

Minutes of the Virtual Regular Board Meeting of the Urban Redevelopment Authority of Pittsburgh.

April 8, 2021 – 2:00 P.M., E.S.T.

Members Present: Williamson, Powell, Lavelle, Hirsh, Gainey

Members Absent: None

Staff Present: Walker, Flisram, Clark, Smith Perry, Geiger, Saladna, Grantham, Mathews, Trainor, Mathews, Carter, Morgan, Fitzgibbons, DiSalvio, Shore, Bohince and Schacht.

Mr. Williamson called the Regular Meeting to order and declared a quorum present.

1. Executive Session

- a. An Executive Session was held on April 8, 2021, regarding the Lower Hill redevelopment.

2. General

- a. Approval of Meeting Minutes of the Regular Board Meeting of March 11, 2021.

3. Public Comment

- a. Robert Damewood was present. Mr. Damewood commented on the Own PGH program and the rental eviction program.
- b. Megan Confer-Hammond, of the Fair Housing Partnership of Greater Pittsburgh, was present. Ms. Confer-Hammond presented the Fair Housing Act.

4. Announcements

- a. First Quarter Impact Report.

5. Authorization to enter into the following loan agreements with Larimer/East Liberty Phase III, L.P. for the new construction of Larimer Phase III:

- a. Rental Gap Program Loan Agreement in the amount of \$650,000.
- b. Commercial Loan Agreement in the amount of \$1,476,000.

Ms. Walker requested Board approval of the above items.

Ms. Jessica Smith Perry, Director of Residential & Consumer Lending presented that the Housing Authority of the City of Pittsburgh (HACP) and McCormack Baron Salazar (MBS) are the developers of the Larimer/East Liberty Phase III, forming a single-purpose entity, Larimer/East Liberty Phase III, L.P. This is the final phase of a four-phased CHOICE Neighborhoods project to revitalize the Larimer neighborhood. Phase III will redevelop several vacant parcels of land into the new construction of a three-story, mixed use commercial and 37-unit residential building and an adjacent 5-unit townhome.

Of the units, five (5) will be reserved for households at or below 20% AMI, 17 will be available to households at or below 50%, 11 will be available for households at or below 60% AMI, and 9 will be market rate. There are 31 one-bedroom units, 4 two-bedroom units, and 7 three-bedroom units.

Completed in 2016 and 2018, Larimer Phases I and II introduced 235 units of housing to the neighborhood. In January 2021, the financing for Larimer Phase IV was closed and the development team began rehabbing the historic Larimer School to bring 42 additional units of mixed-income housing and commercial space to Larimer. With the closing of Phase III, the four phases of the Larimer CHOICE project will have created 319 units of housing, including 232 units of affordable housing, in the neighborhood.

Total project cost (residential and commercial) is \$19,641,812. In addition to the proposed \$2,126,000 in combined URA financing, the project received 2020 Federal 9% Low-Income Housing Tax Credits (LIHTC) and will continue to receive funding from HACP and Choice Neighborhoods.

Closing is expected to occur in July 2021, construction will begin in at closing, and lease up will take place in September 2022. Details of the development are as follows:

Borrower/Developer:	Larimer/East Liberty Phase III, L.P.
Contractor:	Mistick Construction Company
Location:	Meadow St., Larimer Ave., Winslow St., and Stoebner Way in Larimer, 15206
Neighborhood:	Larimer
Council District:	9
Description:	Provide a Rental Gap Program (RGP) Loan and a Commercial Loan in a total amount of \$2,126,000 for funding new construction of a mixed-use building with 37 housing units and 4,800 square foot in commercial space and an adjacent 5-unit townhome.
Authority Financing for Review:	\$650,000 Rental Gap Program (RGP) Loan, 0.0% interest rate, 40-year term; \$1,476,000 Commercial Loan, 0.0% interest rate, 40-year term.
Collateral:	URA-recorded mortgage (position to be determined) and a Declaration of Restrictive Covenants on the RGP funded units - five (5) affordable units to households with incomes at or below 30% AMI and 12 affordable units rented to households with incomes at or below 50% AMI for 40 years.
Required Approvals:	Approved at the Real Estate Loan Review (RELRC) Committee meeting on March 31, 2021 and Housing Opportunity Fund Advisory Board (HOF) on April 1, 2021.
Program Sources:	Rental Gap Program: HOF 2020 Commercial Loan: CDBG 2021, UDAG Repayments, Paygo Repayments, Leased Land
MWBE:	MWBE Narrative and MWI plans have been approved. The MBE and WBE goal percentages are 25% and 10%, respectively.
Commitment Expiration Date:	July 31, 2021

Sources of Funds	
LIHTC Equity (OCCH)	\$9,196,029
CHOICE Neighborhoods Funds	\$1,546,079
PHFA PHARE Funds	\$750,000
URA RGP Loan	\$650,000

URA Commercial Loan	\$1,476,000
HACP Funds	\$4,515,792
ARMDC Ground Lease	\$540,000
Other City Funds	\$937,802
GP Capital Contribution	\$110
Total Project Financing	19,641,812

Uses of Funds	
Hard Costs	\$10,629,387
Acquisition	\$845,000
Other Development Costs	\$3,388,320
Soft Costs – Part B	\$4,779,105
Total Project Uses	\$19,641,812

Upon a motion to approve by Mr. Lavelle, seconded by Ms. Hirsh, and unanimously carried, the following resolutions were adopted.

RESOLUTION NO. 72 (2021)

RESOLVED: That a Rental Gap Program loan with Larimer/East Liberty Phase III, L.P. for the new construction of Larimer Phase III, in an amount of up to \$650,000, payable from the Housing Opportunity Fund Rental Gap Program is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance, on behalf of the Authority, is hereby authorized to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 73 (2021)

RESOLVED: That a commercial loan with Larimer/East Liberty Phase III, L.P. for the new construction of Larimer Phase III, in an amount of up to \$1,476,000, payable from the UDAG Program Income Fund (UPIF) and/or other sources hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance, on behalf of the Authority, is hereby authorized to execute a commercial loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

6. East Hills - Rising Tide Partners

- a. Authorization to enter into a UDAG Program Income Fund (UPIF) Predevelopment Loan Agreement with Rising Tide Partners in an amount up to \$400,00.
- b. Authorization to enter into a Pittsburgh Housing Construction Fund (PHCF) Predevelopment Loan Agreement with Rising Tide Partners in an amount of \$81,000.

Ms. Walker requested Board approval of the above items.

Ms. Sara Shore, Lending Analyst, of the Residential Lending & Investments Department presented that, Rising Tide Partners will acquire and stabilize 30 vacant properties using Pennsylvania's Abandoned and Blighted Property Conservatorship Act. These units will eventually be rolled into a 15-year lease-

purchase Low-Income Housing Tax Credits (LIHTC) project. Simultaneously, Rising Tide will acquire four (4) occupied rental units and one (1) vacant rental unit to complete light to moderate rehabilitation for sale into affordable homeownership within five years.

Nestled in the East Hills Neighborhood, among 432 units of privately owned, affordable rental housing, East Hills Park is a naturally affordable home ownership community that has fallen into blight and disrepair. Nearly 60 years after its construction, many of the homes and common areas require significant renovation. With the assistance of URA funding, East Liberty Development, Inc. (ELDI) staff spent much of 2019 analyzing the property conditions, unit ownership, liens, and legal documents for the park. Staff surveyed owners and tenants about neighborhood conditions and problematic landlords, met regularly with the HOA board, and hosted community meetings to seek resident input on neighborhood issues and developing a long-term reinvestment strategy.

According to the East Hills Park Revitalization Strategy Report, released in December 2020, more than 50% of the homes require significant repairs. The analysis finds that 32 of the 167 townhomes are vacant and only 37% are owner-occupied. By implementing a revitalization strategy that acquires and stabilizes the most troubled units of East Hills Park and removes the nearly 700 liens the encumber the properties, the remaining units have increased likelihood of being sustained as naturally affordable owner-occupied housing and can continue to meet the needs of low-income homeowners.

Details of the predevelopment are as follows:

Borrower/Developer	Rising Tide Partners
Contractor:	TBD
Location:	Park Hills Drive in Pittsburgh, 15221
Neighborhood:	East Hills
Council District:	9
Description:	Predevelopment financing for Rising Tide Partners to acquire 30 vacant townhomes in the East Hills Neighborhood to be developed as Low-Income Housing Tax Credit (LIHTC) lease purchase units and to acquire and rehabilitate four (4) occupied units and one (1) vacant unit to be sold into homeownership to buyers between 50-60% Area Median Income (AMI).
Authority Financing for Review:	Up to \$400,000 UDAG Program Income Fund (UPIF) Loan, 3.0% interest rate, 6-year term; and \$81,000 Pittsburgh Housing Construction Fund Loan, 0.0% interest rate, 5-year term.
Collateral:	URA-recorded mortgage
Required Approvals:	Approved at the Real Estate Loan Review (RELRC) Committee meeting on March 31, 2021.
Program Sources:	UDAG; HOME
MWBE:	MWBE Narrative has been approved.
Commitment Expiration Date:	July 31, 2021

Sources of Funds – UDAG Project	
URA UPIF Loan	\$400,000

Reinvestment Fund (Acquisition/Predevelopment Loan)	\$520,000
Rising Tide Deferred Developer Fee	\$141,780
Total Project Financing	\$1,061,780

Uses of Funds - UDAG Project	
Acquisition	\$ 61,380
Hard Costs	\$576,700
Fees	\$350,000
Miscellaneous Development Expenses	\$3,000
Construction & Permanent Loan Financing	\$70,700
Total Project Uses	\$1,061,780

Sources of Funds - PHCF Project	
URA PHCF Loan	\$81,000
Dollar Bank – 1 st Lien	\$172,000
Seller Financing – 2 nd Lien	\$25,000
Rising Tide Equity	\$3,950
Deferred Developer Fee	\$43,275
Total Project Financing	\$325,225

Uses of Funds - PHCF Project	
Acquisition	\$229,250
Hard Costs	\$49,610
Fees	\$45,275
Construction & Permanent Loan Financing	\$850
Transaction Fees	\$250
Total Project Uses	\$325,225

Kendall Pelling, Executive Director of, Rising Tide Partners, was present. Mr. Pelling spoke about the development.

