

Minutes of the Regular Board Meeting of the Urban Redevelopment Authority of Pittsburgh, Wherrett Memorial Room, 13th Floor, John P. Robins Civic Building, 200 Ross Street

November 14, 2019 – 2:00 P.M., E.S.T.

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

Members Absent: None

Staff Present: Walker, Cummings, Nuemah, Clark, Smith Perry, Nemani-Stanger, Link, Kaminski, Wrenshall, Fewes, Reid, Hudson, Luginski, Meier, Fedorek, Santiago, Madden, Moses, Benjamin, Rendall-Morris, Carter, Miller, Reitzell, Mayer, Edwards, Catania, German, Davidson-Wagner, Fitzgibbons, Geiger, Flisram, Rubinstein, Freidman, Dolan, Reese, Grantham, Brooks, Schacht and Akrie.

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

1. Executive Session

- a. Mr. Williamson announced that an Executive Session was held on November 6, 2019 regarding personnel matters and November 14, 2019 regarding personnel matters.

2. General

- a. Approval of the Minutes of the Regular Board Meeting of October 10, 2019.

3. RFP's, RFQ's and Bids

- a. Request for bids for 1601 Broadway Avenue Demolition & Site Grading Contract (Beechview).
- b. Request for bids for roof repair and stabilization of the Homewood Coliseum building located at 7310 Frankstown Road. (Homewood).
- c. Request for Proposals (RFP) will be issued on December 2, 2019 for Trustee/Disbursement Agent Services for the Authority's Tax Increment (TIF) Financing, Local Economic Revitalization Tax Assistance Act (LERTA), and Transit Revitalization Investment Districts (TRID) portfolios, as necessary.

4. Announcements

- a. Ms. Diamonte Walker announced that the December 13, 2019 URA Regular Board Meeting will be rescheduled for December 19, 2019.

- b. Mr. Williamson announced the URA's relocation to 412 Boulevard of the Allies. He stated that the move will be complete on December 16, 2019.
 - c. Ms. Walker announced the retirement of Leona Catania, of the Authority's Engineering and Construction Department after thirty two years of service.
 - d. Jessica Smith Perry to be honored at the Bloomfield Garfield Corporation 16th Annual Luncheon "Celebrating Women in Community Development" on November 15, 2019.
 - e. The Neighborhood Initiatives Fund (NIF) program grant awards.
 - f. Hazelwood 4800 Block Community Meeting – Wednesday, November 20, 2019 at 6 PM at Centre Of Life (161 Hazelwood Ave, Pittsburgh, PA 15207).
 - g. Centre Avenue request for qualifications (RFQ) Community Meeting – Saturday, November 23, 2019 from 9 AM to 1 PM, at the Jeron X. Grayson Center (1852 Enoch Street, Pittsburgh PA 15219).
 - h. IEDC Awards
 - i. Gold Award, New Markets Loan Fund – Creative Financing, Population Greater than 500,000;
 - ii. Silver Award, Catapult: Startup to Storefront – Economic Equity & Inclusion, Population 200,000 – 500,000.
 - i. Housing Department/ Housing Opportunity Fund Department Dashboard.
 - j. CIE Dashboard – Monthly production report, updates and highlights.
 - k. Center for Community and Economic Development Dashboard.
5. Mr. Williamson opened the floor for public comment:
- 1. Ms. Ronell Guy, a Northside Resident, was present. Ms. Guy stated that the Authority had developed thousands of market rate units throughout the City of Pittsburgh in the last ten years. She is concerned about the preservation of the current existing housing rates.
 - 2. Arbie Bankston, of the COR of East Liberty, was present. Mr. Bankston is concerned about the funding that is being used for redevelopment and does not see any sustainable initiatives. He is concerned about current and future residents.

