back to September and October 2016, were just submitted on May 18, 2017 and the compliance department had not yet reviewed these at the time of our fieldwork.
  - We also found issues with the amounts paid by the subcontractors:
    - Sub-contractor #1 under paid four individuals \$3.82 per hour for a total underpayment of \$374.
    - Sub-contractor #2 did not pay fringe benefits to two individuals for a total underpayment of \$40.27, and also under paid two individuals \$.48 per hour for a total underpayment of \$6.96.

Issues regarding compliance with the PA-Prevailing Wage, including the concern that ACED does not document their review of the certified payrolls, were noted in our report issued October 31, 2014. Based on current testing, ACED has not taken any corrective action taken to address these issues.

**Cause:**

Neither the project manager nor the compliance staff documents their review of the weekly certified payrolls. According to ACED, the payment process would be stopped if there is a problem. We were also informed by ACED management that the compliance staff does not review 100% of the certified payrolls, nor do they test each worker on the ones they do check. The compliance staff only “spot check” certified payrolls.

### **III. Findings and Recommendations**

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In addition, grantees do not always submit the weekly payrolls and documentation required to determine compliance in a timely manner, sometimes they only submit them when they are in need of funds. Project managers have to continually request weekly payrolls. However there will be no fund payments until the contractors have complied and submitted all required paper work.

The compliance section is investigating and trying to resolve any the prevailing wage issues we identified. We did observe an email dated May 22, 2017 from a Labor Compliance Specialist to the project manager indicating there were some issues with prevailing wages and the contractor failed to provide documentation related to the payrolls.

**Effect:**

There is no audit trail to document that the compliance staff reviewed the certified payrolls and determined that the wages were in compliance with prevailing wage requirements. Therefore, prevailing wages issues are going undetected.

In addition the grantee is not in compliance with the grant contract because they do not cause every contractor and subcontractor to keep an accurate record showing the name, craft and the actual hourly rate of wage paid to each workman employed by him in connection with the Project, and such record shall be preserved for two years from the date of payment. Such records shall be updated and submitted weekly to the Project Manager and all records shall be open at all reasonable hours to the inspection of the Project Manager, the Authority and the Secretary.

According to the PA Prevailing Wage Rate Act, intentional failure to pay the general prevailing wage rates may preclude the awarding of contracts to persons or firms, corporations or partnership until three years have elapsed from the notice to the public bodies and the State may proceed to recover penalties which are payable under the Act.

**Recommendation:**

We recommend that the project managers and compliance staff document their review of the weekly certified payrolls and indicate on that documentation if the contractors and subcontracts are compliant with the prevailing wage rate requirements. Any compliance issues should be addressed and resolved prior to payment to the grant awardee. Written notification that the grantee is compliant or not should also be provided to the fiscal section of the operations division. Supplemental or revised documentation should be keep with the original documentation to justify the corrective action taken. ACED management should periodically review the project and compliance files to ensure the staff is performing these certified payroll reviews.

### **III. Findings and Recommendations**

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**Management's  
Response:**

The response begins on page 44 of the report.

### III. Findings and Recommendations

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#### *Finding #5*

#### **Economic Development Needs to Develop a Written Policies and Procedures Manual to Establish Strong Internal Controls**

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**Criteria:** Written policies and procedures define the entity's expectations, plans and work routines. Procedures in general serve as training material and ensure consistency. Procedures are designed to reduce variation within a given process. Clearly stating the purpose for your procedures helps gain employee compliance and a sense of direction.

Written policies and procedures provide the framework for an organization's entire operation. They provide clear directions for employees as well as insights into company philosophies, values, and ethical standards. Procedures are distinct from policies in that they provide a sequential or step-by-step guide on how to perform a certain task or operation in a business. This assists employees in developing consistency in performing work activities. Policies and procedures strengthen internal controls by assuring achievement of an organization's objectives in operational effectiveness and efficiency, reliable reporting and compliance with laws, regulations, and policies. It is a means by which an organization's resources are directed, monitored, and measured.

**Condition:** In our prior report, dated October 31, 2014 we had reported that ACED did not have formal written policies and procedures. This finding was not corrected, and ACED still does not have a formal written policies and procedures manual to establish internal controls and ensure projects are managed and completed in compliance with the CITF program guidelines. Instead, the project managers use a CITF project checklist and a procurement compliance package checklist to ensure all required information is maintained in the project files.

We did note that Economic Development maintains written procedures for cash receipts and disbursements, transfers, and bank reconciliations. They also follow applicable County policies, such as the County's record retention policy. By utilizing specific checklists instead of a comprehensive manual, internal controls and policies are not adequately defined for all program areas. For example, the Program Guidelines stipulate that specific criteria should be used to evaluate applications. The checklists do not address this. The noncompliance issues identified in our report are a result of poorly designed internal controls.

**Cause:** ACED has been managing the CITF Program for RAAC for many years. Over the years, internal processes have been developed by personnel associated with this program; however no formal, written policies and procedures have ever been created; there are only checklists that serve as a

### **III. Findings and Recommendations**

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guide for managing CITF projects. ACED utilizes these checklists in lieu of a written policies and procedures manual.

**Effect:** Without formal, written policies and procedures regarding the project management of the CITF program and without proper management oversight, ACED / RAAC risk non-compliance with the CITF Program Guidelines and therefore risk critical funding for these various projects. When information is not maintained in a central location, it is more difficult to update or make any necessary changes, and ensure that the information is disseminated timely to all employees. Policies and procedures reduce issues that result from insufficient understanding or inconsistent approaches. Without up to date written policies and procedures, it is more difficult to hold employees accountable when they do not perform job functions in the prescribed manner.

**Recommendation:** We recommend that Economic Development create a written policies and procedures manual that incorporates the checklists and then take steps to ensure that the updated policies and procedures are properly implemented. A copy of these written policies and procedures should be made available to all employees.

**Management's Response:** The response begins on page 44 of the report.

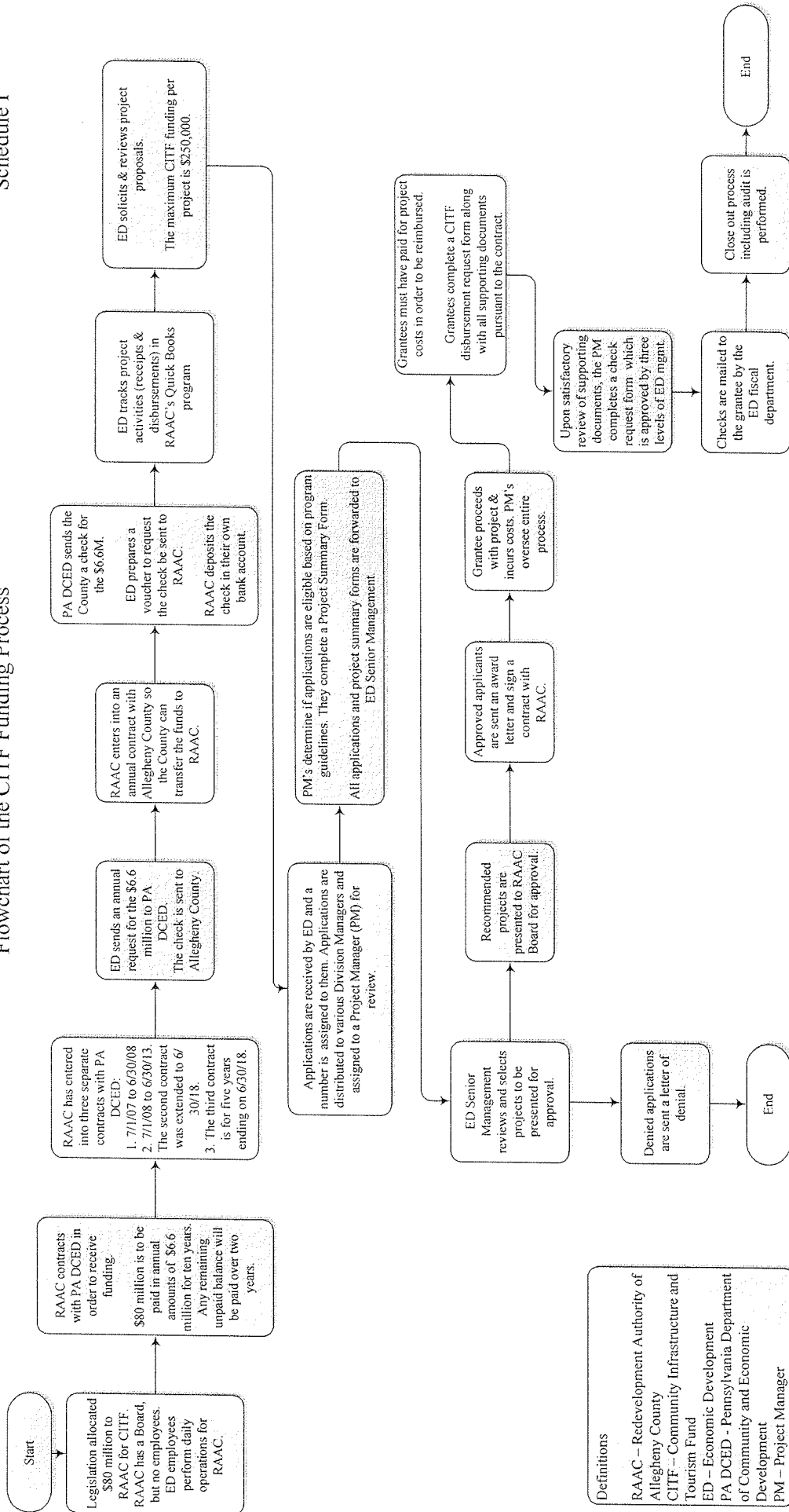
## **IV. Conclusion**

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Over the past three years, \$18.7 million has been awarded through the Pennsylvania Department of Community and Economic Development (PA DCEC) to the Redevelopment Authority of Allegheny County (RAAC) for the Community Infrastructure and Tourism Fund (CITF). While Allegheny County Economic Development (ACED) has developed Program Guidelines and procedural checklists to administer the program, a formal written Policies and Procedures manual needs to be created to supplement the guidelines and checklists to identify key processes, define key terminology, and strengthen internal controls. Since funding is limited, and numerous eligible requests for funding are turned down, ACED should ensure that the evaluation of the project criteria identified in the guidelines is unbiased, thoroughly documented for all applications received, and provided to the RAAC Board. Documentary evidence should also be maintained by the Project Managers to ensure compliance and ACED management should be diligent about ensuring processes and procedures are followed. ACED must better track documentation of project management in order to establish an audit trail to support the work completed. Failure to adhere to the contractual agreement between the PA DCEC and RAAC could lead to misuse of CITF funds and/or failure to carry out activities in accordance with the terms of this grant.