Upon a motion to approve by Mr. Lavelle, seconded by Mr. Gainey, and unanimously carried, the following resolutions were adopted:

RESOLUTION NO. 74 (2021)

RESOLVED: That a predevelopment loan with Rising Tide Partners to acquire and stabilize 30 vacant properties using the Pennsylvania’s Abandoned and Blighted Property Conservatorship Act, for an amount of up to \$400,000, payable from the UDAG Program Income Fund (UPIF) is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance, on behalf of the Authority, is hereby authorized to execute a predevelopment loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 75 (2021)

RESOLVED: That a pre development loan with Rising Tide Partners to acquire and stabilize 30 vacant properties using the Pennsylvania’s Abandoned and Blighted Property Conservatorship Act, for an amount of up to \$81,000, payable from the Pittsburgh Housing Construction Fund (PHCF) is hereby

approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance, on behalf of the Authority, is hereby authorized to execute a pre development loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

7. Authorization to enter into the following professional service contracts for the Legal Assistance Program.
 - a. Authorization to enter into a contract in an amount up to \$138,000 with Community Justice Project for Coordinated Entry, Limited Legal Consultation and Full Legal Representation services.
 - b. Authorization to enter into a contract in an amount up to \$420,000 with Neighborhood Legal Services Association for Limited Legal Consultation, Full Legal Representation, Tangled Title, and Foreclosure Prevention services.
 - c. Authorization to enter into a contract in an amount up to \$80,700 with Just Mediation Pittsburgh for Mediation services.
 - d. Authorization to enter into a contract in an amount up to \$306,300 with Morant/Ebony Law for Limited Legal Consultation, Full Legal Representation, and Tangled Title.
 - e. Authorization to enter into a contract in an amount up to \$45,000 with Hill District Consensus Group for Outreach services.

Ms. Walker requested Board approval of the above items.

Mr. Jeremy Carter, Manager of HOF Consumer Programs presented that the Housing Opportunity Fund (HOF) Legal Assistance Program – Tenants (LAP-T) provides legal services to tenants who are facing economic related housing issues. Eligible tenants must be at or below 50% of Pittsburgh’s AMI and must reside in the City of Pittsburgh. The goal of the LAP-T is to prevent evictions and homelessness. The LAP-T is composed of four primary services:

1. Coordinated Entry
2. Mediation Services
3. Limited Legal Consultation
4. Full Legal Representation

The Housing Opportunity Fund (HOF) Legal Assistance Program – Homeowners (LAP-H) provides a one-time legal service to applicants who are at-risk of losing their homes due to tangled title or foreclosure legal issues; applicants must be at or below 80% of Pittsburgh’s AMI and reside within the City of Pittsburgh. Applicants must be a homeowner or the occupant of a home in which they claim a legal interest (Tangled Title) and the home must be their sole residence. The LAP-H is composed of three primary services:

1. Coordinated Entry
2. Tangled Title
3. Foreclosure Prevention

Authorization is requested to enter into contracts with the following organizations and the requested contract amounts as follows:

COMMUNITY JUSTICE PROJECT - \$138,000: The Community Justice Project (CJP) provides broad impact legal support for eligible low-income people who live in Pennsylvania. Marielle Macher, Esq. is the executive director and the offices are located at 100 Fifth Avenue, Suite 900, Pittsburgh, PA 15222. CJP will provide coordinated entry, limited legal consultation and full legal representation.

NEIGHBORHOOD LEGAL SERVICES ASSOC. - \$420,000: Neighborhood Legal Services (NLS) is a private nonprofit corporation established 55 years ago by leaders of the private bar in Allegheny County to address the lack of basic legal assistance in civil matters for low-income households who did not have the means to hire a private attorney. The executive director is Robert V. Racunas, Esq. and the offices are located at 928 Penn Avenue, Pittsburgh, PA 15222. NLSA will provide limited legal consultation, full legal representation, tangled title, and foreclosure prevention.

JUST MEDIATION PITTSBURGH - \$80,700: Just Mediation Pittsburgh JMP was created in response to the simultaneous eviction and public health crises of 2020, with a mission of empowering landlords and tenants, resolving disputes, and maintaining stable housing for all. Just Mediation Pittsburgh's executive director is Aaron Erb, and the office is located at PO Box 23698 Pittsburgh, PA 15222. Just Mediation Pittsburgh will provide mediation services.

MORANT/EBONY LAW - \$306,300: Ebony Law is a MWBE law firm with over 70 years of combined experience and the group has been operational for 15 years. Morant Law will provide limited legal consultation and full legal representation. Ebony Law will provide tangled title services. Quintarra Morant is the founder and principal of Morant Law Offices and Keenan Holmes is the principal founder of Ebony Law. Ms. Morant is also a partner of Ebony Law. The office is located at 500 Regis St, Unit 10946, Pittsburgh, PA 15236.

HILL DISTRICT CONSENSUS GROUP - \$45,000: The Hill District Consensus Group builds the leadership and power of low-income and working-class residents of the Hill District. The executive director is Carol Hardeman, and the office is located at 1835 Centre Avenue, Room 130, Pittsburgh, PA 15219. Hill District Consensus Group will provide outreach services.

HOF Advisory Board Review: The HOF Advisory Board reviewed and approved the HOF funded awards at the April 1, 2021 HOF Advisory Board Meeting.

MWBE Review Committee Status: The proposed awards include a total of 37% of total available funding being awarded to MWBE organizations.

Upon a motion to approve by Mr. Lavelle, seconded by Mr. Gainey, and unanimously carried, the following resolutions were adopted:

RESOLUTION NO. 76 (2021)

RESOLVED: That an agreement with Community Justice Project for Coordinated Entry, Limited Legal Consultation and Full Legal Representation services, for an amount up to \$138,000, payable from the Housing Opportunity Fund (HOF) Legal Assistance Program – Tenants is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is

authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 77 (2021)

RESOLVED: That an agreement with the Neighborhood Legal Services Association for Limited Legal Consultation, Full Legal Representation, Tangled Title and Foreclosure Prevention services, for an amount up to \$420,000, payable from the Housing Opportunity Fund (HOF) Legal Assistance Program – Tenants is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 78 (2021)

RESOLVED: That an agreement with Just Mediation Pittsburgh for Mediation services, for an amount up to \$80,700, payable from the Housing Opportunity Fund (HOF) Legal Assistance Program – Tenants is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 79 (2021)

RESOLVED: That an agreement with Morant/Ebony Law for Limited Legal Consultation, Full Legal Representation and Tangled Title, for an amount up to \$306,300, payable from the Housing Opportunity Fund (HOF) Legal Assistance Program – Tenants is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 80 (2021)

RESOLVED: That an agreement with the Hill District Consensus Group for outreach services , for an amount up to \$45,000, payable from the Housing Opportunity Fund (HOF) Legal Assistance Program – Tenants is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

8. Redevelopment Assistance Capital Program (RACP) Grants
 - a. Authorization to file applications with and enter into contracts with the State Budget Office for Redevelopment Assistance Capital Program (RACP) grants.
 - b. Authorization to enter into Subgrant Agreements for the RACP grants with Subgrantees and to contract for Administrative Fees.
 - c. Authorization to enter into Cooperation Agreements with the City of Pittsburgh concerning the applications and grants.

Ms. Walker requested Board approval of the above items.

Tim DiSalvio, Grants & Funding Analyst, Department of Finance presented the following projects that have received award letters from the State Office of the Budget for RACP Grants:

1. 2400 East Carson Street Redevelopment - \$1.3 Million RACP
The redevelopment of 2400 Carson Street includes the acquisition of the project site and the complete redevelopment of this former Goodwill building. The project includes the interior and exterior redevelopment of the 2-story building including parking and an outdoor recreational area to be used as a sensory play area to accommodate programming and services offered at UPMC.
Subgrantee: Dawson Manor Associates LP or related entity
Neighborhood: South Side
Council District: 3
2. Brighton Heights Healthy Active Living Center - \$1.5 Million RACP
Removal of hazardous materials, interior renovation, new roof & windows, new elevator, HVAC, plumbing & electrical upgrades, and creation of outdoor space.
Subgrantee: City of Pittsburgh or related entity
Neighborhood: Brighton Heights
Council District: 1
3. Carlow University Lower Campus – Fifth Avenue Development - \$1 Million RACP
New construction on a 1.48-acre site of a 400,000 sq. ft. mixed-use building with office, academic space and 424 structured parking spaces.
Subgrantee: Carlow University or related entity
Neighborhood: Oakland
Council District: 6
4. Carnegie Library of Pittsburgh Branch Improvements – Downtown Library 2020 - \$1 Million RACP
The primary scope of services will include the full demolition of the existing first and second floor interior and building systems, which includes all lighting, electrical, and HVAC systems, and an extension of the existing elevator and stair to the second floor.
Subgrantee: Carnegie Library of Pittsburgh or related entity
Neighborhood: Downtown
Council District: 6
5. City's Edge - \$1.2 Million RACP
New construction of 12,000 sq. ft. for a community healthcare center/pharmacy, 4,000 sq. ft. of outdoor space & 508 spaces for parking.
Subgrantee: MidPoint Group of Companies, Inc., or related entity
Neighborhood: Downtown
Council District: 6
6. Dormitory Building HVAC – Western PA School for Blind Children - \$1 Million RACP
New HVAC system for the Dormitory Building.
Subgrantee: Western Pennsylvania School for Blind Children or related entity
Neighborhood: Oakland

Council District: 8

7. Duquesne University College of Osteopathic Medicine - \$2 Million RACP

New 81,000 sq. ft. building construction.

Subgrantee: Duquesne University or related entity

Neighborhood: Uptown

Council District: 6

8. EIC TI – Energy Innovation Center - \$750,000 RACP

Buildout of 22,000 sq. ft. of interior space.

Subgrantee: Pittsburgh Gateways or related entity

Neighborhood: Hill District

Council District: 6

9. Fairywood Industrial – \$500,000 RACP

Site prep work (including clearing vegetation & concrete debris), erosion & sedimentation controls, and demolition of existing infrastructure.

Subgrantee: None at this time or related entity (if necessary)

Neighborhood: Fairywood

Council District: 2

10. Fifth & Dinwiddie - \$500,000 RACP

Site work for a development to include 172 mixed-income apartments with 8,000 sq. ft. of commercial space with an outdoor plaza.

Subgrantee: Fifth & Dinwiddie Development LLC or related entity

Neighborhood: Crawford-Roberts

Council District: 6

11. FNB Financial Center - \$6 Million RACP

Site preparation necessary to facilitate development of the FNB Financial Center.

Subgrantee: First National bank of Pennsylvania or related entity

Neighborhood: Central Business District/Hill District

Council District: 6

12. Former Homewood School II - \$1 Million RACP

This second phase of construction will focus on the northern half of the park, and will include a new outdoor pool, new play features, a public performance stage & a plaza area for residents.

Subgrantee: City of Pittsburgh or related entity

Neighborhood: Homewood

Council District: 9

13. Heinz Hall – Pittsburgh Symphony VIII - \$3.5 Million RACP

Interior renovations to help address ADA compliance to include theater seating, elevators, & dock roof replacement.

Subgrantee: Pittsburgh Symphony Inc. or related entity

Neighborhood: Downtown

Council District: 6

14. History Center Penn Avenue Expansion - \$3 Million RACP

Will add a first-day attraction orientation theater, new gallery spaces, and expanded education resources.

Subgrantee: Historical Society of Western Pennsylvania or related entity

Neighborhood: Strip District

Council District: 7

15. Jefferson Recreation Center - \$500,000 RACP

Demolition and construction of a new building, playground, basketball court, green space, and parking.

Subgrantee: City of Pittsburgh or related entity

Neighborhood: North Side

Council District: 6

16. Larimer Phase III Commercial - \$500,000 RACP

Acquisition and rehabilitation of commercial real estate along Larimer Avenue.