3. Marimba Millones, President of the Hill CDC, was present. Ms. Millones proposed that monthly meetings with the Hill District Stakeholders be held to discuss the Hill District Items before they are presented at the URA Board meetings. She thanked the Authority Board for advancing the recommendations relative to the Lower Hill District. She reminded the Authority Board of the thirty day deadline for the MOA.
 4. Ms. Celeste Scott, of Pittsburgh United, was present. Ms. Scott stated she is concerned about the distribution of the HOF funding. She is also concerned about the open URA seat on the HOF Advisory Board.
6. Appointment of Executive Director, Greg Flisram, and Deputy Executive Director, Diamonte Walker
- a. Approval of Greg Flisram's appointment as Executive Director of the Urban Redevelopment Authority of Pittsburgh.
 - b. Approval of Diamonte Walker's appointment as Deputy Executive Director of the Urban Redevelopment Authority of Pittsburgh.

Mr. Williamson requested Board approval of the above items.

Mr. Williamson presented that authorization is requested for the approval of Greg Flisram as Executive Director and Diamonte Walker as the Deputy Executive Director of the Urban Redevelopment Authority of Pittsburgh.

Greg Flisram is the interim president and CEO of the Economic Development Corporation of Kansas City (EDCKC). His organization is responsible for the creation of 3,500 new Kansas City, Missouri jobs (on average) and over \$1 billion of capital investment per year. Prior to joining EDCKC, Greg was the development director for the City of Green Bay, Wisconsin where he led that city's successful downtown riverfront redevelopment efforts and advised the Green Bay Packers on the development of the sports and entertainment-focused "Titletown District" adjacent to Lambeau Field. Before transitioning to the public sector in 2010, Greg worked for many years as a redevelopment and economic development consultant/planner to cities throughout the United States. He has penned numerous articles on urbanism and planning-related topics that have appeared in national publications such as Planning Magazine, Urban Land, and Metropolis.com. Lately, Greg has led EDCKC's redevelopment strategy for Blue Valley and the greater east side of KCMO.

Diamonte joined the URA in 2017 and served as the driving force behind the URA's MWBE strategy and Compliance Department. This summer, Diamonte served as the URA's Deputy Director and Interim Executive Director.

Diamonte holds an MBA and Master of Science in Management and Leadership from Western Governors University. She is a Mayoral appointee to Pittsburgh's Land Bank Board, serves as Chair to Councilman Corey O'Connor's Advisory Board on Entrepreneurship and Start-ups, and currently sits on the Housing Opportunity Fund's Advisory Board.

Her notable achievements include being named one of the Pittsburgh Business Times 2019 Women of Influence, a 2019 Lead Now Pittsburgh Fellow, a 2018 Onyx Woman in Leadership, 2017 Pittsburgh Magazine 40 under 40 honoree, and 2016 New Pittsburgh Courier Fab 40 Under 40 awardee. She was recently named one of Talk Magazine's 100 Most Influential Pennsylvanian African-American Women.

Her leadership as the Deputy Director and Interim Executive Director have served the URA well.

Mr. Flisram stated that he was excited to be joining the Authority organization. He stated that the City of Pittsburgh has maintained momentum with the current transformation. He stated that the question had been raised about pushing prosperity out to a greater number of neighborhoods regarding jobs and access, which has been his personal philosophical belief of economic development. He is gratified to be inheriting something that has a lot of success behind it. He stated that there has been some great work accomplished over the years in getting the City of Pittsburgh to where it is currently. He stated that the great accomplishments were a result of the efforts of the URA Staff and leadership.

Ms. Walker thanked the URA Board and Staff for their assistance in this transition, and is excited to begin work with Mr. Flisram.

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

RESOLUTION NO. 368 (2019)

RESOLVED: That the appointment of Greg Flisram's appointment as Executive Director of the Urban Redevelopment Authority of Pittsburgh, at the salary as listed in the URA's 2020 Administrative Budget, is hereby approved.

RESOLUTION NO. 369 (2019)

RESOLVED: That the appointment of Diamonte Walker as Deputy Executive Director of the Urban Redevelopment Authority of Pittsburgh, effective immediately, at the salary as listed in the URA's 2020 Administrative Budget, is hereby approved.

7. Hill District – Centre Heldman Plaza

- a. Acceptance of the assignment of the interest of Dollar Bank, Federal Savings Bank in all Loan and Mortgage Documents related to Centre Heldman Plaza and Block

11-A, Lot 123 by and between Dollar Federal Savings Bank, Centre Heldman Plaza LLC, Hill House Association, and Hill House Economic Development Corporation for \$1,600,000.