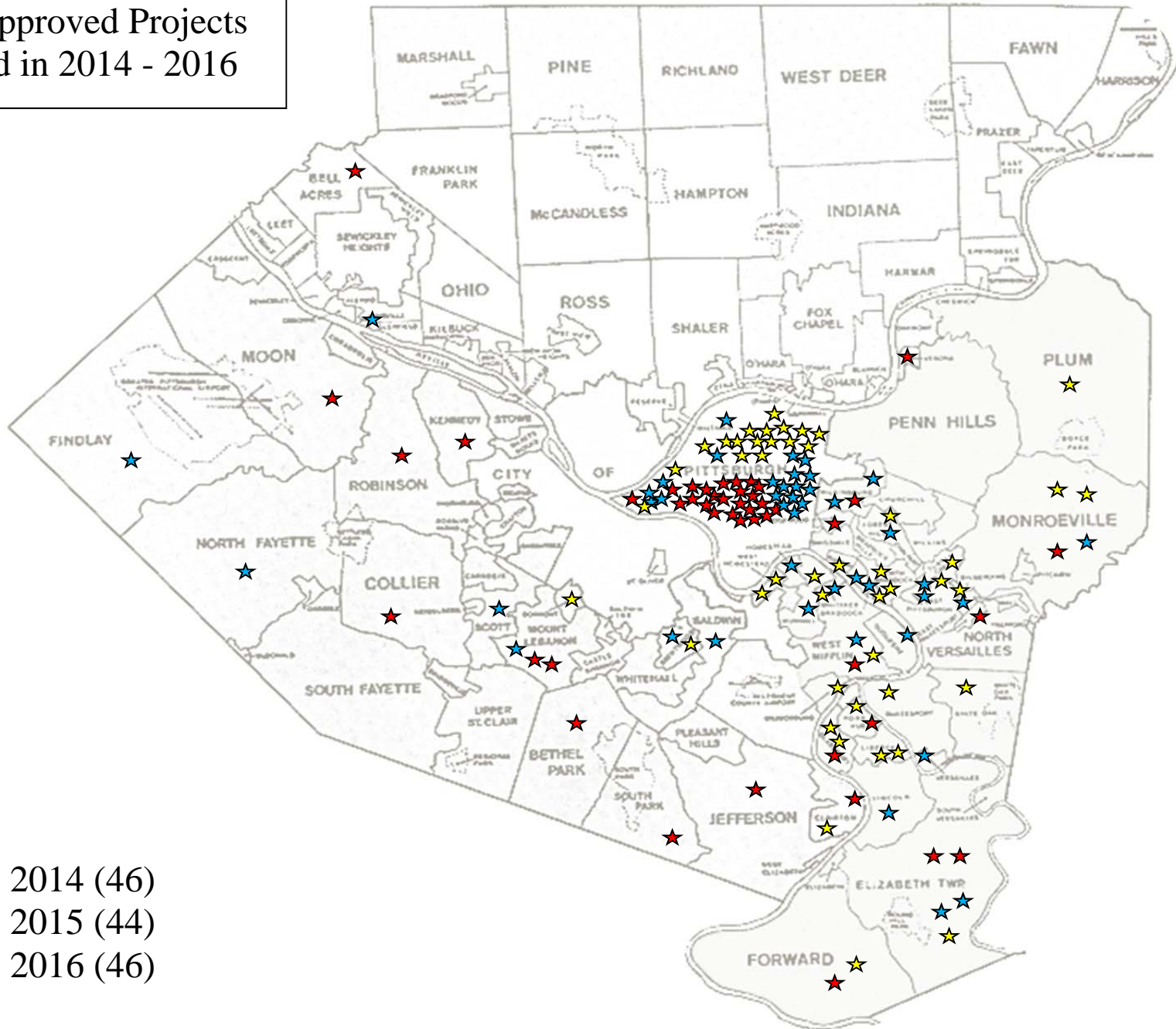
Schedule I

Flowchart of the CITF Funding Process



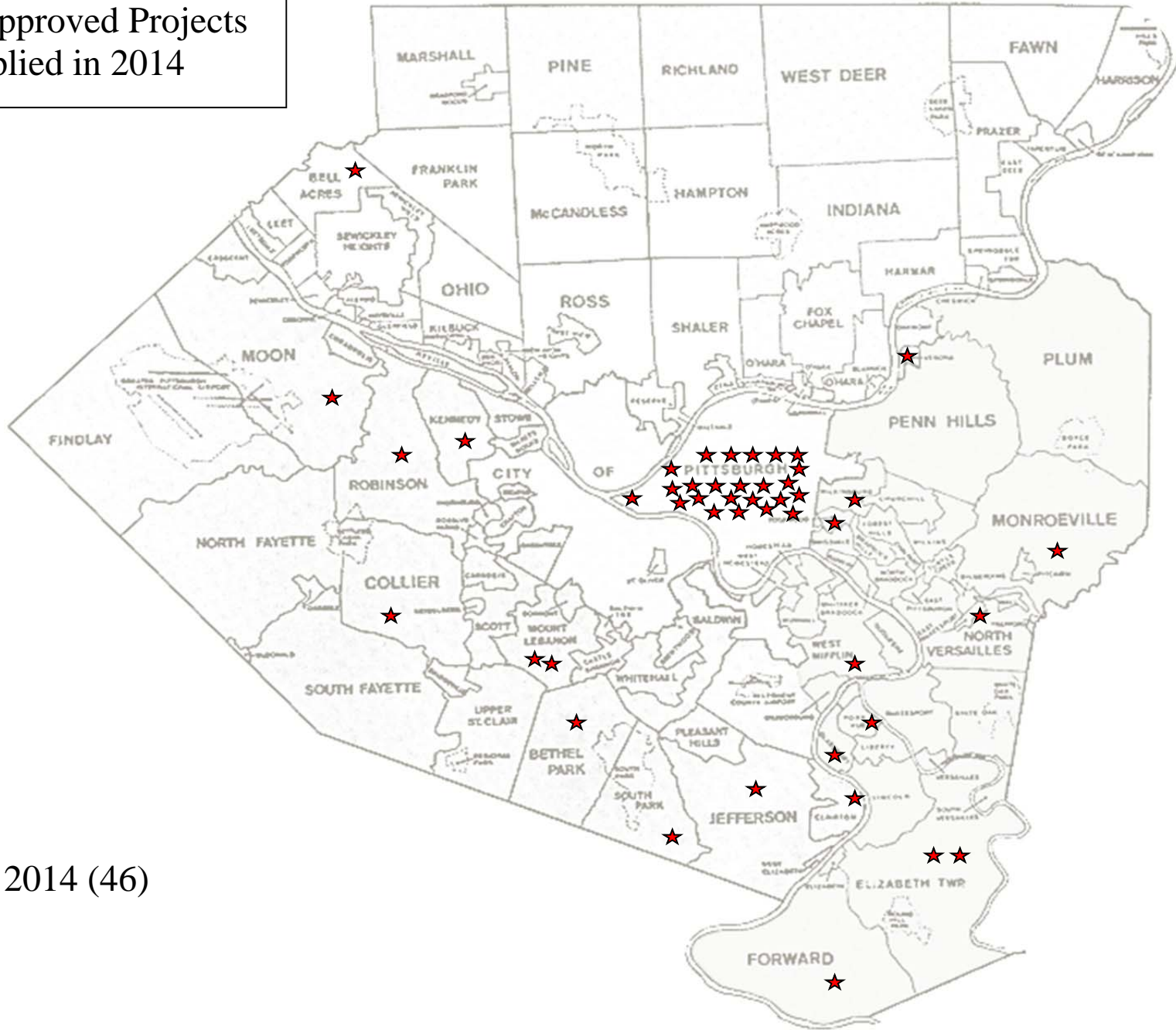
**Definitions**  
 RAAC – Redevelopment Authority of Allegheny County  
 CITF – Community Infrastructure and Tourism Fund  
 ED – Economic Development of Community and Economic Development  
 PM – Project Manager

Schedule II  
CITF Approved Projects  
Applied in 2014 - 2016



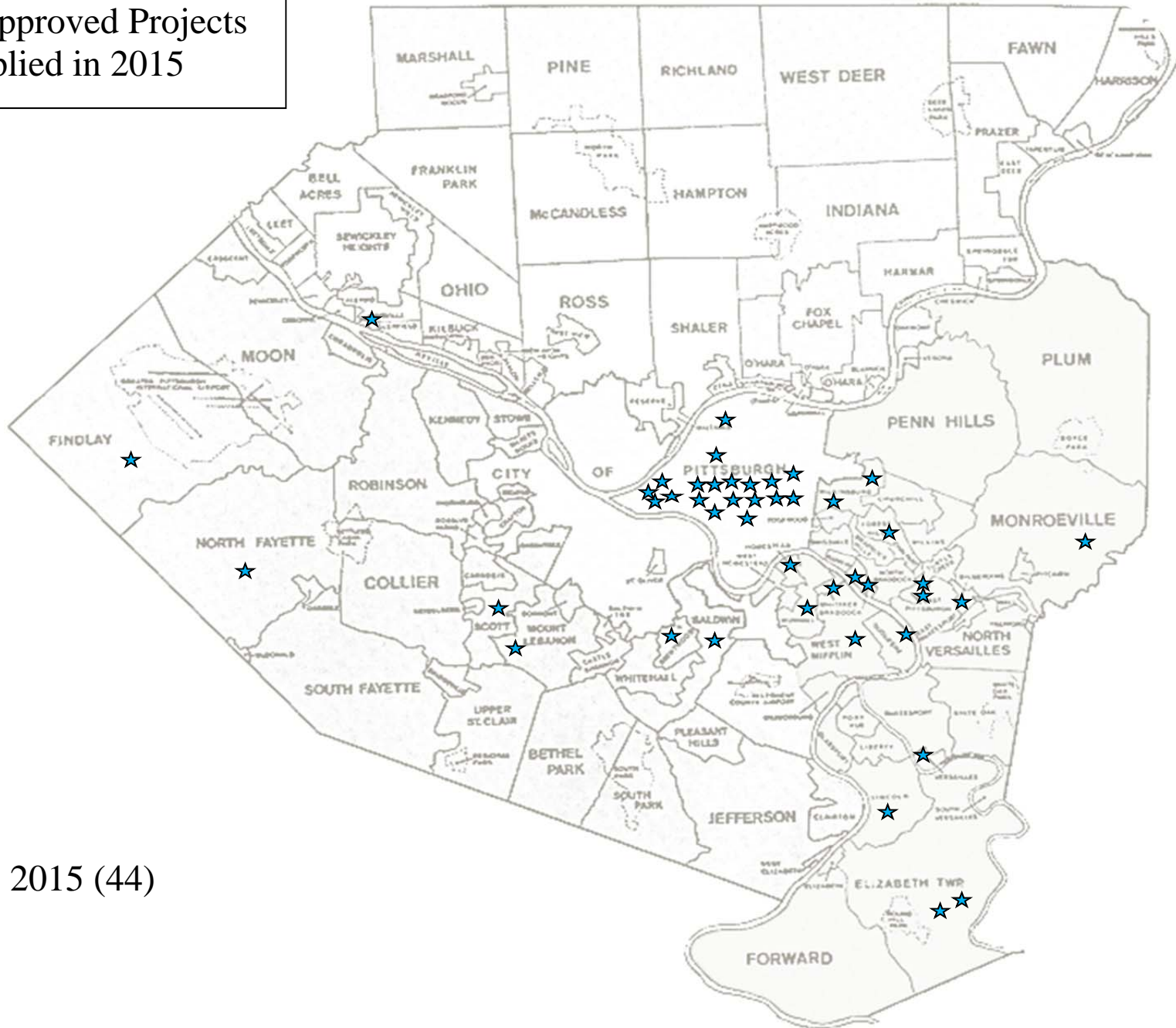


Schedule II  
CITF Approved Projects  
Applied in 2014



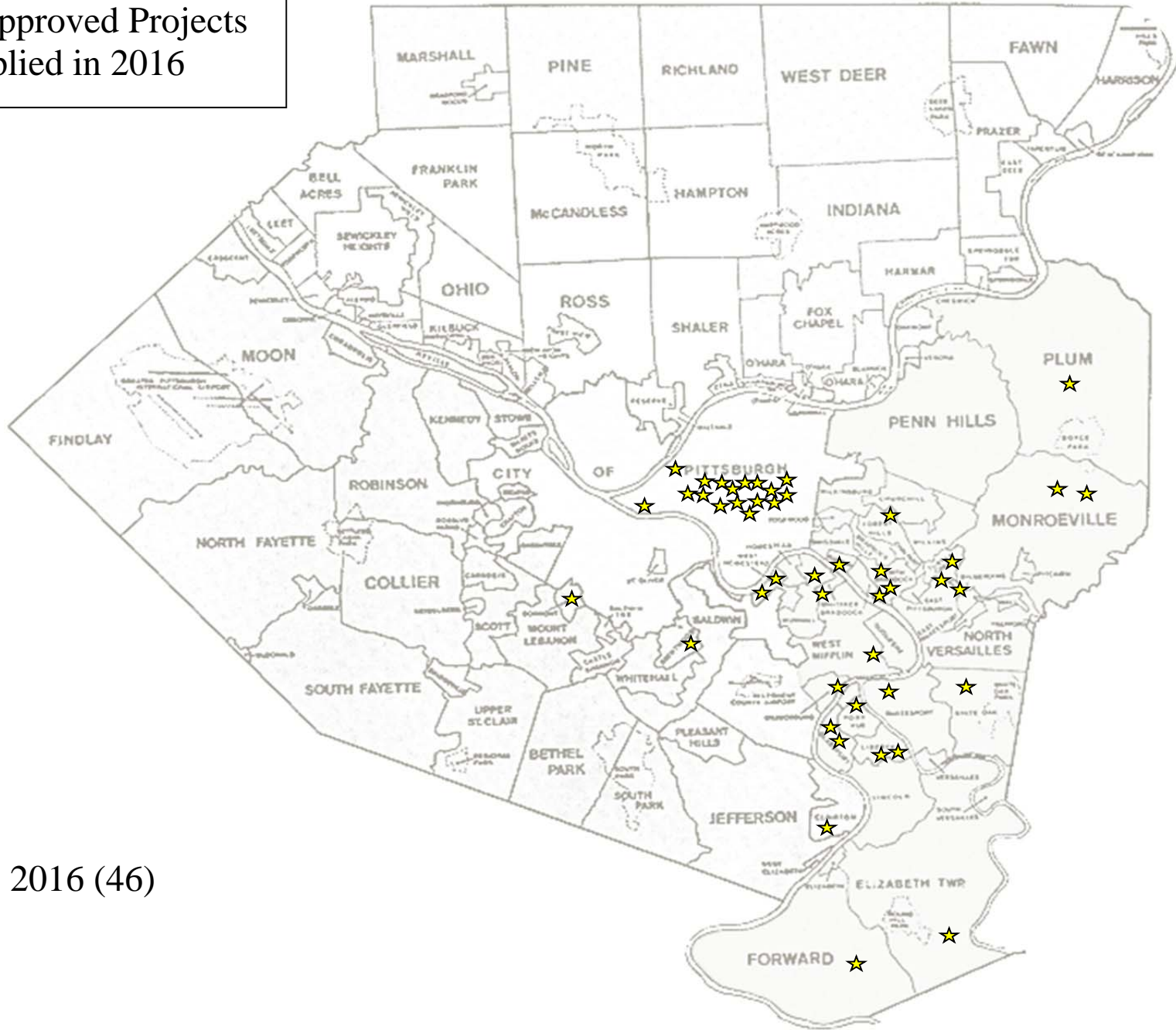
★ 2014 (46)

Schedule II  
CITF Approved Projects  
Applied in 2015



★ 2015 (44)

Schedule II  
CITF Approved Projects  
Applied in 2016



★ 2016 (46)

CITF APPLICATIONS RECEIVED  
JANUARY 1, 2014 - DECEMBER 31, 2016

Application Date	Date RAAC Approved	Grant Proposal Number	Applicant	Municipality	Project Name	Project Description	Amount Requested	Amount Awarded
<b>GRANT APPLICATIONS</b>								
1/22/14		1314-1-CITF-001	Community Center Association	Township of O'Hara	Lauri Ann West Community Center in O'Hara Township	Construction of a new community center with gym, café, program rooms, art studio, child-care facilities, etc.	\$ 250,000	
1/24/14		1314-1-CITF-002	Collier Township Municipal Authority	Collier Township	Colecrest-Darlington Sanitary Sewer Replacements	Replacement of approx. 1,122 ft of deteriorated clay sanitary sewers and manholes to benefit 15 residences	\$ 173,112	
2/10/14		1314-1-CITF-003	Young Men & Women's Hebrew Assn. & Irene Kaufmann Centers	Scott Township	South Hills JCC Renovation	Replacement of flooring and public seating, repair concrete paths & steps, modernize the kitchen, replace ceiling, upgrade health & wellness areas	\$ 250,000	
2/11/14		1314-1-CITF-004	Plum Borough Municipal Authority	Plum Borough	Saltsburg Road Sanitary Sewer Extension	Extension of 2300 ft of sewer line along Saltsburg and Mariah Roads	\$ 250,000	
2/11/14		1314-1-CITF-005	Borough of McKees Rocks	Borough of McKees Rocks	Adrian Street Repairs	Reconstruction of Adrian Street, sidewalks, curbs, and stormwater system due to a watermain break	\$ 228,830	
2/11/14		1314-1-CITF-006	Harrison Township Water Authority	Harrison Township	Karns Road Waterline Extension	Extend the water main on Karns Road to homes without public water access to allow fire service	\$ 250,000	
2/13/14	4/25/14	1314-1-CITF-007	AHI Development, Inc.	City of Pittsburgh (14th Ward)	Forward Murray Gateway Project	Demolition of the current building for a mix-use development	\$ 250,000	\$ 210,000
2/14/14	7/18/14	1314-1-CITF-008	Clairton Municipal Authority	City of Clairton	Sewer System Repairs	Rehabilitation of 4,597 linear feet of sanitary sewer line	\$ 250,000	\$ 250,000
2/18/14		1314-1-CITF-009	Carnegie Institute dba Carnegie Museums of Pittsburgh	City of Pittsburgh (22nd Ward)	Rosa Villa Site Development & Interactive Urban Art Park	Building remediation and demolition of Rosa Villa to create a green, interactive Urban Art Park	\$ 174,201	
2/20/14		1314-1-CITF-010	Borough of Tarentum	Borough of Tarentum	Antique Steam Locomotive Relocation	Construction of a pavilion over a locomotive	\$ 250,000	
2/20/14		1314-1-CITF-011	Borough of Tarentum	Borough of Tarentum	4th Avenue Bridge Replacement	Replacement of deteriorating bridge that is a vital link for Tarentum.	\$ 250,000	
2/20/14		1314-1-CITF-012	Borough of Tarentum	Borough of Tarentum	7th Avenue Waterline Relocation	Relocate existing waterline and attach to the outside of the bridge.	\$ 250,000	
2/21/14		1314-1-CITF-013	Jewish Healthcare Foundation of Pittsburgh	City of Pittsburgh	QIT Training Center for Healthcare	Expansion of regional training facility including site improvements, equipment purchases, and training	\$ 200,000	
2/24/14		1314-1-CITF-014	Allegheny Valley North COG	Harmar Township	Guys Run Road Sanitary Sewer Rehabilitation	The cleaning, CCTV inspection and installation of a CIPP liner	\$ 85,000	
2/24/14		1314-1-CITF-015	Eastern Area Prehospital Services (EAPS)	East McKeesport, Edgewood, Swissvale, Turtle Creek, Wall, Wilkinsburg	Replacement of Cardiac Monitors	Replacement of existing cardiac monitors	\$ 76,500	
2/24/14		1314-1-CITF-016	Borough of Whitaker	Borough of Whitaker	Mifflin Street Sanitary Sewer Rehabilitation	Installation of approx. 1,600 lineal feet of CIPP liner along Mifflin St. between Whitaker St. and Cypress St.	\$ 95,000	
2/24/14		1314-1-CITF-017	Penn Hills Community Development Corporation	Penn Hills Township	Rodi Road Corridor Stormwater Management Project	Mitigate stormwater damage, protect and retain existing businesses in the corridor and set the stage for new business development	\$ 70,000	
2/24/14	5/16/14	1314-1-CITF-018	Urban Redevelopment Authority	City of Pittsburgh (10th Ward)	Morningside Elementary School	Acquisition of the former Pittsburgh Public School building for the development of a mixed use development	\$ 250,000	\$ 150,000
2/24/14		1314-1-CITF-019	Urban Redevelopment Authority	City of Pittsburgh (27th Ward)	St. John's	Site preparation needed to transform the former St. John's hospital site into mixed income housing	\$ 250,000	
2/25/14	5/16/14	1314-1-CITF-020	Redevelopment Authority of Allegheny County	Borough of Wilkinsburg	Wilkinsburg Train Station - Roof Replacement	Replace and stabilize the roof of the Wilkinsburg Train Station	\$ 250,000	\$ 175,000