Subgrantee: None at this time or related entity (if necessary)

Neighborhood: Larimer

Council District: 9

17. Lemington Mixed Use Senior Apartments & Healthcare Facility with Solar PV Power System - \$500,000 RACP

The project will create a 16,750 sq. ft. community health care center and the installation of 255,450-Watt Solar Photovoltaic (PV) Power System. Construction activities include PV panels, inverters, racking equipment, wire, and all associated materials through the AC inverter combiner panel(s).

Subgrantee: Ralph A. Falbo, Inc., or related entity

Neighborhood: Lemington

Council District: 9

18. Lexington Technology Park - \$1 Million RACP

Phase I site improvements which include renovation of an existing surface parking field & construction of a private road along with core & shell construction at 400 N. Lexington Street.

Subgrantee: ICON Development Pgh., LLC

Neighborhood: Point Breeze North

Council District: 9

19. Light of Life – Ridge Place Renovation - Pittsburgh - \$1 Million RACP

The Ridge Place building work will include rough structure work, finish structure work, mechanical systems, and site work.

Subgrantee: Light of Life Ministries, Inc., or related entity

Neighborhood: North Shore

Council District: 1

20. Lower Hill Community Parking District - \$7 Million RACP

Construction of a community shared parking district.

Subgrantee: Pittsburgh Arena Real Estate Redevelopment, LP or related entity

Neighborhood: Central Business District/Hill District

Council District: 6

21. McNaugher School Redevelopment - \$500,000 RACP

Environmental remediation, demolition, fire safety, electrical, mechanical, plumbing, sewer line, and interior improvements.

Subgrantee: North Side Partnership Project or related entity

Neighborhood: Perry South

Council District: 6

22. Point Park University Professional Career-Readiness Center- \$1 Million RACP

Work will include filling existing pool in lower level & installing new floor, removing interior bridge in infilling the floor area, installing new open stairway, HVAC work, LED lighting, and new storefront glass.

Subgrantee: Point Park University or related entity

Neighborhood: Downtown

Council District: 6

23. Press Building Redevelopment - \$1 Million RACP

Interior demolition and abatement

Subgrantee: Pittsburgh Press Building Associates LP or related entity

Neighborhood: Downtown

Council District: 6

24. Steel City Squash Academic & Fitness Complex- \$500,000 RACP

Acquisition of land & construction of a new 18,000 sq.ft. facility.

Subgrantee: Steel City Squash or related entity

Neighborhood: Larimer

Council District: 9

25. Stringtown Redevelopment- \$1 Million RACP

Purchase and redevelopment of a vacant & underutilized building to transform into a mixed-use development.

Subgrantee: McKnight Stringtown LLC or related entity

Neighborhood: East Liberty

Council District: 9

26. Warrington Recreation Center- \$500,000 RACP

New elevator, work on HVAC/plumbing/electric/fire safety, and data/security systems.

Subgrantee: City of Pittsburgh or related entity

Neighborhood: Beltzhoover

Council District: 3

27. Young Adult Transitional Housing - \$500,000 RACP

Acquisition and rehabilitation of an unused building into transitional housing for young adults providing supportive services and connection to employment.

Subgrantee: Center that CARES or related entity

Neighborhood: Homewood South

Council District: 9

- b. Redevelopment Assistance Capital Program (RACP) Grants with Previous Awards
The following projects have received award letters from the State Office of the Budget for RACP Grants for additional RACP funding which requires the URA to increase the RACP awards in previously approved Resolutions:
- i. Authorization to amend previously approved resolutions to file applications with and enter into contracts with the State Budget Office for Redevelopment Assistance Capital Program (RACP) grants to increase the grant amounts.
 - ii. Authorization to amend previously approved resolutions to enter into Subgrant Agreements for the RACP grants with Subgrantees and to contract for Administrative Fees to increase grant amounts.
 - iii. Authorization to amend previously approved resolutions to enter into Cooperation Agreements with the City of Pittsburgh concerning the applications and grants to increase grant amounts.

Upon a motion to approve by Mr. Lavelle, seconded by Ms. Hirsh, and unanimously carried, the following resolutions were adopted:

RESOLUTION NO. 81 (2021)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,300,000, for the 2400 East Carson Street Redevelopment project, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,300,000, for the 2400 East Carson Street Redevelopment project, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 82 (2021)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Dawson Manor Associates LP or related entity, for the 2400 East Carson Street Redevelopment project, for an amount not to exceed \$1,300,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 83 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the 2400 East Carson Street Redevelopment project is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 84 (2021)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,500,000, for the Brighton Heights Healthy Active Living Center project, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,500,000, for the Brighton Heights Healthy Active Living Center project, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 85 (2021)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the City of Pittsburgh or related entity for the Brighton Heights Healthy Active Living Center project, for an amount not to exceed \$1,500,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 86 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Brighton Heights Healthy Active Living Center project is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 87 (2021)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,000,000, for the Carlow University Lower Campus – Fifth Avenue Development project, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000, for the Carlow University Lower Campus – Fifth Avenue Development project, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 88 (2021)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Carlow University or related entity for the Carlow University Lower Campus – Fifth Avenue Development project, for an amount not to exceed \$1,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 89 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Carlow University Lower Campus – Fifth Avenue Development project is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 90 (2021)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,000,000, for the Carnegie Library of Pittsburgh Branch Improvements – Downtown Library 2020 project, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000, for the Carnegie Library of Pittsburgh Branch Improvements – Downtown Library 2020 project, is hereby

approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 91 (2021)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Carnegie Library of Pittsburgh or related entity for the Carnegie Library of Pittsburgh Branch Improvements – Downtown Library 2020 project, for an amount not to exceed \$1,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 92 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Carnegie Library of Pittsburgh Branch Improvements – Downtown Library 2020 project is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 93 (2021)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,200,000, for the City’s Edge project, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,200,000, for the City’s Edge project, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 94 (2021)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to MidPoint Group of Companies, Inc. or related entity for the City’s Edge project, for an amount not to exceed \$1,200,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 95 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the City's Edge project is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 96 (2021)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,000,000, for the Dormitory Building HVAC – Western PA School for Blind Children project, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000, for the Dormitory Building HVAC – Western PA School for Blind Children project, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 97 (2021)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Western Pennsylvania School for Blind Children or related entity for the Dormitory Building HVAC – Western PA School for Blind Children project, for an amount not to exceed \$1,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 98 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Dormitory Building HVAC – Western PA School for Blind Children project is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 99 (2021)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$2,000,000, for Duquesne University College of Osteopathic Medicine project, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$2,000,000, for the Duquesne University College of Osteopathic Medicine project, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 100 (2021)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Duquesne University or related entity for the Duquesne University College of Osteopathic Medicine project, for an amount not to exceed \$2,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 101 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Duquesne University College of Osteopathic Medicine project is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 102 (2021)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$750,000, for EIC TI – Energy Innovation Center project, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$750,000, for the EIC TI – Energy Innovation Center project, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to

execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 103 (2021)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Pittsburgh Gateways or related entity for the EIC TI – Energy Innovation Center project, for an amount not to exceed \$750,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 104 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the EIC TI – Energy Center project is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 105 (2021)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$500,000, for Fairywood Industrial project, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$500,000, for the Fairywood Industrial project, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 106 (2021)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to None at this time or related entity for the Fairywood Industrial project, for an amount not to exceed \$500,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 107 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Fairywood Industrial project is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 108 (2021)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$500,000, for Fifth & Dinwiddie project, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$500,000, for the Fifth & Dinwiddie project, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 109 (2021)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Fifth & Dinwiddie Development LLC or related entity for the Fifth & Dinwiddie project, for an amount not to exceed \$500,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 110 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Fifth & Dinwiddie project is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 111 (2021)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$6,000,000, for FNB Financial Center project, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor,

and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$6,000,000, for the FNB Financial Center project, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 112 (2021)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to First National bank of Pennsylvania or related entity for the FNB Financial Center project, for an amount not to exceed \$6,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 113 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the FNB Financial Center project is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 114 (2021)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,000,000, for Former Homewood School II project, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000, for the Former Homewood School II project, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 115 (2021)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the City of Pittsburgh or related entity for the Former Homewood School II project, for an amount not to exceed \$1,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 116 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Former Homewood School II project is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 117 (2021)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$3,500,000, for the Heinz Hall – Pittsburgh Symphony VIII project, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$3,500,000, for the Heinz Hall – Pittsburgh Symphony VIII project, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 118 (2021)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Pittsburgh Symphony Inc. or related entity for the Heinz Hall – Pittsburgh Symphony VIII project, for an amount not to exceed \$3,500,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 119 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Heinz Hall – Pittsburgh Symphony VIII project is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 120 (2021)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$3,000,000, for the History Center Penn Avenue Expansion project, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$3,000,000, for the History Center Penn Avenue Expansion project, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 121 (2021)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Historical Society of Western Pennsylvania or related entity for the History Center Penn Avenue Expansion project, for an amount not to exceed \$3,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 122 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the History Center Penn Avenue Expansion project is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 123 (2021)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$500,000, for the Jefferson Recreation Center project, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$500,000, for the Jefferson Recreation Center project, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 124 (2021)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to City of Pittsburgh or related entity for the Jefferson Recreation Center project, for an amount not to exceed \$500,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO.125 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Jefferson Recreation Center project is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 126 (2021)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$500,000, for the Larimer Phase III Commercial project, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$500,000, for the Larimer Phase III Commercial project, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant

agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 127 (2021)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to None at this time or related entity for the Larimer Phase III Commercial project, for an amount not to exceed \$500,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 128 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Larimer Phase III Commercial project is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 129 (2021)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$500,000, for the Lemington Mixed Use Senior Apartments and Health Care Facility with Solar PV Power System project, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$500,000, for the Lemington Mixed Use Senior Apartments and Health Care Facility with Solar PV Power System project, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 130 (2021)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Ralph A. Falbo, Inc. or related entity for the Lemington Mixed Use Senior Apartments and Health Care Facility with Solar PV Power System project, for an amount not to exceed \$500,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 131 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Lemington Mixed Use Senior Apartments and Health Care Facility with Solar PV Power System project is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 132 (2021)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,000,000, for the Lexington Technology Park project, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000, for the Lexington Technology Park project, is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 133 (2021)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to ICON Development Pgh, LLC for the Lexington Technology Park project, for an amount not to exceed \$1,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 134 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Lexington Technology Park project is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 135 (2021)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,000,000, for the Light of Life – Ridge Place Renovation - Pittsburgh project, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to

execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000, for the Light of Life – Ridge Place Renovation - Pittsburgh project, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 136 (2021)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Light of Life Ministries, Inc. or related entity for the Light of Life – Ridge Place Renovation - Pittsburgh project, for an amount not to exceed \$1,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 137 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Light of Life – Ridge Place Renovation - Pittsburgh project is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 138 (2021)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$7,000,000, for the Lower Hill Community Parking District project, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$7,000,000, for the Lower Hill Community Parking District project, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 139 (2021)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Pittsburgh Arena Real Estate Redevelopment, LP or related entity for the Lower Hill Community Parking District project, for an amount not to exceed \$7,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 140 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Lower Hill Community Parking District project is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 141 (2021)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$500,000, for the McNaugher School Redevelopment project, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$500,000, for the McNaugher School Redevelopment project, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 142 (2021)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to North Side Partnership Project or related entity for the McNaugher School Redevelopment project, for an amount not to exceed \$500,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 143 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the McNaugher School Redevelopment project is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 144 (2021)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,000,000, for the Point Park University Professional Career-Readiness Center project, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000, for the Point Park University Professional Career-Readiness Center project, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 145 (2021)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Point Park University or related entity for the Point Park University Professional Career-Readiness Center project, for an amount not to exceed \$1,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 146 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Point Park University Professional Career-Readiness Center project is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 147 (2021)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,000,000, for the Press Building Redevelopment project, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000, for the Press Building Redevelopment project, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 148 (2021)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Pittsburgh Press Building Associates LP or related entity for the Press Building Redevelopment project, for an amount not to exceed \$1,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 149 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Press Building Redevelopment project is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 150 (2021)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$500,000, for the Steel City Squash Academic & Fitness Complex project, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$500,000, for the Steel City Squash Academic & Fitness Complex project, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized

to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 151 (2021)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Steel City Squash or related entity for the Steel City Squash Academic & Fitness Complex project, for an amount not to exceed \$500,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 152 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Steel City Squash Academic & Fitness Complex project is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO.153 (2021)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,000,000, for the Stringtown Redevelopment project, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000, for the Stringtown Redevelopment project, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 154 (2021)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to McKnight Stringtown LLC or related entity for the Stringtown Redevelopment project, for an amount not to exceed \$1,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 155 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Stringtown Redevelopment project is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 156 (2021)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$500,000, for the Warrington Recreation Center project, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$500,000, for the Warrington Recreation Center project, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 157 (2021)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the City of Pittsburgh or related entity for the Warrington Recreation Center project, for an amount not to exceed \$500,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 158 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Warrington Recreation Center project is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 159 (2021)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$500,000, for the Young Adult Transitional Housing project, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$500,000, for the Young Adult Transitional Housing project, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 160 (2021)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the Center that CARES or related entity for the Young Adult Transitional Housing project, for an amount not to exceed \$500,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 161 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Young Adult Transitional Housing project is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 162 (2021)

RESOLVED: That Resolution Nos. 268,269 and 270 (2019) are hereby amended, to increase the Grant amount from \$1,000,000 to \$2,000,000.

9. Cal-Bride Place Northside Properties Residences Phase IV
 - a. Proposal and form of contract for the sale of the following City-owned parcels to Northside Properties Residences IV LLC, or a related entity, for \$1.00 plus costs.

Ms. Walker requested Board approval of the above item.

Mr. Brett Morgan Lending Analyst, Residential & Consumer Lending presented that authorization is requested to accept the Redevelopment Proposal and enter into a disposition contract with Northside Properties Residences IV LLC, or a related entity.

Cal-Bride Place, also known as Northside Properties Residences Phase IV, represents the fourth phase of an ongoing redevelopment of 324 units developed by North Side Associates (NSA) and its affiliates over the past 30 years in scattered site locations within historic California-Kirkbride, Central Northside, and Perry South neighborhoods of the City of Pittsburgh. To date, 197 of the units have been recapitalized in two phased redevelopments. Phase I, containing 75 units, is completed and occupied and Phase II, containing 122 units, closed in August 2019 and is nearing completion. Phase III, consisting of 68 units, is expected to close by December 2021 as the developer recently submitted a 4% LIHTC application to the Pennsylvania Housing Finance Agency (PHFA).

Cal-Bride Place will consist of 42 newly constructed general occupancy units contained in a 30-unit apartment building and six (6) new duplex structures. The development will utilize 45 total parcels, including 28 publicly owned parcels, currently being transferred by the City to the URA, within this authorization, to create the approximate 2.1-acre development site.

All 42 units will be subject to a 20-year HUD Project Based Section 8 HAP Contract and will be affordable to tenants at various income levels. Five (5) units will be affordable at or below 30% AMI, 20 units at or below 50% AMI, and 17 units at or below 60% AMI. Northside Properties Residences IV LLC anticipates a financial closing at the end of July 2021 and a 14-month construction period (to end approximately September 2022).

The apartment complex will feature 23 one-bedroom units, in response to existing NSA resident requests and a lack of one-bedroom units within the NSA portfolio of existing structures, and seven (7) two-bedroom units. The building will also contain social services offices and a community space. The six (6) duplexes will feature seven (7) three-bedroom units and five (5) four-bedroom units.

Northside Properties Residences IV LLC was successful in its application for a 2020 allocation of 9% Low Income Housing Tax Credits (LIHTC) and obtained authorization from the URA at its February 2021 Regular Board Meeting for Rental Gap Program (RGP) financing in the amount of \$450,000 and UDAG Program Income Fund (UPIF) financing in the amount of \$400,000. Total development costs are estimated at \$16,111,494.

The development has received support from the Northside Coalition for Fair Housing; an MWBE narrative for the project is on file.

Northside Properties Residences IV LLC is a Limited Liability Corporation with a mailing address of 1300 Brighton Rd., Pittsburgh, PA 15233. Northside Properties R&S is the managing member. Sarah Mistick and Robert Mistick are the principals of the managing member.

<u>Ward</u>	<u>Block and Lot</u>	<u>Address</u>
21	22-B-278	California Avenue
21	22-B-280	1238 California Avenue
21	22-B-281	1236 California Avenue
21	22-B-282	1234 California Avenue
21	22-B-282A	1233 Sunday Street

21	22-B-283	1232 Kunkle Avenue
21	22-B-284	1230 California Avenue
21	22-B-285	1227 Kunkle Avenue
21	22-B-286	1226 Kunkle Avenue
21	22-B-286A	1225 Sunday Street
21	22-B-287	1224 California Avenue
21	22-B-288	1222 Kunkle Avenue
21	22-B-289	1220 California Avenue
21	22-F-4	California Avenue
21	22-F-5	California Avenue
21	22-F-6	1219 California Avenue
21	22-F-7	California Avenue
21	22-F-8	California Avenue
21	22-F-9	1939 Doll Way
21	22-G-1	1945 Sedgwick Street
21	22-G-2	1947 Sedgwick Street
21	22-G-4	1943 Sedgwick Street
21	22-G-14	Sedgwick Street
21	22-G-23	1918 Sedgwick Street
21	22-G-24	1916 Sedgwick Street
21	22-G-25	1914 Sedgwick Street
21	22-G-128	1901 Saint Ives Street
21	22-G-128A	1903 Saint Ives Street

Upon a motion to approve by Mr. Lavelle, seconded by Mr. Gainey, and unanimously carried, the following resolution was adopted:

RESOLUTION NO.163 (2021)

RESOLVED: That the Redevelopment Proposal submitted by Northside Properties Residences IV LLC, or a related entity, the sale of Block 22-B, Lots 278, 280, 281, 282, 282A, 283, 284, 285, 286, 286A, 287, 288, and 289; Block 22-F, Lots 4, 5, 6, 7, 8, and 9; and Block 22-G, Lots 1, 2, 4, 14, 23, 24, 25, 128, and 128A in the 21st Ward, and execution of a disposition contract by sale to Northside Properties Residences IV LLC, or a related entity, for \$1.00 plus costs, are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

10 Module – Garfield Infill Housing – Rosetta and Broad Streets

- a. Authorization to enter into Exclusive Negotiations with Module Design, Inc., or a related entity, for a period of six (6) months for the sale of the following publicly owned parcels:

Ward	Block and Lot	Address	Owner
10 th	50-G-60	0 Rosetta St	City
10 th	50-G-62	0 Rosetta St	City
10 th	50-G-63	0 Rosetta St	City
10 th	50-G-65	0 Rosetta St	City
10 th	50-G-66	0 Rosetta St	City
10 th	50-G-68	0 Rosetta St	City
10 th	50-G-69	0 Rosetta St	City

10 th	50-G-70	0 Rosetta St	City
10 th	50-G-72	0 Rosetta St	City

- b. Authorization to enter into Exclusive Negotiations with Module Design, Inc., or a related entity, for a period of six (6) months for the sale of the following publicly owned parcels:

Ward	Block and Lot	Address	Owner
10 th	50-K-172	0 Broad St	City
10 th	50-K-173	0 Broad St	City

Ms. Walker requested Board approval of the above items.

Mr. Jack Trainor, Transactions and Data Specialist, Central Operations Unit and Mr. Richard Snipe, Deputy Executive Director, Pittsburgh Housing Development Corporation presented that authorization is requested to enter into Exclusive Negotiations with Module Design, Inc., for a period of six months for the sale of the 11 parcels above.

For the properties along Rosetta Street, Module is planning a mixed-income infill redevelopment that will include 10 semi-attached single-family townhomes. The redevelopment will include 3-4 affordably priced units and 7-6 market-rate units, all including two bedrooms and 1.5 bathrooms. Development costs are estimated at \$2,800,000. Parcel 50-G-72, located at the corner of Rosetta and N. Evaline Street, will be kept as a green space buffer between this site and the rest of the Rosetta Street block.

URA affiliate Pittsburgh Housing Development Corporation will serve as Module’s nonprofit development partner for the Rosetta Street project, which has received support from the Bloomfield-Garfield Corporation. Approved MWBE and MWI narratives are on file.

For the Broad Street properties, Module is planning two attached single-family townhomes. Both units will be market rate and will include 3 bedrooms, 2.5 baths and off-street parking. Total development costs are estimated to be \$692,000.

This project has also received support from the Bloomfield-Garfield Corporation, and approved MWBE and MWI narratives are on file.

Module Design, Inc., is a Delaware corporation with a mailing address of 6401 Penn Avenue Ascender Floor 3, Pittsburgh, PA 15206.

Upon a motion to approve by Mr. Lavelle, seconded by Ms. Powell, and unanimously carried, the following resolutions were adopted:

RESOLUTION NO. 164 (2021)

RESOLVED: That exclusive negotiations with Module Design, Inc., or a related entity, for the sale of the following publicly owned properties, for a period of six (6) months, is hereby approved:

Ward	Block and Lot	Address	Owner
10 th	50-G-60	0 Rosetta St	City

10 th	50-G-62	0 Rosetta St	City
10 th	50-G-63	0 Rosetta St	City
10 th	50-G-65	0 Rosetta St	City
10 th	50-G-66	0 Rosetta St	City
10 th	50-G-68	0 Rosetta St	City
10 th	50-G-69	0 Rosetta St	City
10 th	50-G-70	0 Rosetta St	City
10 th	50-G-72	0 Rosetta St	City

RESOLUTION NO. 165 (2021)

RESOLVED: That exclusive negotiations with Module Design, Inc., or a related entity, for the sale of the following publicly owned properties, for a period of six (6) months, is hereby approved:

Ward	Block and Lot	Address	Owner
10 th	50-K-172	0 Broad St	City
10 th	50-K-173	0 Broad St	City

11. Presentation of the Centre Avenue Development Fund Guidelines for review and board approval

Ms. Walker requested Board approval of the above item.