- b. Agreement of sale with Centre Heldman Plaza LLC for the acquisition of Block 11-A, Lot 123, in the 3rd Ward for \$10.00 plus costs; and to execute any documents necessary to effectuate the transfer of Block 11-A, Lot 123 to the URA.
- c. Negotiation with the City of Pittsburgh, the School District of Pittsburgh, and the County of Allegheny for reduction of the amounts of real property taxes due to each taxing body on Block 11-A, Lot 123.

Ms. Walker requested Board approval of the above items.

Nathan Clark, Real Estate Director presented that the property, located at 1850 Centre Avenue, is 2.57 acre parcel improved with a neighborhood shopping center. The former shopping center is comprised of a vacant 29,500 square foot grocery store and four vacant retail suites that total 6,910 square feet. The URA intends to acquire this property. URA staff is currently working to determine the best path forward for the property, which has good visibility and access from Centre Avenue, adequate parking, and service by Port Authority Transit (PAT) at several bus stops nearby. The URA believes that the appropriate first step in efforts to assure that this parcel contributes to the health of the Hill District is to accept an assignment of the Dollar Bank loan documents. The URA plans to acquire Dollar Bank's interest in the loan documents, then close on the purchase of the property. Although outstanding liens exist, the URA plans to negotiate with the three taxing bodies to settle the obligations.

Authorization is now requested to accept the assignment of the interest in all loan and mortgage documents related to Centre Heldman Plaza and Block 11-A, Lot 123, by and between Dollar Federal Savings Bank, Centre Heldman Plaza LLC, Hill House Association, and Hill House Economic Development Corporation for \$1,600,000.

Authorization is also sought to enter into an agreement of sale for the acquisition of Block 11-A, Lot 123, in the 3rd Ward, for \$10.00 plus costs; and to execute any documents necessary to effectuate the transfer of Block 11-A, Lot 123 to the URA.

In addition, authorization is sought to negotiate with the City of Pittsburgh, the School District of Pittsburgh, and the County of Allegheny for reduction of the amounts of real property taxes due to each on Block 11-A, Lot 123.

The funding source for this acquisition is Disposition Proceeds and Project Funds.

Centre Heldman Plaza LLC is a Pennsylvania limited liability company with a mailing address of 1835 Centre Avenue, Pittsburgh, PA 15219. The Hill House Association and the Hill House

Economic Development Corporation are both Pennsylvania nonprofits with a mailing address of 1835 Centre Avenue, Pittsburgh, PA 15219.

Mr. Williamson asked about the outcome of not moving forward with this project. Ms. Wrenshall stated that the Authority had served as a subordinate lender on the prior funding of this property. She stated that the Authority loan documents stipulated a remedy for the Centre Heldman's default that made it possible for a subordinate lender to step into a first lien position and prevent the Dollar Bank foreclosure proceeding. She stated that a community process can now proceed because of the Authority's actions.

Ms. Guy is concerned about the community process. Mr. Lavelle stated that the Authority proceeded to acquire this property because of its value. He stated that the Authority, currently has no plans for development. He stated that a community process will take place. Ms. Walker explained the community process. Ms. Millones requested more discussions about the Authority's approach to community process. Ms. Guy believes that the tools and knowledge were lacking in sustaining this property in the past.

Ms. Johnson was present. Ms. Johnson asked if the RFQ and RFP process will be outlined or if it will consist of community input only. Mr. Williamson stated that it has not been determined at this time. Ms. Powell stated that the Authority is currently discussing the community process.

Crystal Jennings, of CJConsulting, was present. Ms. Jennings is in favor of the purchase of this property so that activist and community organizers can engage in a community process.

Ms. Millones gave an overview of the history of this property. She suggested more dialogue on the front end.

Phyllis Ghafoor, a Hill District Resident, was present. Ms. Ghafoor is concerned about prior neighborhood market studies that had been done. She stated that there is a need for better community communication.