CITF APPLICATIONS RECEIVED  
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Application Date	Date RAAC Approved	Grant Proposal Number	Applicant	Municipality	Project Name	Project Description	Amount Requested	Amount Awarded
2/25/14		1314-1-CITF-021	Municipality of Mt. Lebanon	Municipality of Mt. Lebanon	Phase 2 Intersection Improvements at Bower Hill/Segar/Greenhurst	Widening Segar Road from a single lane approach to an intersection to two lanes	\$ 236,000	
2/25/14	4/25/14	1314-1-CITF-022	Port Authority of Allegheny County	Countywide	Drafting a Blueprint for Transit in Allegheny County	Draft a strategic vision for a modern transit system in Allegheny County	\$ 50,000	\$ 50,000
2/24/14	8/15/14	1314-1-CITF-023	Residential Resources, Inc.	City of Pittsburgh Borough of Coraopolis Borough of West Mifflin City of Clairton	RRI Property Improvements Project	Renovations and improvements to four (4) residential units housing impaired individuals	\$ 200,000	\$ 150,000
2/26/14	4/25/14	1314-1-CITF-024	Pittsburgh Community Services, Inc.	City of Pittsburgh	East End Rain Barrel Initiative	Installation of 400 rain barrels to deflect rain water from resident's homes, alleviating flood potential in low lying areas	\$ 250,000	\$ 250,000
2/26/14	6/20/14	1314-1-CITF-025	Twin Rivers COG	Glassport Borough	Police Station Building Construction	Construction of a new police station	\$ 250,000	\$ 200,000
2/26/14	5/16/14	1314-1-CITF-026	Twin Rivers COG	Forward Township	Gallatin Community Park Improvements	Improvements to Gallatin Community Park	\$ 250,000	\$ 200,000
2/26/14	5/16/14	1314-1-CITF-027	Twin Rivers COG	Port Vue Borough	Rebecca Street Sanitary Sewer deficiency Repairs	Sanitary sewer deficiency repairs along Rebecca Street	\$ 146,000	\$ 120,000
2/26/14	4/25/14	1314-1-CITF-028	Pittsburgh Symphony Inc.	City of Pittsburgh	Backstage Accessibility Upgrades	Add handicap accessible connectivity at Heinz Hall	\$ 250,000	\$ 225,000
2/26/14	5/16/14	1314-1-CITF-029	Turtle Creek Valley COG	East McKeesport Borough	East Field Improvements	Improvements to East Field	\$ 168,300	\$ 150,000
2/26/14		1314-1-CITF-030	Turtle Creek Valley COG	Wilkinsburg Borough	Hays Street Reconstruction	Reconstruction of Hays Street	\$ 250,000	
2/26/14		1314-1-CITF-031	Turtle Creek Valley COG	Braddock Borough	Braddock Avenue Reconstruction	Reconstruction of Braddock Avenue between John Street and Fourth Street	\$ 250,000	
2/26/14		1314-1-CITF-032	Turtle Creek Valley COG	Boroughs of Churchill and Wilkinsburg	Joint Municipal Sewage Pump Station Replacement	Replacement of two existing Sanitary Sewage Pump Stations	\$ 250,000	
2/26/14		1314-1-CITF-033	Township of O'Hara	Township of O'Hara	Sewers for the homes along Saxonburg Blvd.	Provide public sewer service to residents of O'Hara Township along Saxonburg Blvd.	\$ 600,000	
2/26/14		1314-1-CITF-034	Elizabeth Township Authority	Elizabeth Township	Lincoln Hall Road Sewer Extension Project	Installation of gravity sewer system	\$ 250,000	
2/26/14	5/16/14	1314-1-CITF-035	Photo Antiquities	City of Pittsburgh	Lincoln Exhibit Renovation Project	1200 sq. ft. renovation of the ground floor of the Lincoln Exhibit	\$ 100,000	\$ 100,000
2/26/14	5/16/14	1314-1-CITF-036	Community Theater Project Corporation dba Kelly Strayhorn Theater	City of Pittsburgh	East End Theater Initiative	Fund joint marketing effort designed to increase East End arts participation, increase visibility and attract diverse audiences	\$ 100,000	\$ 100,000
2/27/14		1314-1-CITF-037	Regional Industrial Development Corp. of Southwestern PA	Findlay Township North Fayette Township	Parkway West Stormwater BMP & Montour Trail Improvements	Rehabilitation of existing stormwater BMP's throughout the Parkway West Business Park & Construction of a trail head for Montour Trail at Parkway West	\$ 250,000	
2/27/14		1314-1-CITF-038	RIDC Southwestern Pennsylvania Growth Fund	City of Duquesne	CCD-Flex-Building & Utility Extension Construction	Land preparation & construction of a new 30,000 sq. ft. flex-office building for (3) tenants & extend utility infrastructure to service the new facility	\$ 250,000	
2/27/14	6/20/14	1314-1-CITF-039	City Source Associates	City of Pittsburgh	Purchase 2014 Trucks	Purchase new trucks	\$ 50,064	\$ 50,000
2/27/14		1314-1-CITF-040	Township of North Fayette	Township of North Fayette	Hans Road Bridge Replacement	Replacement of Hans Road bridge	\$ 250,000	
2/27/14		1314-1-CITF-041	Township of North Fayette	Township of North Fayette	Donaldson Park Memorial Walk	Site preparation - grading and landscaping of the Donaldson Park Memorial Walk	\$ 221,000	
2/27/14	5/16/14	1314-1-CITF-042	Municipality of Bethel Park	Municipality of Bethel Park	Park Avenue Athletic Field Improvements	Improvements of athletic field and parking lot	\$ 40,000	\$ 40,000

CITF APPLICATIONS RECEIVED  
JANUARY 1, 2014 - DECEMBER 31, 2016

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2/27/14		1314-1-CITF-043	Redevelopment Authority of Allegheny County	Swissvale, Rankin, Munhall, Whitaker	Carrie Furnace Redevelopment - Grading and Access Road	Continued grading of Carrie Furnace sites, design, engineering and construction costs for extension of an access road through site	\$ 250,000	
2/27/14		1314-1-CITF-044	Ross Township	Ross Township	Nocklyn Drive Sanitary Sewer Extension	Install 1350 ft. of 8" sanitary sewer line and 21 manholes with 9 lateral connections	\$ 250,000	
2/27/14	6/20/14	1314-1-CITF-045	Elizabeth Borough Municipal Authority	Elizabeth Borough	CSO #8 Sewer System Repairs, Phase 1	CSO #8 Drainage Area Sewer System Repairs	\$ 300,000	\$ 200,000
2/27/14		1314-1-CITF-046	Historical Society of Western Pennsylvania	City of Pittsburgh	Museum quality storage to protect City, County & other archives	Aid in preservation of Pittsburgh history that promotes tourism and education for our region	\$ 250,000	
2/27/14	8/15/14	1314-1-CITF-047	Carpenters Joint Apprenticeship and Training Fund of Greater PA	Collier Township	Carpenter Training Classes: Virtual Welding and BIM	Addition of two new training classes	\$ 200,000	\$ 175,000
2/27/14		1314-1-CITF-048	Point of Pittsburgh Sailing League	City of Pittsburgh	Image Seeing Sailboats at the Point	Acquisition of (6) FJ class sailboats and establish a sailing program in the city of Pittsburgh	\$ 90,779	
2/27/14		1314-1-CITF-049	Township of Indiana	Indiana Township	Township of Indiana Public Works Garage	Completion of 15,000 sq. ft. garage	\$ 200,000	
2/27/14		1314-1-CITF-050	Rankin Borough	Rankin Borough	3rd Avenue Sewer Rehabilitation	Repair sewer deficiencies	\$ 250,000	
2/27/14	9/19/14	1314-1-CITF-051	Quaker Valley Recreation Association (QVRA)	Bell Acres Borough	Final Water Management Components of Legacy Fields - Phase 1	Complete Water Management of Phase 1 of The Legacy Fields	\$ 250,000	\$ 150,000
2/27/14		1314-1-CITF-052	The Mattress Factory, Ltd.	City of Pittsburgh	413-415 Jacksonia Street Acquisition	Acquisition and stabilization of 413-415 Jacksonia Street adjacent to museum's parking lot	\$ 250,000	
2/27/14	4/25/14	1314-1-CITF-053	Buena Vista Volunteer Fire Company	Elizabeth Township	Buena Vista Community Swimming Pool Modernization	Updates and modernization of community swimming pool	\$ 139,700	\$ 110,000
2/27/14	8/15/14	1314-1-CITF-054	Municipality of Mt. Lebanon	Municipality of Mt. Lebanon	Beverly Road Streetscape	Replace sidewalk and curb in the Beverly Road Commercial District	\$ 133,556	\$ 125,000
2/27/14	6/20/14	1314-1-CITF-055	South Side Slopes Neighborhood Association	City of Pittsburgh	Public Staircase Repair	Repair of public staircase in Southside Slopes	\$ 250,000	\$ 100,000
2/27/14		1314-1-CITF-056	Steel Valley COG	Homestead Borough	West Street Reconstruction	Reconstruction of West Street for the entire length of the Borough of Homestead from 8th Ave. to 18th Ave	\$ 250,000	
2/27/14		1314-1-CITF-057	Steel Valley COG	Homestead Borough	Repurposing of Blighted Property in The Avenues Business District	Renovation and repurposing of blighted property in The Avenues Business District (Harry's Dept. Store)	\$ 36,000	
2/27/14		1314-1-CITF-058	Steel Valley COG	Braddock Hills Borough	Braddock Hills Borough - Phase II Community Center Improvements	Interior structure improvements of the Braddock Hills Borough Community Center	\$ 150,000	
2/27/14		1314-1-CITF-059	Steel Valley COG	Braddock Hills Borough	Braddock Hills Borough - 2014 Sanitary Sewer Repairs	Complete repairs of all major structural defects within sewer system	\$ 200,000	
2/28/14		1314-1-CITF-060	YMCA of Greater Pittsburgh	Bethel Park Borough	Spencer Family YMCA	Renovation and expansion of the existing 62,000 sq. ft. pre-engineered Blade Runners facility	\$ 250,000	
2/27/14		1314-1-CITF-061	The Program for Offenders, Inc. [TPFO]	Borough of West Homestead	TPFO Community Corrections Alternative for Women	Acquisition, development and renovation of two contiguous existing structures on the former Keystone Plumbing site	\$ 250,000	
2/28/14	5/16/14	1314-1-CITF-062	Pittsburgh Trust for Cultural Resources/Pittsburgh Cultural Trust	City of Pittsburgh	Benedum Center Amenities Project	Sky bridge/pedestrian walkway that will link the Benedum Center Front of House/Lobby Spaces to the Mezzanine Level of the Clark Building	\$ 250,000	\$ 225,000
2/28/14	8/15/14	1314-1-CITF-063	Residential Resources, Inc.	Municipality of Mt. Lebanon	Site Clearing 2904 Castlegate Avenue	Removal and clearing of 81,000 sq. ft. of blighted buildings	\$ 250,000	\$ 125,000

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JANUARY 1, 2014 - DECEMBER 31, 2016