Ms. Laya Mathews, Community Development Manager, presented that the Centre Avenue Development Fund will provide grant funding to developers to support predevelopment and PWSA infrastructure activities for Phase I Centre Avenue developments in order to:

- Lower barriers to development for local and minority developers;
- Increase accessibility to funding to address outdated infrastructure and stormwater systems in the historic Hill District;
- Address developer and stakeholders’ needs for pre-development funding to support the ongoing implementation of the neighborhood plan;
- Provide developers with equitable development tools to realize the goals of their project(s) and the larger neighborhood plan;
- Assist in the production of comprehensive, sustainable, and quality design for the projects being implemented in the Hill District; and
- Facilitate infrastructure improvements needed for areas of the Hill District that have been neglected to have development ready parcels.

The fund will provide up to \$20,000 for eligible PWSA infrastructure costs and up to \$50,000 for predevelopment costs for each Centre Avenue Phase I developer. Funding will be disbursed at key project milestones, allowing the URA to inject funding into the developments at critical stages.

Up to \$20,000 may be granted to cover PWSA infrastructure-related expenses. Use of these funds will grant the URA permanent access to, and use of, infrastructure drawings and plans. Developers may be reimbursed for previous PWSA infrastructure-related expenses provided that sufficient back-up documentation and proof of payment is submitted. Centre Avenue infrastructure funding must be drawn down and spent within 12 months of grant execution.

Developers shall be allocated up to \$25,000 of predevelopment funding upon entering into a disposition contract with the URA. The remaining \$25,000 will be made accessible when developers either (a) demonstrate that their project is 75% funded; or (b) demonstrate that their project is at 50-75% construction drawings. Centre Avenue predevelopment funding must be drawn down and spent within 12 months of grant execution.

The Centre Avenue Development Fund will be capitalized by \$350,000 of 2020 City Paygo funds and \$150,000 in Hillman Foundation funding. Centre Avenue Development funding may be sourced through local City of Pittsburgh funding, the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG), the URA, and/or foundational support in the future.

All Centre Avenue Development Fund projects are expected to expend grant funds within 12 months of grant execution. Each Centre Avenue Development Fund project will be required to provide infrastructure documentation, which will be compiled into a comprehensive map, and proof of project advancement through progression of drawings or strategies to fund financing gaps.

Upon a motion to approve by Mr. Lavelle, seconded by Mr. Gainey, and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 166 (2021)

RESOLVED: That the Centre Avenue Development Fund Guidelines are hereby approved.

12. Neighborhood Initiatives Fund 2021 Round

- a. Approval of revised guidelines and timeline for the 2021 NIF funding round.
- b. Authorization to release the 2021 NIF application.

Ms. Walker requested Board approval of the above items.

Ms. Josette M. Fitzgibbons, Business Program Officer, of the Business Solutions Unit presented that the Neighborhood Initiatives Fund Program (NIF) was developed in 2019 to:

1. Help unlock the economic and placemaking potential within neighborhood commercial corridors.
2. Support vision-to-action community investment strategies that build a more equitable Pittsburgh; and
3. Formalize collaborative partnerships across the City of Pittsburgh (City).

NIF is intended to assist nonprofit and community-based organizations with neighborhood-scale projects within commercial corridors that improve quality of life and maintain the corridor as a desirable place location for small business. NIF projects include efforts that encourage investment through vacant property reclamation and stewardship, historic preservation, brownfield redevelopment, public infrastructure improvements, and other eligible efforts. Nonprofit organizations with for-profit development partners are also eligible to apply.

In 2021 the following adjustments have been made to the program:

- Only projects located in neighborhood commercial corridors will be accepted.
- First priority will be given to projects in Avenues of Hope corridors.

- The number of grants awarded will be limited to 10. This will give URA staff more flexibility to focus on and provide technical assistance to the individual grantees.
- In addition to virtual information/application assistance sessions that will be open to all neighborhoods, specific technical assistance will be provided to Avenues of Hope neighborhoods to develop and complete proposals.

The total amount of funding available for the 2021 NIF program is \$500,000.

Funds for the 2021 NIF funding round are from 2021 Paygo funds.

Upon a motion to approve by Ms. Powell, seconded by Ms. Hirsh, and unanimously carried, the following resolutions were adopted:

RESOLUTION NO. 167 (2021)

RESOLVED: That the revised guidelines and timeline for the 2021 NIF funding round is hereby approved.

RESOLUTION NO. 168 (2021)

RESOLVED: That release of the 2021 NIF application is hereby approved.

DISCLOSURES AGENDA

The Members reviewed the items on the Disclosures Agenda upon motion made by Mr. Lavelle, seconded by Mr. Gainey, and unanimously carried, the following resolutions were adopted:

1. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh for the provision of Paygo funds in an amount up to \$1,500,000.

RESOLUTION NO. 169 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the provision of Paygo funds, for an amount up to \$1,500,000 is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

2. Authorization for the Official Action to Register the Intent to Issue Multifamily Debt for the Second East Hills Phase I Redevelopment bond issuance in an amount of up to \$12,000,000.

RESOLUTION NO. 170 (2021)

WHEREAS, the Urban Redevelopment Authority of Pittsburgh (the "Authority") is a body corporate and politic duly organized and existing pursuant to the constitution and the laws of the Commonwealth of Pennsylvania;

WHEREAS, the Authority desires to finance certain capital expenditures to be located in the City of Pittsburgh, Allegheny County, Pennsylvania (the "City") relating to the rehabilitation of approximately 117 scattered site affordable rental units known as Second East Hills Phase I (the "Project");

WHEREAS, Second East Hills Phase I LLC or other entity currently existing or to be formed, a developer, is applying for an allocation of 4% Low-Income Housing Tax Credits from the Pennsylvania Housing Finance Agency ("PHFA") to finance a portion of the Project; and

WHEREAS, a portion of the costs of the Project may be financed by the issuance by the Authority tax-exempt bonds or notes by the Authority issued in accordance with Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Code");

NOW, THEREFORE, the Authority hereby resolves and declares its intent under Treasury Regulation § 1.150-2 to issue its tax-exempt bonds or notes (the "Tax Exempt Debt") to finance the capital costs of the Project, together with costs of issuance and reasonably required reserves, subject to the following conditions:

1. The maximum principal amount of Tax Exempt Debt expected to be issued to finance the Project is \$12,000,000.

2. Pending issuance of the Tax Exempt Debt, the Authority may finance the Project with other available funds which will be reimbursed with the proceeds of the Tax Exempt Debt, provided that (a) the Tax Exempt Debt shall not be used to reimburse any expenditure paid more than 60 days prior to the date hereof; (b) the Tax Exempt Debt shall not be issued more than 18 months after the later of (i) the date of the first expenditure to be reimbursed with the proceeds of the Tax Exempt Debt or (ii) the date the Project is placed in service; and (c) in no event may the Tax Exempt Debt be issued more than three years after the date of the first expenditure to be reimbursed with the proceeds of the Tax Exempt Debt; and provided further that the limitations of this paragraph 2 shall not apply to qualified "preliminary expenditures" as permitted by Treasury Regulation § 1.150-2(f).

3. Issuance of the Tax Exempt Debt shall be subject to documentation acceptable to the officers of the Authority.

4. All prior acts of the officials, agents and employees of the Authority which are in conformity with the purpose and intent of this Resolution, and in furtherance of the Project, shall be and the same hereby are in all respects ratified, approved and confirmed.

5. Clark Hill PLC is hereby appointed to act as Bond Counsel to the Authority with respect to the issuance of the Tax Exempt Debt.

6. All other resolutions of the Authority, or parts of resolutions, inconsistent with this Resolution are hereby repealed to the extent of such inconsistency.

7. This Resolution shall take effect immediately upon its passage.

ADOPTED at a regular meeting held this 8th day of April, 2021.

IN WITNESS WHEREOF, I hereunto affix my signature and the seal of the Urban Redevelopment Authority of Pittsburgh, this 8th day of April, 2021.

By: _____
Assistant Secretary

3. Engagement with Clark Hill PLC to provide bond counsel for the Second East Hills Phase I Redevelopment 4% Low Income Housing Tax Credit/Volume Cap transaction in an amount up to \$35,000.

RESOLUTION NO. 171 (2021)

RESOLVED: That an agreement with Clark Hill PLC for bond counsel for the Second East Hills Phase I Redevelopment 4% Low Income Housing Tax Credit/Volume Cap transaction, for an amount up to \$35,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

4. Authorization to approve a Down Payment & Closing Cost Assistance Program loan in the amount of \$7,500 to Serena Williams. Ms. Williams is an employee of the Housing Authority of the City of Pittsburgh.

RESOLUTION NO. 172 (2021)

RESOLVED: That a Down Payment & Closing Cost Assistance Program loan with Serena Williams, in an amount of up to \$7,500, is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance, on behalf of the Authority, is hereby authorized to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

5. Amendment of Resolution 404 of 2018, which authorized the acquisition of Block 4-L, Lot 133, in the 19th Ward, for \$1.00 plus costs, to add the Strategic Site Acquisition Fund to the funding sources.

RESOLUTION NO. 173 (2021)

RESOLVED: That Resolution No. 404 (2018) is hereby amended which authorized the acquisition of Block 4-L, Lot 133, in the 19th Ward, for \$1.00 plus costs, to add the Strategic Site Acquisition Fund as a funding source.

6. Authorization to apply for \$175,000 from the Department of Conservation and Natural Resources (DCNR) Community Conservation Partnership Program (C2P2) 2021 grant cycle for the St. Johns Former Hospital Site and, if required, enter into related grant contracts, subgrant and fee agreements. This authorization shall expire in the event that an application is not submitted by June 30, 2021.- 174

RESOLUTION NO. 174 (2021)

RESOLVED: That application to the Department of Conservation and Natural Resources (DCNR) for a Community Conservation Partnership Program (C2P2) 2021 grant, for an amount not to exceed \$175,000, for the St. Johns Former Hospital site project, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Community Conservation Partnership Program (C2P2) 2021 grant from the Department of Conservation and Natural Resources (DCNR), for an amount not to exceed \$175,000, for the St. Johns Former Hospital site project, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

7. Amendment to the URA's February 2020 slate of cultural resources consultants to include Lineage, LLC.

RESOLUTION NO. 175 (2020)

RESOLVED: That the URA's February 2020 slate of cultural resources consultants is hereby amended to include Lineage, LLC.

8. Authorization to increase the HSP coordinated entry contract with the United Way from \$20,000 to \$32,000.

RESOLUTION NO. 176 (2021)

RESOLVED: That amendment of Agreement with the United Way for an increase of \$12,000 for a total Agreement amount of \$32,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

9. Amendment of Resolution No. 6 (2021) for authorization of an agreement with Macedonia FACE for an amount of \$200,000 payable from CDBG-CV funds.

RESOLUTION NO. 177 (2021)

RESOLVED: That Resolution No. 6 (2021) is hereby amended for authorization of an agreement with Macedonia FACE for an amount of \$200,000 payable from CDBG-CV funds

10. Amendment of the HSP Guidelines to increase the maximum amount of assistance using CDBG-CV funds from 3 months/\$3,000.00 to 6 months/\$6,000.00.