Mr. Bankston stated that this is a very important property. He stated that productive responsible adult participation is needed in discussions for the use of this property.

Ms. Powell motioned that the Authority create a work plan to ensure a robust community engagement process that will include community organizations and the Hill District Residents.

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

RESOLUTION NO. 370 (2019)

RESOLVED: That acceptance of the assignment of the interest of Dollar Bank, Federal Savings Bank in all Loan and Mortgage Documents related to Centre Heldman Plaza and Block 11-A, Lot 123 by and between Dollar Federal Savings Bank, Centre Heldman Plaza LLC, Hill House Association, and Hill House Economic Development Corporation for an amount of \$1,600,000, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to accept said documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO.371 (2019)

RESOLVED: That an agreement with Centre Heldman Plaza LLC for the acquisition of Block 11-A, Lot 123, in the 3rd Ward, for \$10.00 plus costs, payable from Disposition Proceeds and Project Funds is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an agreement of sale therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 372 (2019)

RESOLVED: That negotiation with the City of Pittsburgh, the School District of Pittsburgh, and the County of Allegheny for reduction of the amounts of real property taxes due to each taxing body on Block 11-A, Lot 123 is hereby approved.

8. Downtown Winter Homeless Shelter
 - a. Housing Opportunity Fund Demonstration Program Deferred Loan Agreement and/or Grant Agreement in the total amount of \$200,000 with German Evangelical Protestant Church, the Smithfield United Church of Christ, and/or a related entity for the renovation of the homeless shelter located in the United Church of Christ building at 620 Smithfield Street, Pittsburgh, PA 15222.

Ms. Walker requested Board approval of the above item.

Ms. Jessica Smith Perry, Director of the Housing Opportunity Fund presented that authorization is requested to enter into the above-mentioned Housing Opportunity Fund (HOF) Demonstration Program Deferred Loan Agreement and/or Grant Agreement with the German Evangelical Protestant Church, the Smithfield United Church of Christ, and/or a related entity for the renovation of the homeless shelter located in the United Church of Christ building at 620 Smithfield Street in Downtown Pittsburgh.

For 19 years, the Smithfield United Church of Christ has served as a critical resource to Pittsburgh's most vulnerable homeless population during the winter months when temperatures drop below 25°. Pittsburgh Mercy Operation Safety Net manages the seasonal winter shelter, providing case management, dinner, clothing and blankets, showers, counseling and medical services. Last year, Operation Safety Net assisted over 900 individuals who needed a warm and safe place to sleep. On any given night, over 100 people sleep at the shelter who otherwise may freeze and be subject to life-threatening conditions on the streets.

The low-barrier winter shelter is operational from the middle of November through the end of March or early April of each calendar year. The shelter can house up to 20 women and between 100 and 130 men. The shelter is on the lower levels of the building and remains geographically separate from the religious functions in the church. A kitchen is used to serve meals to the shelter participants.

The shelter is a very needed asset in downtown Pittsburgh; however, in order for it to be operational during the winter of 2019 – 2020, several physical improvements need to be completed. City of Pittsburgh Permits, Licenses and Inspections department has approved a temporary occupancy permit contingent upon a list of repairs which must be completed prior to opening on November 15. A plan has been established between ACTION Housing (who is serving as the project manager of the project) and the church which will allow the shelter to open if repairs are started, while working toward obtaining a full occupancy permit in the next year.

Primarily, the sprinkler and fire system needs to be replaced. Additionally, there needs to be accessible repairs to the shelter areas and the bathrooms need upgraded. Several funders were convened including the URA and local foundations. The total cost of the repairs is anticipated to be \$400,000. In addition to completing the physical repairs, Action Housing will also be hiring a Fire Watch so that the shelter can open in mid-November.

The 2019 Housing Opportunity Fund (HOF) Allocation Plan included a line item called "The Demonstration Program" in the amount of \$500,000. The purpose of the Demonstration Program is to have funding available to address housing emergencies where displacement may occur. If the Downtown Winter Shelter is not operational by the middle of November, up to 150 people each evening will be "displaced" into the cold weather.