Schedule III

Application Date	Date RAAC Approved	Grant Proposal Number	Applicant	Municipality	Project Name	Project Description	Amount Requested	Amount Awarded
2/28/14		1314-1-CITF-064	Redevelopment Authority of Allegheny County	Countywide	Allegheny Restores Program	Approximately 20 facades of commercial buildings in Allegheny Together business districts will be restored in a historically accurate manner	\$ 250,000	
2/28/14		1314-1-CITF-065	The Community at Holy Family Manor	Ross Township	Mt. Nazareth Learning Center	Renovation of the existing Mt. Nazareth Learning Center where child care is provided	\$ 250,000	
2/28/14		1314-1-CITF-066	Congress of Neighboring Communities (CONNECT)	Countywide	Economic Development Tool for Allegheny County's Urban Core	Creation of a tool to help communities focus their investments where it is needed but where it is supported by further evidence	\$ 74,170	
2/28/14		1314-1-CITF-067	Carnegie Borough	Carnegie Borough Collier Township and Robinson Township	Campbell's Run Watershed Study	Perform a comprehensive watershed study along Campbell's Run.	\$ 250,000	
2/28/14		1314-1-CITF-068	Township of O'Hara	Township of O'Hara	Sewers for the homes along Saxonburg Blvd.	Provide public sewer service to residents of O'Hara Township along Saxonburg Blvd.	\$ 250,000	
2/28/14	4/25/14	1314-1-CITF-069	South Park Township	South Park Township	McElheny Road Bridge Upgrade	Upgrade and improve the conditions of the McElheny Road Bridge	\$ 100,000	\$ 100,000
2/28/14	5/16/14	1314-1-CITF-070	Rosedale Technical Institute, Inc.	Kennedy Township	Industrial Maintenance Training Initiative	Support new Industrial Maintenance Program & enhance current programs in electrical & mechanical training to compete w/ job demands	\$ 250,000	\$ 200,000
2/28/14	6/20/14	1314-1-CITF-071	Pittsburgh Downtown Community Development Corporation	City of Pittsburgh	Smithfield Streetscape Improvement Project	Rehabilitation of existing sidewalks and streetscape improvements to compliment current development activities in the area	\$ 250,000	\$ 100,000
2/28/14		1314-1-CITF-072	Urban Redevelopment Authority of Pittsburgh	City of Pittsburgh	350 Oliver	Demolish the former Saks department store building on Smithfield Street to allow redevelopment of the site	\$ 250,000	
2/28/14		1314-1-CITF-073	Community Living and Support Services, Inc.	Swissvale Borough	CLASS Consolidation and Renovation	Renovation of 6,300 sq. ft. of space located at 1400 South Braddock Ave.	\$ 250,000	
2/28/14		1314-1-CITF-074	Bell Acres Municipal Authority	Borough of Bell Acres	Camp Meeting Road Sanitary Sewer Project	Eliminating 2 malfunctioning package wastewater treatment plants & replace with pump stations	\$ 250,000	
2/28/14	5/16/14	1314-1-CITF-075	Riverview Children's Center	Verona Borough	Building Quality	Expanding space of current building and construct an addition	\$ 250,000	\$ 150,000
2/28/14	5/16/14	1314-1-CITF-076	Blind & Vision Rehabilitation Services of Pittsburgh, Inc.	City of Pittsburgh (1st Ward)	Rooftop Sensory Garden	Design and construction of green space consisting of a sensory garden, mobility training facility and park-like facilities on the roof of a five-story building.	\$ 250,000	\$ 200,000
2/28/14		1314-1-CITF-077	Coraopolis Water and Sewer Authority	Borough of Coraopolis	Centre Street Flood Pump Generator Replacement	Replacement of existing generator that serves as a primary power source for existing flood pumps	\$ 174,500	
2/28/14		1314-1-CITF-078	Borough of Coraopolis	Borough of Coraopolis	Site Improvements for New Municipal Complex	Improvement of the lots located on the Northeast corner at the intersection of Fourth Avenue & Chestnut Street in Coraopolis	\$ 250,000	
2/28/14		1314-1-CITF-079	WQED Multimedia	City of Pittsburgh	WQED IV	Boiler replacement and office space renovations on the 1st, 2nd and 3rd floors at WQED	\$ 250,000	
2/28/14	12/19/14	1314-1-CITF-080	Construction General Laborers Local 1058	City of Pittsburgh	Interior Rehabilitation	Renovation of 6,500 sq. ft. on 3rd fl. And 3,500 sq. ft. of 5th fl. Of building to provide office space for Laborers' Combined Funds	\$ 250,000	\$ 250,000
2/28/14	8/15/14	1314-1-CITF-081	Western Pennsylvania School for the Deaf	Edgewood Borough	Student Residence	Installation of stormwater system and the site concrete for final phase of Residence Construction	\$ 250,000	\$ 200,000

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2/28/14	6/20/14	1314-1-CITF-082	The Friendship Circle, Inc.	City of Pittsburgh	The Friendship Circle Capital Campaign	Internal Renovation of the facility at 1922 Murray Avenue, the renovation of the external façade, and construction of a green roof	\$ 250,000	\$ 200,000
2/28/14		1314-1-CITF-083	Residences at Wood Street	City of Pittsburgh	Build-out of one commercial floor at Wood Street Commons	Completion of a tenant build-out at the Residences at Wood Street	\$ 250,000	
2/28/14		1314-1-CITF-084	City of McKeesport	City of McKeesport	2014 City Bridge Rehabilitation Project	Rectify issues with Will Street and Versailles Bridges which have failed inspections	\$ 200,000	
2/28/14		1314-1-CITF-085	Wilkins Township	Wilkins Township	Lions Park Sinkhole Remediation	Replacement of the existing culvert with 36" reinforced concrete pipe (RCP)	\$ 250,000	
2/28/14		1314-1-CITF-086	Wilkins Township	Wilkins Township	Saw Mill Run Suspended Sewer Mitigation	Stabilize both stream banks with a combination of concrete wing walls and gabion baskets and replace suspended PVC sewer with one of ductile iron pipe	\$ 250,000	
2/28/14		1314-1-CITF-087	Wilkins Township	Wilkins Township	Linhart Area Sewer Separation Project	Separation of the sewer system into defined storm and sanitary sewer systems	\$ 250,000	
2/28/14		1314-1-CITF-088	Wilkesburg-Penn Joint Water Authority	Municipality of Penn Hills	Johnston Road Mainline Replacement	Replacement of approximately 1850 lf of 8" ductile iron waterline, replacement of gate valve, lead services and 2 fire hydrants	\$ 250,000	
2/28/14		1314-1-CITF-089	East Pittsburgh Borough	East Pittsburgh	Grandview Avenue Green Infrastructure & Playground Project	Redirect surface stormwater runoff from to a new community playground area that incorporates green stormwater infrastructure	\$ 250,000	
2/28/14		1314-1-CITF-090	Brentwood Economic Development Corp. (DBA Economic Devel. South)	West Mifflin and Pleasant Hills	Century III Redevelopment Project	Redevelopment of Century III Mall area	\$ 100,000	
2/28/14		1314-1-CITF-091	Brentwood Economic Development Corp. (DBA Economic Devel. South)	Bethel Park Borough	Cool Springs Project	Construction off a 110, 000 sq. ft. recreation complex with 3 outdoor fields, deck hockey, a driving range and miniature golf course	\$ 250,000	
2/28/14		1314-1-CITF-092	Urban Redevelopment Authority	City of Pittsburgh	Colteryahn Dairy District	Improving public infrastructure, including road work improvements, sidewalks and green streetscaping the area	\$ 250,000	
2/28/14		1314-1-CITF-093	AHI Development	Forest Hills	Ardmore Senior Housing	Demolition and site preparation of a building located at 1844 Ardmore Boulevard to enable the development of 35-40 acres of affordable senior housing	\$ 250,000	
2/28/14	6/20/14	1314-1-CITF-094	Municipality of Monroeville	Municipality of Monroeville	Turtle Creek Railroad Corridor	Prorates share of the Turtle Creek Railroad Corridor acquisition which will enable the construction of a rail trail from Trafford to Export	\$ 149,595	\$ 130,000
2/28/14		1314-1-CITF-095	Municipal Authority of the Township of Harmar	Township of Harmar	Ozone Air Feed System	Installation of a new green ozone treatment system that uses less electricity	\$ 8,000	
2/28/14		1314-1-CITF-096	Pittsburgh Musical Theater	City of Pittsburgh	Pittsburgh Musical Theater West End Studios	Purchase former James Center, replace failed roof, insulate roof surface, stabilize interior moisture damage	\$ 250,000	
2/28/14		1314-1-CITF-097	Borough of Aspinwall	Borough of Aspinwall	Brilliant Avenue Intersection Improvements	Improve the safety of entrance of the park property	\$ 250,000	
2/28/14		1314-1-CITF-098	Shannon Transit Village LP	Castle Shannon Borough	Shannon Transit Village (STV) Mine Grouting and Caissons	Mine growth and caisson work	\$ 250,000	
2/28/14	4/25/14	1314-1-CITF-099	The Pennsylvania State University	City of Pittsburgh	Project 15206-A Comprehensive Green Infrastructure Demonstration	Address storm water mitigation through design and construction of green infrastructure within seven neighborhoods in the City of Pittsburgh	\$ 250,000	\$ 250,000



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2/28/14		1314-1-CITF-100	North Hills COG	Borough of West View	Martsolf Avenue Bridge Rehabilitation	Rehabilitation of the structural integrity of the Martsolf Avenue Bridge	\$ 250,000	
2/28/14	6/20/14	1314-1-CITF-101	Lawrenceville Corporation	City of Pittsburgh	Lawrenceville Parks Master Planning Process	Development of two sustainable park spaces: Arsenal Park and Leslie Park	\$ 75,000	\$ 75,000
2/28/14		1314-1-CITF-102	North Hills COG	Borough of Sharpsburg	Comprehensive Improvements to Front Street	Infrastructure improvements	\$ 250,000	
2/28/14		1314-1-CITF-103	The Woodlands Foundation, Inc.	Borough of Bradford Woods	Environmental Learning Center/Outdoor Classroom	Development of a master plan for their current campus and an adjacent property	\$ 99,859	
2/28/14		1314-1-CITF-104	North Hills COG	Reserve Township	Ramage Road Waterline Replacement Project	Installation 1500 LF of a new 6" waterline with 675 CY of select backfill, installing 2 new Fire Hydrants and restore 1015 SY of local roadway	\$ 250,000	
2/28/14		1314-1-CITF-105	North Hills COG	Township of Hampton	Glannons Watershed Sewer Rehabilitation	Rehabilitation of sewer system to further prevent overflow during wet weather events	\$ 125,000	
2/28/14		1314-1-CITF-106	North Hills COG	Borough of Etna	Etna Riverfront Park	Redevelopment of a former brownfield into a park and trail	\$ 250,000	
2/28/14	7/18/14	1314-1-CITF-107	The Midwife Center for Birth & Women's Health	City of Pittsburgh	The Midwife Center Expansion Project	Expansion of Midwife center with the addition of consistent building and green space	\$ 250,000	\$ 200,000
2/28/14	5/16/14	1314-1-CITF-108	Borough of West Mifflin	West Mifflin	Curry Hollow Road Storm Sewer Replacement/Upgrade at Sewage Pump station	Replacement and upgrading of a storm sewer pipeline along Curry Hollow Road	\$ 200,065	\$ 200,000
2/28/14		1314-1-CITF-109	Borough of West Mifflin	West Mifflin	Curry Hollow Road Storm Sewer Replacement/Upgrade	Replacement and upgrading of a storm sewer pipeline along Curry Hollow Road	\$ 152,592	
2/28/14	9/19/14	1314-1-CITF-110	Soldiers & Sailors Memorial Hall & Museum Trust, Inc.	City of Pittsburgh	Energy Efficient Egress, Enhancement and Exhibit Lighting Project	Update lighting to energy efficient, safe and secure light to highlight grand façade, columns and architecture	\$ 250,000	\$ 50,000
2/28/14		1314-1-CITF-111	Mt. Oliver Borough	Mt. Oliver Borough	151-153 and 155 Brownsville Road Demolition and parking Lot	Demolition of properties followed by development of parking lot on the site	\$ 170,000	
2/28/14		1314-1-CITF-112	Millvale Borough	Millvale Borough	Logan Street Storm Drain Improvements	Improvements of Logan Street storm drain	\$ 250,000	
2/28/14		1314-1-CITF-113	Millvale Borough	Millvale Borough	Patrick Street Retaining Wall	Replacement of 200 sq. ft of soldier beam and timber lagging wall, 250 L.F. of guide rail, 950 SY of pavement and demolition of existing wall	\$ 211,560	
2/28/14		1314-1-CITF-114	Borough of Emsworth	Emsworth Borough	Gibson Bridge Water Line	Relocation of the water line to the south end of the bridge	\$ 79,900	
2/28/14	6/20/14	1314-1-CITF-115	Pittsburgh Gateways Corporation	City of Pittsburgh	Energy Innovation Center	Construction of tenant improvements: small kitchen spaces, additional office build out or conference room build out	\$ 250,000	\$ 100,000
2/28/14	5/16/14	1314-1-CITF-116	Southwestern PA Veterans Chamber of Commerce	City of Pittsburgh	Southwestern PA Veterans Chamber of Commerce	Hire a consultant to assist in the set-up of the organization and coordinate veteran owned businesses to secure future development contracts	\$ 25,000	\$ 25,000
2/28/14		1314-1-CITF-117	East Liberty Development, Inc.	City of Pittsburgh	Ace Hotel + Ralph Munn Plaza	Assist in public space improvements to Ralph Munn Plaza	\$ 250,000	
2/28/14		1314-1-CITF-118	Riverview Apartments, Inc.	City of Pittsburgh	Conversion of small studio apartments into one and two bedroom apartments	Conversion of 6 apartments into 3 one bedroom apartments	\$ 250,000	
2/28/14		1314-1-CITF-119	Allegheny Land Trust	Richland Township	Pittsburgh Cut Flower	Acquire 163 acres of blighted Brownfield land (Pittsburgh Cut Flower property) for redevelopment	\$ 250,000	
2/28/14	8/15/14	1314-1-CITF-120	Carnegie Library of Pittsburgh	City of Pittsburgh	CLP Beechview Branch Library Renovation	Total renovation with two small additions and a small infill at the Carnegie Library of Pittsburgh's Beechview Branch	\$ 50,000	\$ 50,000