RESOLUTION NO. 178

RESOLVED: That amendment of the HSP Guidelines to increase the maximum amount of assistance using CDBG-CV funds from 3 months/\$3,000.00 to 6 months/\$6,000.00 is hereby approved.

11. Certificate of Completion for Brooks & Blair Southside Properties, LP, for Lot 2 in the Wharton Street Development Plan of Lots a/k/a Block 12-E, Lot 68, in the 17th Ward, and authorization to return the Good Faith Deposit (residential construction – 1818 Wharton Street).

RESOLUTION NO. 179 (2021)

RESOLVED: That issuance of a Certificate of Completion to Brooks & Blair Southside Properties, LP for Lot 2 in the Wharton Street Development Plan of Lots a/k/a Block 12-E, Lot 68, in the 17th Ward, and return of the Good Faith Deposit (residential construction – 1818 Wharton Street) are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said Certificate of Completion, and the Secretary or the Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

There being no further actions to come before the Members, the Meeting was adjourned.

DocuSigned by:
Theresa Schacht
742E4DACDC874B0...

Assistant Secretary

Swain Uber 02:18 PM

Are there breakdowns of the specific affordability rankings? I'm mostly concerned about what percentage/amounts of those funds reach addressing affordability issues for the lowest income brackets of Pittsburgh residents (i.e. the bottom quintile of the "average Pittsburgher").

This question has been answered live

Swain Uber 03:03 PM

How much with the market-rate townhouses be listed for? I think, by definition, they would not be "affordable", and could potentially have a negative inflationary impact on housing prices and exacerbate gentrification there.

Swain Uber 03:06 PM

\$200,000 is not particularly affordable. I do not think many (or any?) of these would be affordable to the "average Pittsburgher".

Swain Uber 03:07 PM

Why is the URA subsidizing/supporting luxury housing development? (In a rapidly gentrifying neighborhood.)

alison keating 03:24 PM

is there a reason why the URA does not use its power to fix one of the biggest hurdles to affordable housing, the single-family zoning? this land could be used for much more housing, duplexes, or triplexes, owner-occupied or even publicly owned social housing

Swain Uber 03:31 PM

I kinda appreciated the "shadowy backroom" vibe to it, though...

Swain Uber 03:31 PM

#BringBackAgendaB



April 8, 2021

URA Board Members:

Chair Sam Williamson
Rep. Ed Gainey
Councilmen Daniel Lavelle
Lindsay Powell
Jodi Hirsch

URA Executive Staff:

Greg Flisram, Director
Diamonte Walker, Deputy Director

Via email: daniel.lavelle@pittsburghpa.gov; lindsay.powell@pittsburghpa.gov;
jodi@sequalconsulting.com; egainey@pahouse.net; swilliamson@seiu32bj.org;
gflisram@ura.org; dwalker@ura.org; publiccomment@ura.org

RE: Lower Hill Block G1 and Block G4 Second Status of Non-Compliance with CCIP and GHDMF

Dear URA Board and Executive Staff:

On behalf of the Hill District's Development Review Panel (DRP) and the Hill Community Development Corporation (Hill CDC) as the RCO for the Greater Hill District, we offer this update letter of the **second status of non-compliance** for the Lower Hill Block G1 and Block G4 Development proposals with regard to the Greater Hill District Master Plan (GHDMF) and the Community Collaboration and Implementation Plan (CCIP).

DRP Project Status:

In February of this year, we reported the status of noncompliance for Block G1 with respect to both the Greater Hill District Master Plan (GHDMF) and Community Collaboration and Implementation Plan ("CCIP") after receiving failing scores in April of 2020 and failing to make sufficient improvement in the areas where the proposal performed poorly.

Despite the DRP's guidance that the development team was **rushing review**, the proposals had **not** demonstrated sufficient improvement, and thus weren't ready to present again, the Development Team **insisted** on returning to the DRP Committee to present. **They made a second presentation to the DRP in March 2021, at which time Block G1 failed to receive a passing score for a second time and Block G4 failed to receive a passing score for the first time.** When a failure occurs, the Hill CDC works together with the Developer to help them address stated concerns. On a rare occasion,

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a Developer may abandon the process all together and push their project through to regulators. In such cases, the Hill CDC will continue to advocate for the Developer to remedy concerns however needed. The most recent scores are as follows:

Block G1

GHDMP - **56% (E)**

CCIP - **47% (F)**

Block G4

GHDMP - **58% (E)**

CCIP - **48% (F)**

Specific to the CCIP, out of **66 action items** in the **7 focus areas** and **Greater Reinvestment Fund Funding Streams** the current proposal is only meeting **5 out of 66** for Block G1 and **7 out of 66** for Block G4. Below is a **breakdown** of the proposal's average score on a scale of 1 to 3 in each of the **CCIP Focus Areas**, as well as the **Greater Hill District Master Plan** for both Block G1 and Block G4.

DRP CCIP Scorecard Summary		
CCIP Focus Area	Block G1 Average Score	Block G4 Average Score
	3 - Exceeds community goals 2 - Meets community goals 1 - Does not meet community goals	3 - Exceeds community goals 2 - Meets community goals 1 - Does not meet community goals
Minority/Women Business Enterprise (M/WBE) Inclusion	1.57	1.41
Job Creation, Local Inclusion, and Workforce Development	1.43	1.46
Inclusionary and Homeownership Housing Programs	1.18	1.16
Communications, Reporting, and Tracking	1.17	1.15
Wealth Building Initiatives	1.55	1.67
Cultural and Community Legacy Initiatives	1.43	1.9
Coordinated Community Development Strategies	1.2	1.14
Greater Hill Reinvestment Fund, Funding Streams	1.53	1.33

DRP GHDMP Scorecard Summary		
Community Goals	Block G1 Average Score	Block G4 Average Score
	3 - Exceeds community goals 2 - Meets community goals 1 - Does not meet community goals	3 - Exceeds community goals 2 - Meets community goals 1 - Does not meet community goals
Builds Upon the African American Cultural Legacy	1.5	1.5
Housing Development Without Displacement	1	1.1
Economic Empowerment	1.72	1.53
Make the Hill a Green and Well-Designed Community	1.86	1.76
Mobility Transportation and Parking	1.72	2.05

As you will note, the Block G1 scores have dropped. When the DRP Committee peeled back the layers of promises and reviewed supporting documents and details (or lack thereof) over the last 10 months, it was more **evident** how short the projects are falling on community reinvestment. The recent **census tract boundary** change and new **Opportunity Zone** status have also raised the bar on the returns that must come back to the community now that we have been exposed to **increased pressures** of **gentrification** and **displacement** due to a lack of federal, state or local regulation.

After debriefing with the DRP Committee, the Hill CDC met with the Development Team on March 24th to discuss their term sheet proposal and provide feedback. The Development Team informed us that there is nothing more they can financially do, but asked us to send ideas. The DRP, as well as the Executive Management Committee (EMC) have been providing ideas for the past 10 months that have yet to be implemented, however, the Hill CDC provided additional proposals to them on March 31st taking into consideration feedback from the DAM, the DRP, and the EMC (*please see attached*). We are waiting on a response from the Development Team to the proposals. They did inform us that they are working on a response and that a member of their team is not available at the time proposed in the cover letter to the additional proposals. We are working to provide additional dates and times.

The development team indicated they wanted to return before the DRP this month, but have **not** submitted any documentation for the DRP to review. The DRP met yesterday, Wednesday, April 7th. As far as we are informed, there is nothing that has changed with the proposal since the Development Team's last set of failed scores in March 2021. **Accordingly, at this point there is nothing to invite them to present on and nothing for the DRP to assess whether to invite them to present** (i.e. they can demonstrate sufficient improvement in the project). **As such, progress is stalled.**

RCO Project Status and Development Activities Meeting:

On **March 15th** the Hill CDC hosted a Development Activities Meeting (DAM) for Block G1 and Block G4 at the objection of the Hill CDC, the RCO, as well as the DRP Committee due to the lack of compliance with our community plan and the community benefits agreement for the Lower Hill site. The Hill CDC had about **200 attendees** on Zoom. The meeting was also live streamed to Facebook and has been viewed over **800** times. The meeting lasted over **3 hours**. At this meeting the Development Team received substantial pushback on the project and the process in which they are going about advancing the project. In fact, there was **not one** positive comment. Please see a sample of comments below.

"This looks like another downtown building with no impact for the residents of the Hill District." -
Letha

"Commercial space beyond kiosks is very important." - LaKeisha Wolf

"They need an investment in a people strategy that builds first & second generational wealth."
- Ron Perkins

"If you are looking for comfort and buy-in from the RCO, the DRP, Hill District citizens, organizations and supporters, in terms of your commitments, why would you go to the Pittsburgh Planning Commission BEFORE getting buy-in from all of these partners? Are you in position to get solid WRITTEN COMMITMENTS for implementation of ALL that has been committed over the past several years, and to have the Penguin's commitments solidified? There is a history here of too many broken promises." - Tim Stevens

"This plan should not move forward until 100 percent of the promises made are followed through on! Each of these stakeholders have failed to keep their promises! The rush is part of their strategy of the firm they hired after project was stalled. Catches anybody in opposition off guard...then allows the firms to forge forward." - Ikhana

"You say you signed the CCIP and will sign the Term Sheet. Will they be attached to the Development Plan or are you asking the community to have faith that you will uphold the terms of the agreement? If any Community Agreement is not attached to the Planning Documents and made part of the record, it has no teeth, no ability to enforce at Planning or in Court."
- Wrenna Watson

"Regardless of your proximity or affinity for a certain neighborhood, it does not give you room to implement nor does it give you points for a flawed plan. Continuously relating to the neighborhood as a part of this presentation is disingenuous at best, sensational at worst."
- Samantha Black

"Yes, design is beautiful. Yes, honoring the Hill District ancestors, precious. But mostly sounds the same as all other redevelopment that has happened in the Hill. [Your Plan] involves more emphasis on the glitz and glam and how it looks as opposed to the meat and potatoes of how the current residents and businesses in the Hill will be able to benefit from these plans or afford these spaces." - Geraldine

"It doesn't appear to me from the discussions I have been hearing tonight that beyond the small enclave of folks that are engaged in professional services; it almost appears as if it is a shut gate. Is there really a true intent to engage other professionals that submitted to the request for qualifications?" - Frederick Douglas

"This is about strategy and about putting pen to paper and making a contract. What are you all contractually willing to do to sign monetarily that will bring dollars to the Hill District and the residents of the Hill long term. Long term, not two years, not one year, not transient kiosks. Not beautiful landscapes. Not steps to a neighborhood. Real dollars that will change lives, that will improve communities, because black people have been lied to for decades and for centuries and have been told very flowery words."
- Kaiya Price Dennis

I thank you for your time and consideration of the following status update and information.

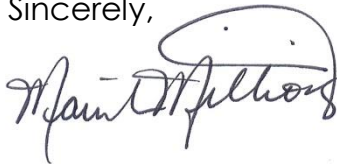
The Role of the Hill CDC, DRP, and RCO:

The mission of the Hill CDC is to work in partnership with residents and stakeholders to create, promote, and implement strategies and programs that connect plans, policies, and people to drive compelling community development opportunities in the Greater Hill District. The Hill CDC is responsible for facilitating the implementation of the Greater Hill District Master Plan, specifically addressing any community concerns regarding redevelopment and economic opportunities in the area.