The HOF financing will be in the form of a deferred loan and/or a grant. If it is a deferred loan, it will be a 0% interest, 15 year loan, no monthly payments. It will be recorded on the church property and due on sale or forgiven in year 16.

At its November 7, 2019 meeting, the Housing Opportunity Fund Advisory board passed a motion to award this project a Housing Opportunity Fund Demonstration Program Deferred Loan in the amount of \$200,000. The HOF deferred loan is intended to help fund the rehabilitation of the low-barrier winter shelter which provides a warm night-time shelter for extremely low-income individuals.

Details of the development are as follows:

Borrower: The German Evangelical Protestant Church, the Smithfield United Church of Christ, and/or a related entity

Property Location: 620 Smithfield Street, Pittsburgh, PA 15222

Ward: 2nd Ward

Description: The development consists of the renovation of a homeless shelter.

General Contractor: To Be Determined

Project Manager: Action Housing

Shelter Provider: Pittsburgh Mercy

Total Development Costs: \$400,000

Proposed Development Sources:

URA HOF RGP loan \$200,000

Hillman Foundation (pending) \$150,000

Opportunity Fund \$25,000

Additional Foundation (pending) \$25,000

Total Proposed Development Financing \$ 40,000

Authority Financing: \$200,000

Program Benefit: This development will provide construction financing to improve the sprinkler and fire system and provide additional necessary improvements for the downtown winter shelter to operate during the 2019 – 2020 winter season.

HOF Advisory Board Review: Approved at the HOF Advisory Board Meeting on November 7, 2019.

M/WBE Review

Committee Status: M/WBE Plan in process. Closing will be contingent upon an approved Final M/WBE Plan

Cynthia Shields, of the Department of Human Services, was present. Ms. Shields expressed her appreciation for the Authority's consideration of this project.

Mr. Williamson asked if the Advisory Board approved this project. Ms. Smith Perry answered in the affirmative.

Ms. Powell stated that it is critical that the Authority ensures shelter and safety for the homeless.

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

RESOLUTION NO.373 (2019)

RESOLVED: That a deferred loan agreement and/or grant agreement to the German Evangelical Protestant Church, the Smithfield United Church of Christ, and/or a related entity for the renovation of the homeless shelter located at the United Church of Christ, 620 Smithfield Street, Pittsburgh, PA 15222, for an amount of up to \$200,000, payable from the Housing Opportunity Fund Demonstration Program is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a deferred loan agreement and/or 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.

9. Homeowner Assistance Program

- a. Approval of Revised Program Guidelines to incorporate a Homeowner Assistance Program – Plus component
- b. Amend Contract Agreements with the following two non-profit program administrators to increase their existing contracts as shown below:
 - i. Habitat for Humanity of Greater Pittsburgh – increase the contract by \$200,000 from \$200,000 to \$400,000;
 - ii. Nazareth Housing Services – increase the contract by \$200,000 from \$100,000 to \$300,000;
 - iii. Rebuilding Together Pittsburgh – increase the contract by \$200,000 from \$200,000 to \$400,000.
- c. Contract Agreement with Low Country Building Solutions in the amount of \$400,000.

Ms. Walker requested Board approval of the above items.

Ms. Smith Perry presented that the main objective of the HOF Homeowner Assistance Program (HAP) is to provide financial and technical assistance to eligible Borrowers for rehabilitating and improving residential owner-occupied properties citywide. Through HOF HAP, the URA provides deferred 0% interest loans and grants to assist low-income Borrowers to conduct the following: bring their homes into compliance with city codes; undertake energy efficient improvements; and undertake eligible general property improvements. The homeowners must have annual household incomes at or below 50% of the Area Median Income. The program has been operating since June 2019. To date, construction has closed on 18 homes, 45 homes are currently

being evaluated by program administrators, and another 65 home owners have submitted their applications.

Authorization is requested to amend the program guidelines to include a HAP – Plus component which will service homeowners above 50% AMI but at or below 80% AMI. The Authority currently operates the Pittsburgh Home Rehabilitation Program (PHRP) which is a 0% interest amortizing home repair loan for households underneath 80% AMI. The goal is to join both programs together. Both programs will utilize the same application process. Households above 50% AMI and below 80% AMI will receive a combination of grant, deferred loan, and amortizing loan financing. There are currently approximately 50 homeowners that have applied to PHRP. Approximately half of these homeowners will be move to the HAP-Plus program and the remaining half will finish the PHRP process.