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2/28/14		1314-1-CITF-121	Allegheny Valley North COG	Tarentum Borough	Upper Allegheny Joint Sanitary Authority Mandated Sewer Investigation	Sewer line flow metering, CSO monitoring and composite sampling of overflows	\$ 250,000	
2/28/14		1314-1-CITF-122	Fawn Township Sewer Authority	Township of Fawn	Additional EPA Consent order maintenance under a Dep. Part II permit Operations and Maintenance Plan	Continue with maintenance plan under the EPA consent order as well as their DEP Part II permit	\$ 75,000	
2/28/14		1314-1-CITF-123	Allegheny Valley North COG	Borough of Brackenridge	Water Treatment Plant Improvements	Remedy the problem of elevated standards or maximum contaminant levels of trihalomethanes	\$ 250,000	
2/28/14		1314-1-CITF-124	Allegheny Valley North COG	Borough of Springdale	Water Treatment Plant Improvements	Upgrade the Borough water treatment plant	\$ 250,000	
2/28/14		1314-1-CITF-125	Allegheny Valley North COG	Cheswick Borough	MacLean Parklet Renovations	Secondary upgrade of the MacLean Street Parklet facility	\$ 60,000	
2/28/14		1314-1-CITF-126	Imani Christian Academy	City of Pittsburgh	Imani Christian Academy Building Renovation	Resurfacing of school roof, Repaving of Entrance & Parking Lot, Installation of New playground & Play Surface	\$ 250,000	
2/28/14	10/31/14	1314-1-CITF-127	The Bradley Center	Township of Robinson	The Bradley Center Renovation Project	Renovation and facility improvements focusing on energy efficiency	\$ 250,000	\$ 125,000
2/28/14	5/16/14	1314-1-CITF-128	Mario Lemieux Foundation	Borough of Jefferson Hills	Austin's Playroom at Jefferson Regional Medical Center	Establish an Austin's Playroom at Jefferson Regional Medical Center located in Jefferson Hills, PA.	\$ 75,000	\$ 75,000
2/28/14		1314-1-CITF-129	Manchester Citizens Corporation	City of Pittsburgh	Juniata Street Rows	Renovations of 12 units of vacant rental housing	\$ 250,000	
2/28/14		1314-1-CITF-130	Central Northside Neighborhood Council	City of Pittsburgh	Garden Block Vertical Sign	Repair and rebuild of 10 ft by 40 ft high vertical sign	\$ 135,000	
2/28/14	5/16/14	1314-1-CITF-131	Pittsburgh Parks Conservancy	City of Pittsburgh	Westinghouse Memorial & Pond Restoration Project	Repairs to the memorial and pond rehabilitation	\$ 250,000	\$ 175,000
2/28/14	4/25/14	1314-1-CITF-132	Robert Morris University	Moon Township	University Blvd. Left Turn Lanes at RMU Entrance	Installation of left turn lanes at campus entrance	\$ 250,000	\$ 225,000
2/28/14	4/25/14	1314-1-CITF-133	Storehouse for Teachers dba The Education Partnership	City of Pittsburgh	Phase II Renovations	Phase II upgrades to warehouse facility	\$ 250,000	\$ 225,000
3/3/14		1314-1-CITF-134	Pittsburgh Hostel Project	City of Pittsburgh	Pittsburgh Hostel Project	Build out and renovation of East Carson St. property for proposed full-service 60-70 bed hostel facility on the Southside	\$ 250,000	
1/27/2015	5/15/2015	1415-1-CITF-001	Charles Morris Nursing & Rehab	Pittsburgh	Charles Morris Attic Sprinkler Installation	Renovate sprinkler system	\$ 200,000	\$ 170,000
2/9/2015	10/28/2015	1415-1-CITF-002	Redevelopment Authority of Allegheny County	Wilkesburg	Wilkesburg Train Station Redevelopment	Train Station Shell and Roof	\$ 250,000	\$ 240,000
2/10/2015		1415-1-CITF-003	Carnegie Institute dba Carnegie Museums of Pittsburgh	Pittsburgh-22 ward	The Warhol: Urban Art Park	Renovation of the Urban Park	\$ 157,634	
2/19/2015		1415-1-CITF-004	Township of Indiana	Indiana	Indiana Township Public Works Garage	1500' of sidewalk and curb replacement	\$ 250,000	
2/20/2015	5/15/2015	1415-1-CITF-005	Turtle Creek Valley COG	Braddock Borough	Holland Avenue Reconstruction	Reconstruction of Holland Avenue	\$ 100,000	\$ 75,000
2/20/2015	4/17/2015	1415-1-CITF-006	Turtle Creek Valley COG	Wilmerding Borough	Ice Plant Hill Road Slide Repair	Repair slide on Ice Plant Hill Road	\$ 200,000	\$ 100,000
2/20/2015	5/15/2015	1415-1-CITF-007	Aleppo Township Authority	Glenfield Borough	Old Hill Road Water Line Relocation	Water line relocation	\$ 250,000	\$ 225,000
2/23/2015		1415-1-CITF-008	The Municipal Authority of the Borough of Edgeworth	Borough of Leetsdale	Oak Drive Water Line Replacement	Water line replacement	\$ 150,000	

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2/24/2015	4/17/2015	1415-1-CITF-009	Heinz History Center/aka Historical Society of Western PA	City of Pittsburgh	Historic Resources & Preservation Project	Renovate 5th floor archives storage area	\$ 250,000	\$ 210,000
2/24/2015		1415-1-CITF-010	Young Men & Women's Hebrew Assn & Irene Kaufmann Centers	Scott Township	South Hills JCC Infrastructure Upgrades	Upgrade Fitness Area, flooring, heat pump and pool	\$ 200,000	
2/24/2015		1415-1-CITF-011	Ross Township	Ross Township	Nocklyn Drive Sanitary Sewer Extension	Install 1350' of sewer line and 21 manholes	\$ 250,000	
2/24/2015	10/28/2015	1415-1-CITF-012	Borough of Whitaker	Borough of Whitaker	New Scope: Traffic Signalization Replacement	<del>Install new sewer lines</del>	\$ 150,000	\$ 150,000
2/24/2015		1415-1-CITF-013	Municipality of Bethel Park	Municipality of Bethel Park	Brightwood Road Storm Sewer Relocation Project	Relocate existing storm sewer	\$ 180,000	
2/25/2015		1415-1-CITF-014	Ohio Valley Hospital	Kennedy Twp.	Asbestos Removal Projects	Asbestos Abatement	\$ 231,944	
2/25/2015	4/17/2015	1415-1-CITF-015	Allegheny County Housing Authority	Allegheny County	End Veteran Homelessness by December 2015	Ending Homelessness for Veterans	\$ 25,000	\$ 25,000
2/25/2015		1415-1-CITF-016	Hampton Shaler Water Authority	Etna Borough	Hampton Shaler Water Authority -Water Well #8 Repair Project	Getting Water Well #8 back in service	\$ 32,680	
2/25/2015		1415-1-CITF-017	Elizabeth Township	Elizabeth Township	Chapel Drive Deck Hockey Rink	Build a regulation size deck hockey rink	\$ 250,000	
2/25/2015	7/17/2015	1415-1-CITF-018	Turtle Creek Valley COG	Borough of N. Braddock	Improvements to Brinton Playground	Rehabilitation of deteriorated and obsolete recreational facilities	\$ 115,000	\$ 50,000
2/25/2015		1415-1-CITF-019	Turtle Creek Valley COG	N. Versailles Twp.	Hoffman Road Sanitary Sewer	Replace 523' of 8" sewer pipe and 4 manholes	\$ 100,000	
2/25/2015		1415-1-CITF-020	Turtle Creek Valley COG	Wall Borough	Street Signs	Replacement of street signs to conform w/federal mandate	\$ 31,007	
2/25/2015		1415-1-CITF-021	Turtle Creek Valley COG	Borough of Swissvale	Park Ave/Gateway Recreational Development- Phase II	Development of a recreational site and "Green" space	\$ 115,000	
2/25/2015	6/19/2015	1415-1-CITF-022	Borough of Baldwin	Borough of Baldwin	Borough of Baldwin Playground Rehab	Playground Rehab	\$ 250,000	\$ 75,000
2/25/2015	7/17/2015	1415-1-CITF-023	Greater Pittsburgh Office of Promotion dba Pittsburgh Film Office	Pittsburgh 2nd Ward	Pittsburgh Film Office Film Industry Development Initiative	Attracting film production in Pittsburgh	\$ 250,000	\$ 110,000
2/25/2015	6/19/2015	1415-1-CITF-024	Familylinks, Inc.	Pittsburgh 11th Ward	Familylinks Expansion and Sustainability Project- HVAC	Installation of new HVAC system	\$ 250,000	\$ 170,000
2/25/2015	4/17/2015	1415-1-CITF-025	County of Allegheny	Allegheny County	2015 Learn and Earn Summer Employment Initiative	Workforce development program	\$ 250,000	\$ 250,000
2/26/2015		1415-1-CITF-026	Imani Christian Academy	Pittsburgh 13 Ward	Imani Christian Academy Infrastructure Repair	Removal and Resurfacing of the school's flat roof	\$ 250,000	
2/26/2015	4/17/2015	1415-1-CITF-027	South Hills Area COG-Technical Rescue Team	Scott Township	Regional Asset-Technical Rescue Equipment	Purchase equipment for Rescue Team	\$ 99,858	\$ 80,000
2/26/2015		1415-1-CITF-028	Coraopolis Community Development Foundation	Coraopolis	Coraopolis Station Project	Turn the station into a museum and café	\$ 250,000	
2/26/2015		1415-1-CITF-029	Clairton Municipal Authority	City of Clairton	Mitchell Avenue Sanitary Sewer Replacement	Rehabilitation of Water & Sewer facilities	\$ 250,000	
2/26/2015	5/15/2015	1415-1-CITF-030	The Three Boroughs Group	Homestead, Munhall & West Homestead	The Three Boroughs Group Stragedy/Commercial District Plan	Create a new job in Planning	\$ 100,871	\$ 75,000
2/26/2015		1415-1-CITF-031	Dormont Public Library	Dormont	Dormont Public Library Retaining Wall	Construction of a retaining wall	\$ 250,000	

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2/26/2015	4/17/2015	1415-1-CITF-032	Elizabeth Township Sportsmen's Association	Elizabeth Township	Sanitary Sewer Extension	Extending existing sanitary sewer	\$ 250,000	\$ 150,000
2/26/2015		1415-1-CITF-033	Duquesne University of the Holy Spirit	Pittsburgh 1st Ward	Duquesne University-Forbes Ave Sidewalk & Light Pole Replacement Project	New sidewalk & light poles along Forbes Avenue	\$ 250,000	
2/26/2015		1415-1-CITF-034	Bridgeway Capital, Inc	Pittsburgh 13 Ward	7800 Susquehanna St	Renovations of property	\$ 250,000	
2/26/2015		1415-1-CITF-035	Community Center Association	O'Hara Township	Lauri Ann West Community Center in O'Hara Twp.	New Community Center	\$ 250,000	
2/26/2015		1415-1-CITF-036	Riverview Children's Center	Verona	Building Quality	Expand and renovate existing building	\$ 100,000	
2/26/2015	5/15/2015	1415-1-CITF-037	Oakland Planning and Development Corp	Pittsburgh 4th ward	Oakland Affordable Living	Purchase property to develop 24 low-income housing units	\$ 250,000	\$ 150,000
2/26/2015		1415-1-CITF-038	Allegheny River Towns Enterprise Zone, Inc.	Sharpsburg	Reimagining upper Sharpsburg	Acquire 2 brownfield properties to develop affordable housing and create public access	\$ 200,000	
2/26/2015		1415-1-CITF-039	Point Park University	Pittsburgh 1st Ward	Point Park University New Pittsburgh Playhouse	Building a new Playhouse	\$ 250,000	
2/26/2015	6/19/2015	1415-1-CITF-040	Pittsburgh History & Landmarks Foundation	Pittsburgh 17th Ward	Pittsburgh Terminal Warehouse Preservation Project	Pre-Development	\$ 250,000	\$ 100,000
2/26/2015	7/17/2015	1415-1-CITF-041	Carnegie Library of Pittsburgh	Pittsburgh 30th Ward	CLP-Knoxville Branch Library Renovation	Library Renovations	\$ 250,000	\$ 100,000
2/26/2015	8/28/2015	1415-1-CITF-042	Residential Resources, Inc.	Mt. Lebanon	Site Clearing 2904 Castlegate Avenue	Demolition of 3 buildings	\$ 250,000	\$ 140,000
2/26/2015	6/19/2015	1415-1-CITF-043	Children's Museum of Pittsburgh	Pittsburgh 22nd Ward	Children's Museum Visitor Amenity Enhancement Project	Renovations to visitor's center	\$ 250,000	\$ 100,000
2/26/2015	5/15/2015	1415-1-CITF-044	Carnegie Institute dba Carnegie Museums of Pittsburgh	Pittsburgh 21st Ward	Rangos Omnimax Theater Renovation and Digital Conversion Project	To convert the Rangos dome screen to a giant flat screen laser digital theater	\$ 250,000	\$ 150,000
2/26/2015		1415-1-CITF-045	Hospital Council of Western Pennsylvania (HCWP)	Marshall Township	Property Site Infrastructure Improvements	Infrastructure Improvements	\$ 205,007	
2/27/2015		1415-1-CITF-046	Township of Collier	Township of Collier	Collier Township Park Demolition Project Phase 2	Demolition of Collier Township Park	\$ 220,432	
2/27/2015		1415-1-CITF-047	Twin Rivers Council of Governments	Elizabeth Borough	CSO #3 Sewer System Repairs-Phase 2	Construct and repair new and existing sewer systems	\$ 250,000	
2/27/2015		1415-1-CITF-048	Twin Rivers Council of Governments	Forward Township	Demolition of 500 Liggett Ave-Old Municipal Bldg/Axelton School	Demolition of old Municipal Building	\$ 250,000	
2/27/2015		1415-1-CITF-049	North Hills COG	Borough of West View	Improvements to Bronx Field	Rehabilitation on existing field	\$ 112,625	
2/27/2015		1415-1-CITF-050	North Hills COG	Borough of Sharpsburg	Comprehensive Improvements to Front Street	Comprehensive Improvements to Front Street	\$ 250,000	
2/27/2015		1415-1-CITF-051	North Hills COG	Etna Borough	Etna Riverfront Park and Trail Extension	Trail Extension	\$ 250,000	
2/27/2015		1415-1-CITF-052	Community of Allegheny County LOAN APPLICATION	Pittsburgh 22nd Ward	CCAC Sidewalk Replacement	Replace Sidewalks	\$ 126,750	
2/27/2015	5/15/2015	1415-1-CITF-053	Brentwood Borough	Brentwood Borough	Brentwood Park Playground	Replace old playground	\$ 75,000	\$ 75,000
2/27/2015		1415-1-CITF-054	North Fayette Township	North Fayette Twp	North Fayette Township Community Center	Build a new Community Center	\$ 223,800	
2/27/2015		1415-1-CITF-055	Larimer School L.P.	Pittsburgh 12th Ward	Historic Larimer School Apartments	Purchase old school and turn them into apartments	\$ 250,000	