The DRP is the Hill District's unified and comprehensive community review process that gives every Hill District resident a voice in the redevelopment of their neighborhood. It is a partnership with six (6) Hill District Community Based Organizations: Hill Community Development Corporation (Hill CDC), Hill District Education Council (HDEC), Hill District Ministers Alliance (HDMA), Uptown Partners, Hill District Consensus Group (HDCG) and the Center that Cares that streamlines community level review while assuring transparency and sufficient community feedback. This process is facilitated by the Hill CDC Programs and Policy Manager.

The Hill CDC is also the Registered Community Organization (RCO) for the Greater Hill District, the boundaries of which are defined by the GHDMP. This project is included in that geographic boundary. **§ 178E.07 RESPONSIBILITIES OF COMMUNITY ORGANIZATIONS** of the RCO Ordinance, requires the RCO to establish both “*orderly and democratic means for forming representative public input*” and a “*clear method for reporting to the city, actions which accurately reflect the community's position.*” **The Hill District community has already established both of these requirements in our community review process and has integrated it with the RCO regulatory requirements.** The Hill CDC, in fact, included the DRP process in our RCO application and have communicated to our community that this is the process we would follow to ensure transparency and sufficient implementation of community vision and goals.

Sincerely,



Marimba Milliones
President and CEO

Cc:
Daniel Gilman, Mayor's Office
State Representative Jake Wheatley



NOTE: Personal Contact Information Removed

HILL CDC ADDITIONAL PROPOSAL IDEAS FOR BLOCK G1 AND BLOCK G4

To: Lower Hill Development Team

Sent via e-mail:

RE: Block G1 and Block G4 Community Benefits and Reinvestment

Good Afternoon,

At our meeting last week to discuss the second set of failed scores for the alignment of Block G1 and Block G4 against the Greater Hill District Master Plan ("GHDMP") and the Community Collaboration and Implementation Plan ("CCIP"), the Development Team expressed that there is nothing more you can do financially, but to send our ideas. In the spirit of partnership, the Hill CDC has put its experience and creativity to work along with community feedback from the Development Activities Meeting held on March 15th, Development Review Panel ("DRP") Committee Member feedback, and Executive Management Committee ("EMC") Member feedback. Please accept the attached summary term sheet of comments, ideas, and additional proposals as a basis for negotiation.

We are available **Friday, April 9th at 8:00 AM** to discuss. We appreciate your time and attention and await your response.

Sincerely,

A handwritten signature in black ink, appearing to read "Marimba Millions".

Marimba Millions
President and CEO

CC:

Congressman Doyle
Senator Fontana

Representative Wheatley
Mayor Peduto
Councilman Lavelle
Mary Conturo
Greg Flisram

Lower Hill Phase I - Community Reinvestment Summary Term Sheet

	Public Benefit	Reinvestment Projection			Hill CDC (Consolidated with EMC, DRP and DAM Comments)		
		Block G1 – FNB Tower	Block G4 - Green Open Space	Total	Comments on Original Proposal	Additional Proposals	
						Development Team	Government
LERTA (50% Share of Tax Abatement)	The Greater Hill Reinvestment Fund (GHRF) will receive 50% of the LERTA generated over a 10- year abatement period. FNB Bank has committed to monetize the future 10 years of payments for Block G so a payment to the Reinvestment Fund can be made at financing closing.	\$7,500,000 (estimated)			The LERTA Commitment was secured by the Hill CDC's settlement agreement in 2015. The upfront capitalization, while a benefit, will be repaid with tax dollars and should be removed from the total investment as this is misleading. In addition, it appears the LERTA has been reduced by \$500K. It was originally presented as \$16 million (\$8 million to Greater Reinvestment Fund and \$8 million to infrastructure on development site). The term sheet now lists \$7,500,000.		
	Development team to pay closing costs for the LERTA (legal, title, etc.)	\$250,000			The developer chose to capitalize the loans upfront. Previously, the development team wanted the community to cover the loan costs and reduce their LERTA.		
Parking Tax Diversion (PTD)	The Greater Hill Housing Stabilization Fund will receive 25% of parking taxes (i.e. Parking Tax Diversion) generated over a period of 20 years from and after the opening of each structured parking garage. FNB Bank has committed to monetize the future 20 years of payments so a payment can be made at financing closing.	\$3,000,000 (estimated)			The community only receives 25% of the parking taxes, the developer will receive 75% to support their redevelopment costs. Parking Taxes are public dollars and should be more equitably reinvested. Parking Taxes fund the City's pensions. As with the LERTA this is guaranteed to be repaid with tax dollars. In addition, the fund this references will be held and administered by the Urban Redevelopment Authority, where there is currently no community control.	Developer reduces their share of Parking Tax Diversion Revenue from 75% to 50%	City Council passes the ordinance requiring that the Parking Tax Diversion is shared 50/50 as is the LERTA PTD funds are administered by the same Greater Hill District Development Growth Fund Advisory Board held at the URA.
	Participating in the Centre Ave YMCA project with \$2.2 million HTCs, construction loan and \$750k	\$3,000,000 (estimated)		\$3,000,000 (estimated)	This is a previous commitment from a project that was made prior to FNB announcing relocating their headquarters to the Lower Hill site. See https://triblive.com/local/pittsburgh-alleggheny/officials-planning-7-4-million-renovation-of-historic-pittsburgh-ymca-building/		

FNB Community Investments	FNB is evaluating projects in the Hill to fund housing and mixed-use initiatives with minority developers in the form of loans, equity and tax credit investments. In the past few months, FNB has issued 8 senior loan term sheets (additional pending) for a total of \$8.8 million in the Greater Hill.	\$8,800,000		\$8,800,000	These are unclosed loans. Please note, FNB's primary business is that of providing loans. This reinvestment begs the question of what is unique about these loans which are largely a part of their standard business operation without special interest rates which wealthier communities often enjoy. FNB has indicated that they are pushing underwriting limits and experience req., and will extend repayment when appropriate and possible. FNB must also comply with the Community Reinvestment Act regulations, which requires that they provide loans to LMI communities, like the Hill, and to minority groups and low-moderate income persons. A motivation for increased commitment is because a recent study indicates that many financial institutions are failing the African American community in the Pittsburgh area. FNB ranked 8th among lenders both to the African American Community and in Minority Neighborhoods in Pittsburgh. See https://cdn.website-editor.net/9058dd8bd18f47dba65799e9a1c1541b/files/uploaded/FederalReserve_FINAL3.pdf . Additionally, we are concerned that the new office tower will be counted as community reinvestment since the Lower Hill's census tract was adjoined to a low income Middle Hill census tract. FNB	Investments from FNB should be 50% loans and 50% grants to assure project viability and support to low-wealth organizations, businesses and persons. Other owners can contribute to the grant funding, as FNB is doing more investment than the other private partners.	
	Proposals pending for over \$5 million in tax credit investments	\$5,000,000 (estimated)		\$5,000,000 (estimated)	These are standard deals for banks. The tax credit is a benefit to the bank in that they can meet their CRA obligations while securing a new deal for their bottom line. Terms are what matter here. FNB could provide a higher percentage commitment to every dollar on tax credit deals and could couple their investments with ideal loan terms and gap grants. Counting these investments as driven by the Lower Hill project when this is a very competitive environment for bank investors in general requires re-evaluation of this a specific reinvestment.	Investments from FNB should be 50% loans and 50% grants to assure project viability	
Developer Gap Financing	Development team will provide up to \$400,000 of gap equity required to close first phase of projects that FNB / URA are underwriting in the Greater Hill.	\$400,000		\$400,000	Excellent, but additional funding is necessary. This would only be sufficient for one deal on Centre Ave.	See above. Note that Development Partners beyond FNB need to pitch in.	
Open Space	Development team is building 3.5 acres of open space		\$2,500,000	\$2,500,000	According to the term sheet this open space will be privately owned. While this amount of space exceeds their requirements under the PLDP, developing open space that is privately owned is not community reinvestment.	Since the Development Team has expressed interest in gifting the land, work with the Hill CDC, Pittsburgh Downtown Partnership, and Ujamaa Collective to own and operate the Green Space.	

Opportunity Zones (Category Added by Hill CDC)							Local Government Pass legislation that protects Opportunity Zones from the impacts of Gentrification and Displacement
						Percentage of Total amount raised for Opportunity Zone Fund designated to qualifying investments above Crawford Street	
						Opportunity Zone Investment Fund should have 50% Community Board that makes investment decisions for qualifying investments.	Local Government Pass legislation that requires shared decision making with communities for Opportunity Zone investments. Community is defined by those who live and or work in the qualified Opportunity Zone census tract.
							Work with the Hill CDC to do Inclusionary Zoning Overlay for the Hill District to ensure long term affordable residential and commercial opportunities in an accelerated market.
CCIP							
<i>Focus Area 1 / M/WBE Inclusion</i>	Developer has built and will implement the attached MWBE plan	\$2,100,000		\$2,100,000			
	Targeting 30% MBE and 15% WBE participation in project						
	Developer has achieved the 30%/15% target on first \$5 million of pre-development contracts that have been executed						
	Developer hired eHoldings, a qualified 3rd party MWBE consultant, to maximize MWBE plans/contracts/participation for the Project						
	Vet and hire local and regional MWBE certified contractors and consultants within growing database built and managed by Developer						
						Provide new hire commitments (including first source) anticipated for FNB and other tenants. Hiring commitments should be made for lower, mid and executive level hires.	