Authorization is also requested to increase the contracts for three program administrators: Habitat for Humanity of Greater Pittsburgh from \$200,000 to \$400,000, Nazareth Housing Services from \$100,000 to \$300,000, and Rebuilding Together Pittsburgh from \$200,000 to \$400,000. There are currently six non-profit program administrators for the HAP program. All six non-profit program administrators responded to a Request for Proposals in December 2018. The non-profit program administrators work with homeowners to identify the scope of work and prepare bids or cost estimates. The program administrators either perform the construction work themselves or contract with contractors to perform the work. The Program Administrators coordinate the work with the URA's HOF Department and the Engineering and Construction Department. Habitat for Humanity, Rebuilding Together Pittsburgh and Nazareth Housing Services have almost fully expended their contracts and therefore need amendments. The source of the contracts will be HOF funding.

Additionally, since February 2019, the RFP was reissued on a rolling basis. It was recently amended to accept applications from both for-profit and non-profit companies / organizations. Low Country Building Solutions responded to the RFP; therefore, authorization is requested to enter into a contract with Low Country Building Solutions for an amount up to \$400,000. The source of the Low Country Building Solutions contract will be Housing Opportunity Funds, Community Development Block Grant funds, and/or other URA sources.

The contracts are:

Habitat for Humanity of Greater Pittsburgh – Increase from \$200,000 to \$400,000: Habitat for Humanity will perform work citywide. They are estimated to complete between 8 and 10 houses with the increase. The President and Chief Executive Officer of Habitat for Humanity of Greater Pittsburgh is Dr. Howard Slaughter, Jr. (412-450-8520). The offices are located at 6435 Frankstown Ave., Suite 100, Pittsburgh, PA 15206.

Nazareth Housing Services – Increase from \$100,000 to \$300,000: Nazareth Housing Services will perform work citywide. They are estimated to complete between 5 and 6 homes with the increase.

The Director is Karen Dickman (412-931-6996). The offices are located at 301 Bellevue Rd., Pittsburgh, PA 15229.

Rebuilding Together Pittsburgh – Increase from \$200,000 to \$400,000: Rebuilding Together Pittsburgh is a non-profit that focuses in the following areas: the Hill District neighborhoods, Homewood neighborhoods, Hazelwood, Fineview, Perry Hilltop, and the Lawrenceville neighborhoods. They are estimated to complete between 5 – 6 homes with the increase. The Chief Executive Officer is Steve Hellner-Burris (412-247-2700). The offices are located at 7800 Susquehanna St., Pittsburgh, PA 15208.

Low Country Building Solutions – contract for \$400,000: Low Country Building Solutions is a MWBE firm that will perform work citywide. They are estimated to complete between 14 and 18 homes. Mona Minnie is the President (412-458-0037). The offices are located at 441 Robb St., Suite 2, McKees Rocks, PA 15136.

HOF Advisory Board Review: Approved at the HOF Advisory Board Meeting on November 7, 2019

M/WBE Review Committee Status: Total per unit project costs will be less than \$250,000; therefore, this program is not subject to the URA’s M/WBE review process. All program administrators are still encouraged to make good faith efforts to be inclusive and equitable with procurement of materials and labor for this program.

Ms. Scott asked about if there are credit checks for URA home repair applications. Mr. Williamson stated that if households applying for Homeowner Assistance Program funding (which does not have credit checks) are above 50% AMI then they will be asked to apply for another URA Program (Pittsburgh Home Rehabilitation Program). That program has credit score requirements which may make it difficult to obtain funding. He stated that the Authority staff suggested moving the PHRP program funds to the existing Homeowner Assistance Program so more individuals can qualify.

Ms. Guy stated that she is on a limited income and needs assistance as well as homeowner or rehabilitation assistance. She understands the Guidelines but does not want to be displaced.