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2/27/2015		1415-1-CITF-056	Borough of Castle Shannon	Borough of Castle Shannon	Castle Shannon Streetscape Initiative	Pre-Development and Planning	\$ 238,150	
2/27/2015	7/17/2015	1415-1-CITF-057	Twin Rivers Council of Governments	City of Duquesne	City Gateway Project Phase 2	Demolition and Revitalization	\$ 117,425	\$ 100,000
2/27/2015	6/19/2015	1415-1-CITF-058	Twin Rivers Council of Governments	Elizabeth Borough	Maple Avenue Retaining Wall Project	Demolish and Construct a new retaining wall	\$ 250,000	\$ 75,000
2/27/2015	5/15/2015	1415-1-CITF-059	Twin Rivers Council of Governments	Lincoln Borough	Pierce Road Reconstruction Phase II	Street Improvements	\$ 160,000	\$ 75,000
2/27/2015		1415-1-CITF-060	Twin Rivers Council of Governments	Port Vue Borough	Elmwood Avenue Sanitary Sewer Project	Replace sewer lines and manholes	\$ 145,000	
2/27/2015	7/17/2015	1415-1-CITF-061	Twin Rivers Council of Governments	Versailles Borough	Versailles Park Phase 2	Construction of a parking lot	\$ 112,845	\$ 50,000
2/27/2015		1415-1-CITF-062	Twin Rivers Council of Governments	Versailles Borough	Sanitary Sewer Rehabilitation Project	Repairs to the Sanitary Sewer System	\$ 250,000	
2/27/2015	6/19/2015	1415-1-CITF-063	Western Pennsylvania Conservancy	Pittsburgh 16th Ward	21st Street Enhancement Project	Pre-Development	\$ 183,500	\$ 150,000
2/27/2015		1415-1-CITF-064	Sports & Exhibition Authority of Pittsburgh and Allegheny	Pittsburgh 3rd Ward	Lower Hill Redevelopment Project-element II Construction	Construction Inspection Services	\$ 250,000	
2/27/2015		1415-1-CITF-065	Regional Opportunity Center dba Vibrant Pittsburgh	Multi-County	Latino Connection Accelerator Project	Latino Talent Attraction and Integration	\$ 100,000	
2/27/2015	4/17/2015	1415-1-CITF-066	Pittsburgh Musical Theater	Pittsburgh 20th Ward	PMT Demolition of Site Elements & Accessibility Improvement	Demolish and re-build existing structure	\$ 250,000	\$ 200,000
2/27/2015		1415-1-CITF-067	Steel Valley COG	Homestead	Human Service Center	Roof and Heating Replacement	\$ 350,000	
2/27/2015		1415-1-CITF-068	Steel Valley COG	Homestead	Hazel Way Rehabilitation and Storm water Management Project	Improvements to Flood/Storm Water Infrastructure and Street Improvements	\$ 250,000	
2/27/2015		1415-1-CITF-069	Steel Valley COG	Homestead	West Street Reconstruction	Street Improvements	\$ 250,000	
2/27/2015	5/15/2015	1415-1-CITF-070	Steel Valley COG	Homestead	Repurposing of Blighted Property in The Avenues Business District	Rehabilitate Flood/Storm Water Infrastructure and Bike Trail Connectivity	\$ 36,000	\$ 30,000
2/27/2015		1415-1-CITF-071	Steel Valley COG	Braddock Hills Borough	Community Center Improvements Phase II	Renovate Community Center	\$ 250,000	
2/27/2015		1415-1-CITF-072	The Community Builders Inc.	Pittsburgh 29th Ward	Hillcrest Senior Residences	Demolition, Site Work and Renovation	\$ 250,000	
2/27/2015		1415-1-CITF-073	Community Alliance of Spring Garden -E. Deutschtown	Pittsburgh 23rd Ward	Deutschtown Gateway	Rehab of Flood/Storm water Infrastructure, Retaining Walls and Street Improvements	\$ 250,000	
2/27/2015		1415-1-CITF-074	Presbyterian Senior Care	Ross Township	Mt. Nazareth Commons	Renovations to Senior Housing	\$ 250,000	
2/27/2015		1415-1-CITF-075	The Children's Institute of Pittsburgh	Pittsburgh 14th Ward	Roof Replacement for Wilkins Ave and Northumberland St Buildings	Roof Replacements	\$ 250,000	
2/27/2015		1415-1-CITF-076	Natrona Comes Together Association	Harrison Township	Row House Heritage & Industrial Museum	Remodeling Row House and Museum	\$ 14,950	
2/27/2015		1415-1-CITF-077	Rankin Borough	Rankin Borough	Municipal Building Rehabilitation	Municipal Building Rehabilitation	\$ 165,000	
2/27/2015		1415-1-CITF-078	Township of O'Hara	Township of O'Hara	A Playground for All Children at Squaw Valley Park	Playground Revitalization	\$ 250,000	

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2/27/2015		1415-1-CITF-079	Township of Neville	Township of Neville	Riverfront Park	Park Renovation	\$ 250,000	
2/27/2015	4/17/2015	1415-1-CITF-080	Municipality of Monroeville	Municipality of Monroeville	Dahlia & Garden City Drive Storm Sewer Lining Project	Improvements to the Flood/Storm Water Infrastructure	\$ 200,000	\$ 200,000
2/27/2015		1415-1-CITF-081	Wilkins Township	Wilkins Township	Lions Park Sinkhole Remediation	Rehabilitation of Flood/Storm Water and Sewer Facilities	\$ 250,000	
2/27/2015		1415-1-CITF-082	Wilkins Township	Wilkins Township	Saw Mill Run Suspended Sewer Mitigation	Rehabilitation of Flood/Storm Water and Sewer Facilities and Retaining Walls	\$ 250,000	
2/27/2015		1415-1-CITF-083	Allegheny Valley North COG	Harmar Township	Harmar Soccer Field Improvements Project	Improvements to Soccer Field	\$ 90,000	
2/27/2015		1415-1-CITF-084	Allegheny Valley North COG	Borough of Blawnox	Residential Water Meter Replacement - Phase 1	Replacement Water Meter	\$ 80,000	
2/27/2015		1415-1-CITF-085	Allegheny Valley North COG	Borough of Tarentum	2nd Avenue Sewer & Manhole Rehab	Sewer & Manhole Rehabilitation	\$ 80,000	
2/27/2015		1415-1-CITF-086	Allegheny Valley North COG	Cheswick Borough	MacLean Parklet Renovations	Park Renovation	\$ 70,000	
2/27/2015		1415-1-CITF-087	Allegheny Valley North COG	Township of Springdale	Carson Street Pump Station Rehabilitation Project	Rehab Water/Sewer Facilities	\$ 160,000	
2/27/2015		1415-1-CITF-088	Allegheny Valley North COG	Harrison Township	Harrison Township Commercial Conceptual & Engineering Design Study	Pre-Development and Planning	\$ 100,000	
2/27/2015		1415-1-CITF-089	Brentwood Borough	Brentwood Borough	Brentwood Pool Rehabilitation	Pool Rehabilitation	\$ 175,000	
2/27/2015		1415-1-CITF-090	Laurel Foundation-Elizabeth Tata, President	Allegheny County	2015 Urban Project	Tourist and Marketing Attraction	\$ 250,000	
2/27/2015		1415-1-CITF-091	Turtle Creek Valley COG	Braddock Borough	Salvation Army Community Center Improvements	Improvements to Community Center	\$ 69,000	
2/27/2015	6/19/2015	1415-1-CITF-092	East Pittsburgh	East Pittsburgh	Grandview Ave Green Infrastructure and Community Park Project	Construction of Rain Garden	\$ 72,000	\$ 70,000
2/27/2015		1415-1-CITF-093	Wilkesburg-Penn Joint Water Authority	Penn Hills Borough	Johnston Road Main Waterline Replacement	Replace Waterline	\$ 250,000	
2/27/2015	4/17/2015	1415-1-CITF-094	White Oak Borough	White Oak Borough	Stepanik Road Slide Stabilization	Stabilize land slide	\$ 150,000	\$ 150,000
2/27/2015	5/15/2015	1415-1-CITF-095	Township of Findlay	Findlay Township	Westbury Playground Replacement	Replace Playground	\$ 75,629	\$ 75,629
2/27/2015		1415-1-CITF-096	The Borough of Dormont	Borough of Dormont	Athens Alley Storm water Improvements	Rehabilitation of Flood/Storm Water Infrastructure	\$ 250,000	
2/27/2015	4/17/2015	1415-1-CITF-097	Boy Scouts of America, Laurel Highlands Council	Pittsburgh 3rd Ward	Cub Scouts Adventures Program	New program development	\$ 83,577	\$ 50,000
2/27/2015	5/15/2015	1415-1-CITF-098	Hill House Association	Pittsburgh 3rd Ward	Hill House Association Facilities Improvement Project	Improvements to Hill House	\$ 250,000	\$ 200,000
2/27/2015		1415-1-CITF-099	Pittsburgh Opera, Inc	Pittsburgh 2nd Ward	Pittsburgh Opera Building HVAC Ventilation and Insulation	Purchase new HVAC Ventilation and Insulation	\$ 127,950	
2/27/2015	8/28/2015	1415-1-CITF-100	Pittsburgh Action Against Rape	Pittsburgh	Continuation of comprehensive building HVAC upgrades	Upgrade HVAC System	\$ 227,400	\$ 150,000
2/27/2015		1415-1-CITF-101	Borough of Oakdale	Borough of Oakdale	First Street Waterline Replacement	Replace Waterline	\$ 250,000	
2/27/2015	7/17/2015	1415-1-CITF-102	Pittsburgh Botanic Garden	North Fayette Twp	Orangery Utilities Project	Bring water, sewer, gas & electric to the Orangery Project	\$ 250,000	\$ 150,000
2/27/2015		1415-1-CITF-103	The Pittsburgh Water and Sewer Authority	Various locations in the City of Pittsburgh	Green Infrastructure Grant Program and Residential Homeowners Assistance Program	Green Infrastructures	\$ 250,000	
2/27/2015		1415-1-CITF-104	Braddock Carnegie Library Association	Braddock	Braddock Carnegie Library Sidewalk Repair	Sidewalk repairs	\$ 25,000	

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2/27/2015	4/17/2015	1415-1-CITF-105	Urban Redevelopment Authority of Pittsburgh	Pittsburgh 10th Ward	62nd Street Industrial Park Access Infrastructure & Signalization	Prepare the site for use by commercial and/or industrial user(s)	\$ 100,000	\$ 100,000
2/27/2015		1415-1-CITF-106	Urban Redevelopment Authority of Pittsburgh	Pittsburgh Wards 23, 24 and 25	East Street Bicycle Infrastructure	Construction of a Bicycle Infrastructure	\$ 75,000	
2/27/2015		1415-1-CITF-107	Urban Redevelopment Authority of Pittsburgh	Pittsburgh 7th Ward	Eastside Shared Site Infrastructure	East End Improvements	\$ 250,000	
2/27/2015		1415-1-CITF-108	Sabio Springs Bottling, LLC - LOAN APPLICATION	Duquesne	Phase 1 Development Sabio Springs Bottling	Purchase and Planning for Sabio Springs	\$ 250,000	
2/27/2015		1415-1-CITF-109	Polish Hill Civic Association, Inc	Pittsburgh 6th Ward	Brereton Dobson Fire Site	Development & Planning to create a pad for future housing	\$ 250,000	
2/27/2015		1415-1-CITF-110	Women's Center and Shelter of Greater Pittsburgh	Pittsburgh 7th Ward	Women's Center and Shelton Renovation	Renovate Community Facility	\$ 250,000	
2/27/2015		1415-1-CITF-111	The Bradley Center	Township of Robinson	The Bradley Center Roof Renovation	Roof Renovations	\$ 125,000	
2/27/2015		1415-1-CITF-112	The Historical Society of Mount Lebanon	Mount Lebanon	McMillan House Renovation	Historic Preservation	\$ 250,000	
2/27/2015		1415-1-CITF-113	The Fred Rogers Company	Pittsburgh 11th Ward	Daniel Tiger's Neighborhood Mobile Application Development	Development of Technology Platform	\$ 250,000	
2/27/2015		1415-1-CITF-114	The Residences at Wood Street	Pittsburgh 1st Ward	Wood Street Commons Commercial Suites - assist build-out of one floor	Renovations of 6 floors	\$ 250,000	
2/27/2015		1415-1-CITF-115	Mt. Ararat Community Activity Center, Inc	Pittsburgh 11th Ward	Negley Avenue Renovation Project	Updates to make the school ADA compliant	\$ 250,000	
2/27/2015		1415-1-CITF-116	Manchester Citizen's Corporation	Pittsburgh 21st Ward	Manchester Renaissance III	Purchase vacant properties to be rehabilitated	\$ 250,000	
2/27/2015		1415-1-CITF-117	Millvale Borough	Millvale Borough	Logan Street Storm Drainage Improvements	Storm Drainage Improvements	\$ 231,318	
2/27/2015		1415-1-CITF-118	Millvale Borough	Millvale Borough	Patrick Street Retaining Wall	Repair retaining wall and sinking and sliding of the roadway	\$ 198,758	
2/27/2015		1415-1-CITF-119	Elizabeth Township Authority	Elizabeth Township	Lincoln Hall Road Sewer Extension Project	Sewer Extension	\$ 250,000	
2/27/2015		1415-1-CITF-120	Whitehall Borough	Whitehall Borough	Doverdell Drive Storm and Sanitary Sewer Project	Increasing capacity of existing storm sewer and installation of new sanitary sewer lines	\$ 250,000	
2/27/2015	5/15/2015	1415-1-CITF-121	The Mattress Factory, Ltd	Pittsburgh 25th Ward	Acupuncture: Expand the Skyline	Installation of a work of art for the area	\$ 250,000	\$ 200,000
2/27/2015	10/28/2015	1415-1-CITF-122	AHI Development, Inc.	Forest Hills	Ardmore Senior Housing	Acquisition	\$ 250,000	\$ 225,000
2/27/2015	7/17/2015	1415-1-CITF-123	Wilkinsburg Borough	Wilkinsburg Borough	Ardmore Blvd Strategic Blight Elimination & Gateway Creation	Demolition and several Buildings	\$ 250,000	\$ 250,000
2/27/2015	5/15/2015	1415-1-CITF-124	North Side Partnership Project	Pittsburgh 26th Ward	North Side Partnership Project Community Social Service Mall	HazMat removal: Install HVAC systems in 8 units. Replace flat roof and remodeling of other areas	\$ 250,000	\$ 225,000
2/27/2015		1415-1-CITF-125	Animal Rescue League of Western Pennsylvania	Pittsburgh 12th Ward	Animal Resource Center-Animal Rescue League	Construction of a new Animal Resource Center	\$ 250,000	
3/9/2015		1415-1-CITF-126	Borough of Coraopolis	Borough of Coraopolis	Site Improvements for New Municipal Complex	Make improvements to existing complex	\$ 250,000	
3/9/2015		1415-1-CITF-127	Coraopolis Water and Sewer Authority	Borough of Coraopolis	Centre St. Flood Pump Generator Replacement	Replace Flood Pump	\$ 174,500	