Focus Area 2 / Local Inclusion / Workforce Development	Developer/PAR has an agreement with Partners4Work to establish a jobs training program to better connect Hill District residents to Project employment opportunities including Intro to the Trades pre-apprenticeship classes aligned with the construction schedule and job training programs connecting applicants to future building service and hospitality jobs	\$150,000		\$150,000	The CCIP speaks to low, mid, and upper tier jobs. Construction, hospitality, and building service jobs do not meet the requirements of the CCIP.	Tenants should engage in a first source hiring goal of 10%. This goal should be met over a period of five years and retained or exceeded thereafter.	
						Fully fund a Lower Hill District Job Center in the Hill House building to assure access and availability of jobs by Hill District residents	
Focus Area 3 / Inclusionary Housing	Residential is being developed by another developer (Intergen)						
	FNB monetizing the Parking Tax Diversion for the Housing Stabilization Fund – see above						
Focus Area 4 / Communication and Tracking	Commitments as per CCIP compliance and communication requirements						
	Development team will continue using multiple channels for outreach and regular reporting including website updates, regular public meetings, newsletters, social media, etc.						
	Clay Cove Capital, a minority owned business, has made a multi-million-dollar investment in the Project	TBD			We are unable to evaluate whether this level of investment meets the CCIP minimum requirement of 25% MBE ownership due to the actual dollar amount not being disclosed. In addition, Clay Cove Capital is an investment fund with undisclosed investors. We are not sure how the firm's minority ownership satisfies the spirit of this CCIP provision, as it was intended to generate wealth building opportunities locally first and foremost.	Establish a Crowdsourcing option for low-mod income persons to invest in a holding company that will syndicate sufficient capital to invest in the overall project. Minimum investment should be \$100 with a goal of get 10,000 investors for holding company to meet \$1,000,000 investment threshold for Clay Cove Capital.	
	Developer hired Bomani Howze, Hill District resident, as VP of Development for the Project						

Focus Area 5 / Wealth Building

<p>FNB will assist with overall wealth-building goals by offering financial literacy programs throughout the Greater Hill District and expanding its programs with the Hill District Federal Credit Union (HDFCU) as per the FNB Community Impact Plan that is part of the Take Down submission</p>				<p>FNB has been the holder of the Hill District Federal Credit Union accounts since 2017 when another financial institution ended their business relationship with the credit union. Their work with them could be considered a usual practice. See here: https://www.post-gazette.com/business/money/2017/07/26/Hill-District-credit-union-PNC-closes-accounts/stories/201707250025.</p>		
<p>FNB has invested \$100,000 in the Hill District Federal Credit Union</p>	<p>\$100,000</p>		<p>\$100,000</p>	<p>FNB has been the holder of the Hill District Federal Credit Union accounts since 2017 when another financial institution ended their business relationship with the credit union. Their work with them could be considered a usual practice. See here: https://www.post-gazette.com/business/money/2017/07/26/Hill-District-credit-union-PNC-closes-accounts/stories/201707250025. In addition, the terms of investment are unclear.</p>		
<p>Development team will collaborate with non-profits like the Riverside Center for Innovation (RCI) to offer programs to help growing M/WBE firms build critical capacity for contracting and expansion. FNB has funded Back Office Support through RCI for Hill Businesses</p>	<p>\$50,000</p>		<p>\$50,000</p>			
<p>Developer secured \$500,000 for small business kiosks in the open space to be operated by minority and women owned small business in concert with entrepreneur incubation initiatives</p>		<p>\$500,000</p>	<p>\$500,000</p>	<p>Based on the language "secured" it is unclear as to the source of this \$500,000 commitment. Based on the language "operated" these small spaces will not be owned by the small businesses, which limits the opportunity here. These kiosks, which are temporary structures, can be removed. What is the sustainability of these? What do operations look like down the road to guarantee that they won't be removed from the site?</p>		
					<p>Three floors of tower should be made available for ownership by the Hill District Community Land Trust, Non Profits and/or MBE owners with a specific focus on Black owned businesses. This can be achieved through a commercial condo model. This space should be focused on attracting, developing and retaining Black professional services firms who would otherwise would take decades to secure sufficient wealth to make such an investment towards ownership.</p>	

							URA to work with Ujamaa Collective to relocate to a location of their choice. Provide funding for technical assistance and subsidize space or grant funding to support their ongoing presence and growth in the Hill District.
						Baby Bonds for every Hill District child under the age of 5 - terms to be negotiated.	
Focus Area 6 / Culture and Legacy	Developer hired local historian (Dr. Kimberly C. Ellis) to inform landscape architects, design firms and art curators of the African American history and culture of the Lower and Greater Hill District				Other than hiring Dr. Ellis, it is unclear the specific plan to meet the CCIP here on BOTH Block G1 and Block G4. Right now the plan has sidelined the community to greenspace with limited opportunities.	Develop Curtain Call in this phase of the project with community input on final location. Penguins and development team to close the financial gap as commitment in prior phases.	
						Reduce rent in FNB Tower for existing Hill District businesses to \$16 per sq ft for lease versus the current projected rate of \$30 per square foot. Especially first floor retail space.	
	LERTA monetization and Developer Gap Financing – see above				See comments above		
	FNB is evaluating a series of investments in critical development projects in the Middle and Upper Hill, subject to FNB regulatory and lending approvals – see above				See comments above		
	FNB has made \$525,000 in recent philanthropic donations to organizations dedicated to the advancement of the Middle and Upper Hill (\$200,000 addressed above with HDFCU, etc.) - Ammon Community Recreation Center (\$50,000), HDFCU (\$100,000), Hill CDC (\$100,000), Poise Foundation (\$50,000), Neighborhood Allies Centralized Real Estate Accelerator (\$50,000), Neighborhood Allies Real Estate Co-Powerment Series (\$25,000), Rebuilding Together Pittsburgh (\$50,000), Riverside Center for Innovation (\$50,000), Point Park University (\$50,000)				\$225,000 of the \$525,000 went to organizations that are not based in the Hill District and serve the entire region. An additional \$50,000 to Riverside Center for Innovation was already counted above in Focus Area Five (wealth building). This item is misplaced in that category, but is the result of the development team's failure to align their commitments with the specific action items of the CCIP. The investment in the Hill District Federal Credit Union was also already counted above, however it is listed at only \$100,000 not \$200,000. So, the new Hill District related investment is \$100,000 to the Hill CDC to support affordable commercial space on the first floor of the New Granada Apartments. Much like the credit union, the Hill CDC has a longstanding relationship with First National Bank and has been engaged in discussions about our developments prior to FNB announcing the relocation of their headquarters to the Lower Hill.		

<p><i>Focus Area 7 / Coordinated Development Strategies</i></p>	<p>Developer is funding (for a period up to one year from the effective date) grant writing services to pursue possible infrastructure grants for improvements along the Centre Avenue Corridor and related infrastructure projects</p>			<p>\$25,000</p>	<p>Hill CDC is grateful for the offer, but the CCIP requires joint applications for government applications. This is especially promising with the new focus on infrastructure investments from the current administration. They are also focused on equity in redevelopment. https://www.washingtonpost.com/us-policy/2021/03/31/biden-pittsburgh-infrastructure/</p>	<p>Stick with the CCIP standard.</p>		
	<p>The G4 parcel will be developed as part of a destination public open space that benefits the entire community, complementing the overall open space master plan that exceeds PLDP requirements Community Development Strategies. – see above</p>							
						<p>FNB to work in partnership with the Hill CDC to establish a Guaranty Fund to increase minority led organization and business ownership in real estate development.</p>		
								<p>City to relocate or rehouse Zone Two police station by including its relocation in the City of Pittsburgh 2022 capital budget. Work with Hill CDC on redevelopment of the site</p>
								<p>City and State support full RACP funding to Hill District based non-profits and MBEs over additional investment in Lower Hill District site</p>
								<p>City to partner with Hill CDC to apply for HUD Section 108 program for structured parking and infrastructure for Centre Avenue, and other commercial development needs.</p>
								<p>URA to work with Bethel AME, which was displaced from the Lower Hill site, and provide direct relief and investment into their needs and initiatives</p>

<p><i>Greater Hill Reinvestment Fund Recurring Revenue Streams (Category Added by Hill CDC - in CCIP)</i></p>						<p>Invest 5% annually from ticket sales of owner establishments on or off the site and parking revenue from the site into Middle and Upper Hill Commercial Corridor redevelopment efforts, especially Centre and Herron Avenues.</p>	
	Total:	\$30,675,000	\$3,000,000	\$33,675,000		TBD	TBD

From: Melissa McSwigan

Subject: Concern regarding RACP grants (Carlow University)

I just learned yesterday that Carlow University is in line to receive \$1M toward their lower campus development. My understanding is that the URA serves as an administrator of these grants. My main concern is that some of the economic development grants are going to adversely affect historic properties. Unfortunately, Carlow plans to demolish the former St. Agnes Church for this site so that they can partner with a for profit developer. Carlow has not been willing to consider community concern and multiple requests for them to seek alternatives to demolition go ignored. With some time, willingness, and an open exploration of alternatives to demolition, there likely is a way to fulfill Carlow's financial and expansion needs with the protection of our historic, artistic, and cultural fabric. Given that there is a parking lot as part of the new development site, it is possible that a more vertical building could be built there, rather than a more spread out horizontal building. The adjacent rectory could even be sacrificed for the new development if need be.

The former St. Agnes church is eligible for listing on the National Register and has other historic recognition (a state marker and Pgh History & Landmarks Foundation plaque). It seems there is a real disconnect between a property that has been determined eligible for the National Register receiving a state grant to demolish it! A number of people are very upset about this project (we have a petition with 780 names and it is still growing).

While I realize the URA is serving as administrator, is there any way that the public can have input on this grant at this stage. The whole RACP process is not transparent to me. So I did want to reach out to you to find out more.

Regards,

Melissa McSwigan



Public Comment: April 8, 2021 Board Meeting

LIVE Comment Registrants:

Name: Robert Damewood
Board Item: 5.c

Name: Megan Confer-Hammond
Board Item: 5c and overall

Written Comment:

Name: Lance Harrell

Agenda Item: RACP

Comment:

To: URA Board of Directors and Executive Staff

From: Lower Hill Executive Management Committee (EMC)

Subject: April Progress Report

During these challenging times of COVID, the EMC board is working diligently with all Lower Hill stakeholders and the community to achieve the goals of the CCIP. At this time, unfortunately, best efforts have not been demonstrated. Progress has been made from BPG and PJ Dick on Workforce Development and M/WBE Business Enterprise Inclusion Plans. However, a great deal of work is required to reach the goals of the CCIP.

Community Reinvestment Plan

In May of 2020, the EMC submitted its Community Reinvestment Plan to the development team. The EMC did not receive a response to their Community Reinvestment Plan until last month when the development team responded with their One Page Term Sheet and Block G1 & G4 Reinvestment Plan. A great deal of work is required from all parties, and especially the Developers, to agree on appropriate community reinvestment for the Hill District. With a desire to break ground in the fourth quarter of 2021, there is a greater sense of urgency to finalize a Community Reinvestment Plan for Block G1 and Block G4, this has been mentioned before but never enacted by the Development Team. A working session among the development team and the EMC is needed to achieve mutual agreement. Addressing these challenges as quickly as possible will better serve all stakeholders.

Lower Hill Census Tract & Opportunity Zone Funds

It has been two months since the media broke the story on the Lower Hill census tract change which makes the Lower Hill a qualified Opportunity Zone and Qualified Low Income Census Tract. Today, the EMC and Hill District Community are no closer than they were in February of knowing the social and financial ramifications of changing Middle Hill census tract, 305. The EMC has reached out to the URA and SEA regarding the short-term and long-term impact the census tract change will have on Middle and Upper Hill District residents. CDBG funds, New Market Tax Credits and other subsidy programs may be at risk for future Middle and Upper Hill District development. Will the Opportunity Zone tax credits enhance the lives of existing residents, or will it gentrify the neighborhood? What guarantees are there to protect residents from displacement? What community controls will be installed to protect the Hill District's interest and direct Opportunity Zone funds?

The EMC is committed to assuring the implementation of the CCIP and full disclosure to SEA and URA staff and board of directors such that thoughtful and informed decisions that support our collective end goal can be made.

Please direct all inquiries to Lance Harrell, CCIP Project Administrator, for the Lower Hill EMC at lharrell@hilldistrict.org or by phone at 412-589-5154

Name: Marimba Milliones

Comment: Second Status of Noncompliance for Lower Block G1 and Block G4
[Letter attached – next page]