Ms. Gafoor asked about minority contractors for this project. Chris Spradley, of Low Country Building Solutions, was present. Mr. Spradley stated that they worked with the diversity business resource center on the North Side of Pittsburgh in hiring some of the contractors for their projects.

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

RESOLUTION NO. 374 (2019)

RESOLVED: That: approval of Revised Program Guidelines to incorporate a Homeowner Assistance Program – Plus component is hereby approved.

RESOLUTION NO. 375 (2019)

RESOLVED: That amendment of the Agreement with Habitat for Humanity of Greater Pittsburgh, for an increase of up to \$200,000, for a total Agreement amount not to exceed \$400,000, payable from the Housing Opportunity Fund Homeowner Assistance Program is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a first amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 376 (2019)

RESOLVED: That amendment of the Agreement with Nazareth Housing Services, for an increase of up to \$200,000, for a total Agreement amount not to exceed \$300,000, payable from the Housing Opportunity Fund Homeowner Assistance Program is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a first amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 377 (2019)

RESOLVED: That amendment of the Agreement with Rebuilding Together Pittsburgh, for an increase of up to \$200,000, for a total Agreement amount not to exceed \$400,000, payable from the Housing Opportunity Fund Homeowner Assistance Program is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a first amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO.378 (2019)

RESOLVED: That an agreement with Low Country Building Solutions for citywide work for an amount of \$400,000, payable from Housing Opportunity Funds, Community Development Block Grant funds and/or other URA sources is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby 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.

10. Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) application
 - a. Authorization to submit a Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) application for up to \$400,000 and enter into a Contract with the Pennsylvania Housing Finance Agency

Ms. Walker requested Board approval of the above item.

Ms. Smith Perry presented that the Authority is requesting authorization to apply for up to \$400,000 to the Pennsylvania Housing Finance Agency (PHFA) for an award of PHFA funding. PHARE was established by Act 105 of 2010 (the "PHARE Act") to provide the mechanism by which certain allocated state or federal funds, as well as funds from other outside sources, would be used to assist with the creation, rehabilitation and support of affordable housing throughout the Commonwealth.

If awarded, the funding will be used as a matching source for the Housing Opportunity Fund's Housing Stabilization Program. The Housing Stabilization Program provides short-term rental assistance to households for up to four months to help stabilize their housing situation and keep them from becoming homeless. The URA uses service providers to administer the program.

Applications are due to PHFA by November 15, 2019.

There was no discussion among the Members.

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

RESOLUTION NO. 379 (2019)

RESOLVED: That application to the Pennsylvania Housing Finance Agency (PHFA) for a Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) grant, for an amount not to exceed \$400,000, as a matching source for the Housing Opportunity Fund Housing Stabilization Program, is hereby approved, and the Executive Director, Interim Executive Director Deputy Director and/or the Chief Financial Officer, 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 Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) grant from the Pennsylvania Housing Finance Agency (PHFA), for an amount not to exceed \$400,000, as a matching source for the Housing Opportunity Fund Housing Stabilization Program, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and other documents thereof, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

11. Deuschtown - 500 Lockhart Street - St. Peter's Residence

- a. First Amendment to Pittsburgh Development Fund ("PDF") loan agreement with St. Peter's Residence, LP in an amount not to exceed \$250,000, for a new total amount not to exceed \$850,000.

Ms. Walker requested Board approval of the above item.

Mr. Tom Cummings, Director of Housing presented that authorization is requested to increase the existing \$600,000 Pittsburgh Development Fund ("PDF") loan agreement with St. Peter's Residence, LP dated June 14, 2018 by an amount not to exceed \$250,000, for a new total loan amount not to exceed \$850,000. The project property is comprised of an 18,500-square foot vacant church building located at 500 Lockhart Street/501 Avery Street and a proximate small parking lot located at 414 Avery Street. The church was originally built as St. Peter's Evangelical and Reform Church in the early 1880's with an addition of a school/parish hall in the 1920's. As a result, the building covers the entire depth of the block and fronts on both Avery and Lockhart Streets. Although the building itself is not a designated historic landmark, all exterior renovations are subject to review and approval of the Historic Review Commission of the City of Pittsburgh ("HRC") since it is located in a designated City of Pittsburgh Historic District.