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3/13/2015	5/15/2015	1415-1-CITF-128	West Mifflin Borough	West Mifflin Borough	West Mifflin Community Park Basketball Court	Construction of 2 outside basketball courts	\$ 130,000	\$ 100,000
2/2/2016	8/19/2016	2016-1-CITF-001	Turtle Creek Valley COG	North Braddock Borough	North Braddock Fire Dept. Improvements	Renovation of community facility	\$ 138,445	\$ 100,000
2/2/2016	5/20/2016	2016-1-CITF-002	Turtle Creek Valley COG	Monroeville	Visit Monroeville Tournament Field Upgrades	Supply and install 4 infields and improvements to existing turf	\$ 250,000	\$ 250,000
2/16/2016		2016-1-CITF-003	YMCA of Greater Pgh	Bethel Park Borough	Spencer Family YMCA	Building acquisition and Renovation	\$ 250,000	
2/18/2016		2016-1-CITF-004	Imani Christian Academy	Pittsburgh 13th Ward Penn Hills	Imani Christian Academy Building Renovation	Renovations to existing building	\$ 250,000	
2/19/2016		2016-1-CITF-005	Findlay Township	Findlay Twp.	Municipal Playground Replacement	Playground rehabilitation and expansion	\$ 89,442	
2/19/2016	7/15/2016	2016-1-CITF-006	Whitaker Borough	Whitaker Borough	Mifflin Street Sanitary Sewer Rehabilitation	Sewer rehabilitation	\$ 95,000	\$ 75,000
2/19/2016		2016-1-CITF-007	Collier Township	Collier Township	Structure Demolition-Buildings 36 and 37	Demolition of existing buildings	\$ 155,019	
2/19/2016		2016-1-CITF-008	Glassport Development Corp. in partnership with Borough of Glassport	Glassport	Learn to Own - A community renewal program	Renovation of commercial buildings/site prep/environmental & structural analysis	\$ 75,000	
2/23/2016	5/20/2016	2016-1-CITF-009	McKeesport Area School District	McKeesport	Safe Streets	Construct and Rehabilitation of Safety Signs & guard rail	\$ 175,000	\$ 175,000
2/23/2016		2016-1-CITF-010	Tadiso, Inc.	Pittsburgh 21st Ward North Side	Tadiso Renovation	Construction of additional space for patients	\$ 250,000	
2/23/2016		2016-1-CITF-011	McKees Rocks Borough	McKees Rocks Borough	Adrian Street Repairs	Construction & Rehabilitation of Adrian St	\$ 236,500	
2/24/2016		2016-1-CITF-012	Pittsburgh Ballet Theatre	Pittsburgh 6th Ward Downtown	Facility Expansion Phase IV	Construct 3 new studios and storage space	\$ 250,000	
2/24/2016		2016-1-CITF-013	South Fayette Township	South Fayette Township	South Fayette Community Center	Renovate and Construct Community Center	\$ 250,000	
2/25/2016		2016-1-CITF-014	The Granite Bldg., LLC <b>LOAN APPLICATION</b>	Pittsburgh 3rd Ward Downtown	Forbes Hotel	Acquisition & Renovation	\$ 250,000	
2/25/2016		2016-1-CITF-015	The Bradley Center	Robinson Township	The Bradley Center Safety Enhancements	Installation of Gold Medal Safety Padding in Calm Down rooms	\$ 220,000	
2/25/2016		2016-1-CITF-016	Steel Rivers COG	Homestead	Human Service Center Roof Replacement	Roof and heating replacement	\$ 250,000	
2/25/2016	7/15/2016	2016-1-CITF-017	Steel Rivers COG	Dravosburg Borough	Kidsville Playground Renovation	Playground rehabilitation	\$ 130,275	\$ 75,000
2/25/2016		2016-1-CITF-018	Steel Rivers COG	Versailles Borough	Sanitary Sewer Rehabilitation Project	Sewer rehabilitation	\$ 250,000	
2/25/2016	5/20/2016	2016-1-CITF-019	Steel Rivers COG	Forward Township	Demolition of 500 Liggett Ave-Old Municipal bldg./Axelton School	Demolition of existing Municipal Building	\$ 133,850	\$ 100,000
2/25/2016		2016-1-CITF-020	Steel Rivers COG	Glassport	Michigan Ave/Iowa Ave Retaining Wall Replacement	Replacement retaining walls	\$ 128,340	
2/25/2015	8/19/2016	2016-1-CITF-021	Steel Rivers COG	Glassport	Public Safety & Emergency Management	Installation of Security System	\$ 50,000	\$ 50,000
2/25/2016	7/15/2016	2016-1-CITF-022	Steel Rivers COG	Liberty Borough	Manor Park Renovations	Renovation of Manor Ballfield	\$ 108,000	\$ 75,000
2/25/2016	7/15/2016	2016-1-CITF-023	Steel Rivers COG	Port Vue Borough	Port Vue Recreation Center	Recreation Center Construction	\$ 250,000	\$ 100,000
2/25/2016	6/17/2016	2016-1-CITF-024	Lincoln Borough Volunteer Fire & Rescue Co #1	Lincoln Borough	Demolition of Lincoln School	Demolition of Lincoln School	\$ 98,990	\$ 75,000
2/25/2016	5/20/2016	2016-1-CITF-025	Dormont Public Library	Dormont	Dormont Public Library Retaining Wall	Construction of Retaining Walls	\$ 250,000	\$ 250,000
2/25/2016		2016-1-CITF-026	Carnegie Institute dba Carnegie Museums of Pittsburgh	Pittsburgh 22nd ward North Side	Urban Cultural Park	Demolition & Renovation of Rosa Villa	\$ 126,305	



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2/25/2016	5/20/2016	2016-1-CITF-027	Rivers of Steel Heritage Corporation	Swissvale & Rankin	Carrie Furnaces Preservation and Improvements	Repair the main smoke stack	\$ 154,000	\$ 132,000
2/25/2016		2016-1-CITF-028	Wilkins Township	Wilkins Township	Lions Park Rehabilitation Project - Phase 1	Construction & Rehabilitation of Lions Park	\$ 250,000	
2/25/2016	6/17/2016	2016-1-CITF-029	Iron Workers Joint Apprenticeship & Journeyman Training Fund	Pittsburgh 2nd Ward	Iron Workers Joint Apprenticeship Training Center-Phase 2	7300 sq. ft. addition to existing building	\$ 250,000	\$ 125,000
2/25/2016		2016-1-CITF-030	Women's Center & Shelter of Greater Pittsburgh	Pittsburgh 7th Ward	Women's Center & Shelter Renovation	Equipment Acquisition and Shelter Renovations	\$ 250,000	
2/25/2016	6/17/2016	2016-1-CITF-031	Borough of Brentwood	Brentwood	Brentwood Pool Rehabilitation	Pool Renovations	\$ 175,000	\$ 175,000
2/25/2016		2016-1-CITF-032	Healthcare Council of Western Pa (HCWP)	Marshall Township	Property Site Infrastructure Improvements	Rehabilitation of Parking, Sidewalks, Retaining Wall & Storm Water	\$ 229,719	
2/25/2016		2016-1-CITF-033	Urban Redevelopment Authority of Pittsburgh	Pittsburgh 13th Ward Penn Hills	Homewood Pedestrian & Transit Improvements	Pre-development & Renovations of Sidewalks and Transit	\$ 103,500	
2/25/2016		2016-1-CITF-034	Economic Development South	Mt. Oliver Borough	Brownsville Road Bakery	Rehab of business incubation	\$ 250,000	
2/25/2016		2016-1-CITF-035	The Woodlands Foundation, Inc.	Marshall Township	Phase 1: Master Facility Plan & Development	Street and Sidewalks improvements	\$ 250,000	
2/25/2016		2016-1-CITF-036	Homestead Borough	Homestead	8th Avenue Lot Consolidation & Architectural Renderings	Acquisition and Brownfield Development	\$ 250,000	
2/25/2016		2016-1-CITF-037	Homestead Borough	Homestead	Hazel Way Rehabilitation & Storm water Management Project	Storm water & street improvements	\$ 250,000	
2/25/2016		2016-1-CITF-038	Homestead Borough	Homestead	West Street Reconstruction	Street Improvements	\$ 250,000	
2/26/2016	6/17/2016	2016-1-CITF-039	Regional Opportunity Center DBA Vibrant Pittsburgh	Allegheny County & Surrounding Areas	Connection Accelerator Project	Retention of Diverse Talent and Integration of Diverse Talent to our region	\$ 100,000	\$ 80,000
2/26/2016		2016-1-CITF-040	Turtle Creek Valley COG	Wall Borough	Blighted Area Demolition Project	Demolition of 14 houses	\$ 112,615	
2/26/2016	5/20/2016	2016-1-CITF-041	Turtle Creek Valley COG	Turtle Creek	Braddock Avenue Reconstruction Project	Street Improvements	\$ 240,000	\$ 150,000
2/26/2016	6/17/2016	2016-1-CITF-042	Turtle Creek Valley COG	East McKeesport	Chicora Street Spray Park & Skating Rink Project	Renovation of Chicora Playground	\$ 206,434	\$ 125,000
2/26/2016	6/17/2016	2016-1-CITF-043	Turtle Creek Valley COG	Wall Borough	Lower Grant Street Retaining Wall Project	Construct & Renovate Retaining Wall	\$ 53,025	\$ 50,000
2/26/2016	7/15/2016	2016-1-CITF-044	Rankin Borough	Rankin Borough	Municipal Community Building Rehabilitation	Renovation of community facility	\$ 165,000	\$ 150,000
2/26/2016		2016-1-CITF-045	Turtle Creek Valley COG	Rankin Borough	TCVCOG Shared Services	Joint Police Training and Public Works Garage	\$ 180,000	
2/26/2016	5/20/2016	2016-1-CITF-046	Turtle Creek Valley COG	Forest Hills	Koch Park Renovation and Main Park Dog Park Project	Renovations to Park	\$ 118,400	\$ 118,000
2/26/2016	9/16/2016	2016-1-CITF-047	Bloomfield Citizens Council	Pittsburgh 8th Ward Bloomfield	Bloomfield Business District Improvement Project	Lighting Master Plan	\$ 200,000	\$ 150,000
2/26/2016	8/19/2016	2016-1-CITF-048	Veterans Place of Washington Blvd	Pittsburgh 12th Ward	Equipment Upgrade	1-8 passenger van and 1-15 passenger van	\$ 62,353	\$ 62,353
2/26/2016	8/19/2016	2016-1-CITF-049	University of Pittsburgh	Pittsburgh 13th Ward Oakland	Equipment to provide manufacturing training	Machinery acquisition	\$ 248,300	\$ 135,000
2/26/2016	5/20/2016	2016-1-CITF-050	White Oak Borough	White Oak Borough	White Oak Athletic Association Improvements	New metal roof and renovation of public restrooms	\$ 100,000	\$ 100,000
2/26/2016	8/19/2016	2016-1-CITF-051	Elizabeth Township	Elizabeth Township	Forest Hills Road Retaining Wall and Erosion Control	Repair partially collapsed road and guidrails	\$ 85,677	\$ 50,000

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2/26/2016		2016-1-CITF-052	Collier Township	Collier Township	Phase I: PENDOT Improvements at Route 50 and Vanadium Road	Add lights and widen the road	\$ 250,000	
2/26/2016		2016-1-CITF-053	Carnegie Institute dba Carnegie Science Center	Pittsburgh 21st Ward North Side	E-Motion Refurbishment	Rehabilitation of public art installation atop Carnegie Science Center	\$ 100,000	
2/26/2016	7/15/2016	2016-1-CITF-054	Steel Rivers COG	Braddock Hills	Community Center Improvements, Phase II	Interior Improvements	\$ 250,000	\$ 150,000
2/26/2016		2016-1-CITF-055	Clairton	Clairton	1080 Project	1080 Project	\$ 35,000	
2/26/2016	8/19/2016	2016-1-CITF-056	Clairton	Clairton	Lincoln Way Project	Construction and Renovations to houses in the area	\$ 250,000	\$ 125,000
2/26/2016		2016-1-CITF-057	Western Pennsylvania School for Blind Children	Pittsburgh 4th Ward (Oakland)	Pedestrian Bridge	Pedestrian bridge to connect two school buildings	\$ 25,000	
2/26/2016		2016-1-CITF-058	Phipps Conservatory and Botanical Gardens, Inc.	Pittsburgh 4th Ward Oakland	Phipps Storm Water Infrastructure and Learning Space Innovations	Extend award winning green infrastructure and exhibit learning space innovations	\$ 250,000	
2/26/2016	6/17/2016	2016-1-CITF-059	West Mifflin Borough	West Mifflin	Kansas Street Adult Fitness Park	Construct Adult Fitness Park and Children's Play area	\$ 140,000	\$ 75,000
2/26/2016		2016-1-CITF-060	Audubon Society of Western Pennsylvania	Fox Chapel	Beechwood Farms Nature Reserve Pond Accessibility Trail	Create new trail at Beechwood Farms NR that meets the current ADA requirements	\$ 100,000	
2/26/2016		2016-1-CITF-061	St. Mary of the Mount Parish	Pittsburgh 19th Ward	St. Mary of the Mount Parish Center Design Services	Architectural and Engineering Services	\$ 125,000	
2/26/2016		2016-1-CITF-062	Coraopolis Community Development Foundation	Coraopolis	Coraopolis Station Project	Preservation of structure officially listed on National Register of Historic Places in 1978	\$ 250,000	
2/26/2016	5/20/2016	2016-1-CITF-063	Animal Rescue League of Western PA	Pittsburgh 12th Ward Larimer	Animal Resource Center-Animal Rescue League	New Facility	\$ 250,000	\$ 150,000
2/26/2016	8/19/2016	2016-1-CITF-064	Community Empowerment Association	Pittsburgh 13th Ward	7120 Kelly Street Capital Improvement Project Phase I	Construction & Planning	\$ 250,000	\$ 175,000
2/26/2016		2016-1-CITF-065	Bridgeway Capital, Inc.	Pittsburgh 13th Ward	7800 Susquehanna Street	Acquisition and Construction of Homewood Business Center	\$ 250,000	
2/26/2016	9/16/2016	2016-1-CITF-066	RAAC	Multi	Allegheny Together Program	Pre-Development	\$ 250,000	\$ 250,000
2/26/2016		2016-1-CITF-067	Swissvale Borough	Swissvale Borough	Swissvale Borough Streetscape - Phase 2B	Purchase and Install Lights and renovate streetscape	\$ 250,000	
2/26/2016		2016-1-CITF-068	Friends of the Pittsburgh Urban Forest DBA Tree Pittsburgh	Pittsburgh 10th Ward	Outdoor Classroom/Event Space, Entry Access and Landscaping for Tree Pittsburgh's Heritage Tree Nursery and Campus	Outdoor Classroom/Event Space, Entry Access and Landscaping for Tree Pittsburgh's Heritage Tree Nursery and Campus	\$ 248,500	
2/26/2016	8/19/2016	2016-1-CITF-069	Larimer Consensus Group	Pittsburgh 12th Ward Larimer	The Larimer Vision to Action Plan	To initiate & Steward an inclusive comprehensive community development	\$ 96,000	\$ 85,000
2/26/2016		2016-1-CITF-070	Hope Grows	Moon Township	Hope House Caregiver Bed and Breakfast	To convert existing house to a Bed and Breakfast w/Landscape development and therapeutic gardens	\$ 250,000	
2/26/2016		2016-1-CITF-071	Moving Lives of Kids Arts Center	Pittsburgh 14th Ward	Steel City Street Art Festival	Construction/Renovation for a week long event	\$ 187,000	
2/26/2016		2016-1-CITF-072	Rachel Carson Homestead Association, Inc.	Springdale Borough	Rachel Carson Homestead Restoration Phase II	Restoration of the Education and Visitor Center	\$ 150,000	
2/26/2016		2016-1-CITF-073	Rachel Carson Homestead Association, Inc.	Springdale Borough	Rachel Carson Homestead Association -Week of Wonder Day Camp	Educational program: Educational development and execution	\$ 45,000	

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2/26/2016		2016-1-CITF-074	AHI Development, Inc.	Homestead	Homestead Bakery Lofts	Conversion of a vacant building into 26 units of workforce housing and ground-floor commercial space	\$ 250,000	
2/26/2016		2016-1-CITF-075	Chatham University	Richland Township	Ridge Road Reconstruction	Road Improvements	\$ 250,000	
2/26/2016		2016-1-CITF-076	Pittsburgh Symphony, Inc.	Pittsburgh 2nd Ward Downtown	Heinz Hall Upgrades and Renovations	Installation of fiber optic cable	\$ 250,000	
2/26/2016	7/15/2016	2016-1-CITF-077	Plum Borough	Plum Borough	Plum Borough O'Block Road Storm Water Project	Construction of storm water infrastructure	\$ 180,000	\$ 100,000
2/26/2016		2016-1-CITF-078	Ease Liberty Presbyterian Church	Pittsburgh 8th Ward East Liberty	Building Our Future	Construction & Renovations to Church	\$ 250,000	
2/26/2016	8/19/2016	2016-1-CITF-079	Monroeville	Monroeville	Monroeville Community Park Court Rehabilitation	Renovation of 4 tennis and 2 basketball courts	\$ 250,000	\$ 100,000
2/26/2016	5/20/2016	2016-1-CITF-080	Pittsburgh Historical and Landmarks Foundation	City of Pittsburgh	Pittsburgh Bicentennial Celebration	Pittsburgh Bicentennial Celebration	\$ 250,000	\$ 250,000
2/26/2016		2016-1-CITF-081	North Side Partnership Project	Pittsburgh 26th Ward Northside	North Side Partnership Project Community Social Service Mall	Install HVAC split systems, replace flat roof, painting & plumbing	\$ 250,000	
2/26/2016		2016-1-CITF-082	Lawrenceville Corporation	Pittsburgh 6,9 & 10th Wards Lawrenceville	Lawrenceville Community Land Trust	Build and Renovate affordable homes in Lawrenceville	\$ 250,000	
2/26/2016	5/20/2016	2016-1-CITF-083	Josh Gibson Foundation	Pittsburgh 19th Ward	Josh Gibson Heritage Park	Construction & Renovation of a Historical Park	\$ 250,000	\$ 250,000
2/26/2016	6/17/2016	2016-1-CITF-084	Great Pittsburgh Convention and Visitors Bureau, Inc.	Multi	SportsPITTSBURGH	Tourism Development-Attraction of Sporting events to the County	\$ 120,000	\$ 100,000
2/26/2016	5/20/2016	2016-1-CITF-085	The Residences at Wood Street	Pittsburgh 1st Ward	Wood Street Commons Commercial Suites - Accessibility Upgrade	Renovations to existing building	\$ 250,000	\$ 175,000
2/26/2016		2016-1-CITF-086	Duquesne Market, Inc.	Duquesne	Save a Lot remodel	Remodeling of existing store	\$ 306,693	
2/26/2016	7/15/2016	2016-1-CITF-087	The Pittsburgh Project	Pittsburgh 26th Ward Northside	Northside Basketball Building	Renovation and Construction of a Basketball Building	\$ 250,000	\$ 200,000
2/26/2016		2016-1-CITF-088	Duquesne Market, Inc. <b>LOAN APPLICATION</b>	Duquesne	Duquesne Market, Inc. DBA Save a Lot food store	Acquisition of Machinery	\$ 290,000	
2/26/2016		2016-1-CITF-089	Veterans Leadership Program	Pittsburgh 6th Ward	VLP Relocation	Renovations of existing warehouse to house Veterans Leadership Program	\$ 188,260	
2/26/2016		2016-1-CITF-090	Hill Community Development Corporation	Pittsburgh 5th Ward Hill District	New Granada	Renovations to the New Granada Theatre	\$ 250,000	
2/26/2016		2016-1-CITF-091	Manchester Citizen's Corporation	Pittsburgh 21st Ward Manchester	Manchester Renaissance III	Purchase and renovate 4 houses	\$ 250,000	
2/26/2016	6/17/2016	2016-1-CITF-092	Zoological Society of Pittsburgh	Pittsburgh 10th Ward Highland Park	Operations Corridor Renovations at the Pittsburgh Zoo & PPG Aquarium	Construction & Renovations to existing buildings	\$ 250,000	\$ 200,000
2/26/2016		2016-1-CITF-093	North Side Leadership Conference Inc.	Pittsburgh 23rd Ward East North Side	Workingmen's Square - East Deutschtown	Complete renovation and conversion into a Banquet Hall and Restaurant	\$ 250,000	
2/26/2016		2016-1-CITF-094	St. James Impact Community Center, Inc.	Pittsburgh 12th Ward Larimer	St. James Impact Community Center	Construction of Community Center	\$ 250,000	
2/26/2016		2016-1-CITF-095	The Congregational Home, Inc.	Pittsburgh 19th Ward Brookline	Kitchen MUA/Exhaust Replacement	Replacement of original air handler/exhaust system on the roof	\$ 165,000	

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2/26/2016		2016-1-CITF-096	Coraopolis Water and Sewer Authority	Coraopolis	Centre Street Flood Pump Generator Replacement	Replacement of Flood Pump Generator	\$ 205,000	
2/26/2016		2016-1-CITF-097	Coraopolis Borough	Coraopolis	Main Street Roadway Improvements	Improvements to roadway and sidewalks	\$ 210,000	
2/26/2016		2016-1-CITF-098	Coraopolis Water and Sewer Authority	Coraopolis	Kable Way Storm Sewer Separation	Construction and Rehabilitation to Storm Sewer	\$ 250,000	
2/26/2016		2016-1-CITF-099	Neville Township	Neville Township	Riverfront Park	Renovations to Riverfront Park	\$ 250,000	
2/26/2016		2016-1-CITF-100	Elizabeth Township Authority	Elizabeth Township	Lincoln Hall Road Sewer Extension Project	Sewer Extension	\$ 250,000	
2/26/2016		2016-1-CITF-101	Sports & Exhibition Authority of Pittsburgh and Allegheny County	Pittsburgh 3rd Ward Lower Hill District	Curtain Call	Pedestrian Pathways and Rain Gardens	\$ 250,000	
2/26/2016		2016-1-CITF-102	Emsworth Borough	Emsworth	SR. 65 Force Main Replacement	Replace Sewage Force Main	\$ 220,000	
2/26/2016		2016-1-CITF-103	Sports & Exhibition Authority of Pittsburgh and Allegheny County	Pittsburgh 3rd Ward Lower Hill District	Lower Hill Infrastructure Project: I-579 "Cap" Project (Intersection Area)	Construction and Rehabilitation of Infrastructure	\$ 250,000	
2/26/2016		2016-1-CITF-104	Carnegie Library of Pittsburgh	Pittsburgh 29th Ward Carrick	CLP-Carrick Branch Library Renovation	Adding a second floor on the existing one-story library	\$ 50,000	
2/26/2016	7/15/2016	2016-1-CITF-105	Daisy Wilson Artist Community, Inc.	Pittsburgh 3rd Ward	August Wilson Home	Renovations of 2 structures and a vacant lot	\$ 250,000	\$ 200,000
2/26/2016		2016-1-CITF-106	Presbyterian Senior Care	Ross Township	Mt. Nazareth Commons	Upgrade HVAC/Clean building exterior/Renovate Multipurpose room	\$ 218,000	
2/26/2016	7/15/2016	2016-1-CITF-107	West Homestead Borough	West Homestead	Great Allegheny Passage Bike Trail Signage	Add Signage	\$ 5,288	\$ 5,288
2/26/2016	7/15/2016	2016-1-CITF-108	West Homestead Borough	West Homestead	Parking Meter Acquisition and Installation	Install Parking Meters	\$ 13,293	\$ 13,312
2/26/2016		2016-1-CITF-109	Pittsburgh Downtown Partnership	Pittsburgh 2nd Ward	Union Trust Building Rehabilitation	Street and Sidewalks improvements	\$ 250,000	
2/26/2016		2016-1-CITF-110	Friends of the Riverfront	Etna	Etna Flyover Project	Construction of elevated flyover	\$ 200,000	
2/26/2016		2016-1-CITF-111	Allegheny Valley North COG	Springdale Township	Carson Street Pump Station Rehabilitation Project	Rehabilitation of current Pump Station	\$ 200,000	
2/26/2016		2016-1-CITF-112	Allegheny Valley North COG	Springdale Borough	Waterline Replacement Project	Replace Waterline	\$ 250,000	
2/26/2016		2016-1-CITF-113	Allegheny Valley North COG	Harrison Township	Harrison Commercial District Conceptual & Engineering Design Study	Streetscape Design	\$ 100,000	
2/26/2016		2016-1-CITF-114	Allegheny Valley North COG	Oakmont	Oakmont WWTP Mechanical Bar Screen Project	Replace existing Mechanical Bar Screens at Oakmont's Wastewater Treatment Plant	\$ 250,000	
2/26/2016		2016-1-CITF-115	Allegheny Valley North COG	Cheswick	MacLean Parklet Renovations	Refurbish restrooms to make them handicapped accessible	\$ 70,000	
2/26/2016		2016-1-CITF-116	Allegheny Valley North COG	Blawnox	Residential Water Meter Replacement - Phase 1	Water Meter Replacement	\$ 80,000	
2/26/2016		2016-1-CITF-117	Catholic Charities of the Diocese of Pittsburgh, Inc.	Pittsburgh 2nd Ward	Catholic Charities Diocese of Pittsburgh, Inc. - Elevator Modernization	Modernize existing elevators	\$ 250,000	
2/26/2016	7/15/2016	2016-1-CITF-118	McKeesport	McKeesport	Renziehausen Park Trail Expansion	Expansion and lighting	\$ 200,000	\$ 200,000
2/26/2016	6/17/2016	2016-1-CITF-119	Children's Museum of Pittsburgh	Pittsburgh 22nd ward	Children's Museum System Improvement Upgrades	Bathrooms/Interiors/air handling unit replacement	\$ 250,000	\$ 100,000
2/29/2016 *LATE*		2016-1-CITF-120	Quaker Valley Recreation Association	Bell Acres	Quaker Valley Community Soccer Field	Installation of regulation soccer field and parking space	\$ 250,000	

CITF APPLICATIONS RECEIVED  
 JANUARY 1, 2014 - DECEMBER 31, 2016

Application Date	Date RAAC Approved	Grant Proposal Number	Applicant	Municipality	Project Name	Project Description	Amount Requested	Amount Awarded
3/2/2016 *LATE*	7/15/2016	2016-1-CITF-121	Munhall Borough	Munhall	Demolition and Road Repairs	Demolition and removal of 10-12 structures	\$ 250,000	\$ 150,000
<b>Total for CITF Funded Projects</b>							<b>\$ 18,711,582</b>	

*Source: Allegheny County Department of Economic Development*



ONE CHATHAM CENTER, SUITE 900  
112 WASHINGTON PLACE  
PITTSBURGH, PA 15219

Administered by  
Allegheny County  
Department of Economic Development

TEL (412) 350-1000 • FAX (412) 642-2217

October 24, 2017

The Honorable Chelsa Wagner  
Allegheny County Controller  
Allegheny County Courthouse  
436 Grant Street, Room 104  
Pittsburgh, PA 15219

Re: CITF Audit January 1, 2014 through December 31, 2016

Dear Controller Wagner:

We are in receipt of your Draft Independent Accountant's Report dated October 2017 on the Community Infrastructure and Tourism Fund (CITF) for the period January 1, 2014 through December 31, 2016 and offer the following responses to the schedule of findings:

1. No Evidence of the Methodology used to Analyze Program Applications

*Recommendations:* We recommend that the evaluation of CITF applications involve a rating system using pre-established point values. Each application should be graded for each of the criteria listed in the Program Guidelines. If certain criteria are more important than others, the scores can be weighted accordingly. Applications should be ranked by final score. If the highest ranked applications are not selected, the reason why an alternate project was selected should be thoroughly documented. This documentation should then be maintained in the project files.

*Management's Response:* The Redevelopment Authority of Allegheny County (RAAC) will continue to utilize the current manner of project selection since rating systems can be subjective. Under the current system, we have not encountered any written challenges as to why one application was approved over another. This process is fair and is proven to be very effective.

2. Information Regarding All Applications is Not Being Submitted to the Board

*Recommendations:* We recommend that ACED management provide the RAAC Board the evaluations for all eligible applications received. This information should include all applications received noting applications recommended for funding, applications not recommended funding, and the reason for either determination.

*Management's Response:* The RAAC Board's role is to provide governance and leadership. They rely on the staff's expertise to perform day-to-day operations, including reviews of all applications received and make recommendations to the Board. The Board acts on staff recommendations in an open forum and, as such, can agree or disagree with said recommendations.

3. Project Management is not Consistently Documented

*Recommendation:* We recommend that project managers retain documentation evidencing compliance with the CITF Project Checklist and the Program Guidelines. Economic Development should also revise the Program Guidelines to include definitions of key terms, and have the revised Guidelines approved by the RAAC Board.

*Management's Response:* CITF Project Managers routinely document compliance with CITF guidelines, policies, and procedures and will continue to do so, as applicable. The current guidelines and checklist have proven valuable in project management and oversight. CITF guidelines are reviewed annually and revisions are made when necessary to improve the program. When updated, guidelines are provided to the RAAC Board for approval.

4. Lack of Adherence to the Prevailing Wage Policy Criteria

*Recommendation:* We recommend that the project managers and compliance staff document their review of the weekly certified payrolls and indicate on that documentation if the contractors and subcontracts are compliant with the prevailing wage rate requirements. Any compliance issues should be addressed and resolved prior to payment to the grant awardee. Written notification that the grantee is compliant or not should also be provided to the fiscal section of the operations division. Supplemental or revised documentation should be kept with the original documentation to justify the corrective action taken. ACED management should periodically review the project and compliance files to ensure the staff is performing these certified payroll reviews.

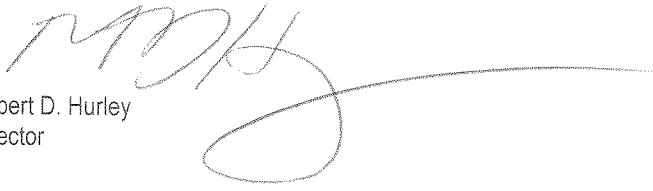
*Management's Response:* When reviewing weekly payrolls, the Compliance staff currently documents any discovered deficiencies and, if a deficiency is discovered, notifies the Project Manager, who notifies the grantee. If the situation is not resolved, RAAC pursues the grantee and/or contractor for restitution. The Compliance staff, by signing off on the payment request form, is providing assurance that the compliance paperwork for that request has been reviewed and approved. This is done before a payment request is forwarded to the Fiscal staff to be processed. Since the inception of the CITF program, the RAAC Compliance staff has never been contacted by an employee on any CITF project claiming underpayment. If such a complaint would be received, it would be thoroughly researched; and if deemed necessary, restitution would be pursued.

5. Economic Development Needs to Develop a Written Policies and Procedures Manual to Establish Strong Internal Controls

*Recommendation:* We recommend that Economic Development create a written policies and procedures manual that incorporates the checklists and then take steps to ensure that the updated policies and procedures are properly implemented. A copy of these written policies and procedures should be made available to all employees.

*Management's Response:* RAAC has and will continue to administer strong internal controls. The CITF checklist is a detailed procedural list that provides Project Managers with the necessary direction to see a project through to completion. Project Managers document compliance with CITF guidelines and all CITF policies and procedures utilizing the checklist currently in place. As noted earlier, RAAC continues to review the CITF guidelines annually and revise them as necessary.

Sincerely,

  
Robert D. Hurley  
Director

LS/mac

c: Jack Exler, Sr. Deputy Director  
J. Patrick Earley, Deputy Director