Once construction began in June 2018, the historic nature of the building proved to be even more complicated to renovate than the developer originally anticipated. The development costs have increased by approximately \$435,000. The developer has requested an increase to the PDF loan in the amount of \$250,000 and will increase their equity contribution by \$185,000.

Portions of the construction cost over runs are due to a delay in PWSA approvals, requiring the developer to alter the design of the units in order to keep construction advancing. For example, the sprinklers and HVAC ducts were originally designed to be concealed in the dry wall. In order to allow PWSA to inspect and approve the work, these items were reconfigured to be exposed, requiring additional architecture and engineering fees. Additionally, there were several Life Safety items required by the City of Pittsburgh Code that were not originally included in the original design and rehabilitation scope.

The developer has missed the anticipated Fall, 2019 lease up period due to the various construction delays. Renovation of the building is currently approximately 85% complete. The developer is projecting lease up to begin in April 2020 and will continue through December 2020. The debt service payments on both the Laurel Capital Corporation and the URA PDF loans will start in January 2020. A portion of the increased budget will be for the developer to finance the debt service for six months until lease up has stabilized.

Details of the development are as follows:

Developer:	St. Peter's Residence, LP William West, principal 406 Tenth Street
------------	--

Oakmont, PA 15139

General Contractor: P2 Contracting
141 Steuben Street
Pittsburgh, PA 15220

Architectural Firms: LGA Partners
1425 Forbes Avenue
Suite 400
Pittsburgh, PA 15219

Location: 500 Lockhart Street
Pittsburgh, PA 15212
Parcel 8-D-172

Ward: 23rd

Description: Pittsburgh Development Fund (PDF) loan increase for the renovation and redevelopment of former St. Peter's Evangelical and Reform Church into 16 market rate rental apartments.

Authority Financing for review: \$250,000 PDF Loan Increase (Subordinated, Second Mortgage) 10-year term, 3% interest rate, 25-year amortization

Total Development Costs: \$4,820,187

Construction Financing Sources:

Laurel Capital Corporation (5%; 10-yr term)	\$2,677,500
URA PDF Loan	\$ 850,000 (inc. increase)
<u>Developer Equity</u>	<u>\$1,292,687</u>
TOTAL SOURCES	\$4,820,187

Real Estate Loan Review Committee Status: Loan increase approved at the November 6, 2019 Real Estate Loan Review Committee meeting

MWBE Review Committee Status: Final MWBE plan approved on June 11, 2018. The developer is current on MWBE reporting through construction. To date the developer has achieved 11.1% MBE utilization and 4.3% WBE utilization.

Mr. Williamson stated that the problems the Authority has had in recent years is generating revenue for programs to invest in affordable housing. He stated that this loan will be used for affordable housing. Ms. Guy stated that “we are in a crisis” and there needs to be private based subsidy for this property that will not affect his bottom line. She stated that help is needed in the City and, “if we do a favor for you then you need to do a favor for us”. Mr. Williamson stated that the Authority needs to make money as an organization that includes market rate loans.

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

RESOLUTION NO. 380 (2019)

RESOLVED: That a first amendment of the Loan Agreement with St. Peter's Residence, LP, originally dated June 14, 2018, for an increase of up to \$250,000, for a total Agreement amount not to exceed \$850,000, payable from the Pittsburgh Development Fund (“PDF”) is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a first amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

12. Upper Hill District – Schenley Heights Organized Revitalization (SHORE) Acquisition Fund
 - a. Pittsburgh Development Fund (“PDF”) loan agreement with the Pittsburgh Housing Development Corporation in an amount not to exceed \$750,000.

Ms. Walker requested Board approval of the above item.

Mr. Cummings presented that the Pittsburgh Housing Development Corporation (“PHDC”) is the non-profit housing development affiliate of the URA that is experienced in affordable, for-sale home rehabilitation and resale. Schenley Heights Collaborative (“SHC”) is a non-profit community-based organization representing the Upper Hill District. Over the last several years PHDC and SHC have partnered to advance the new construction of three units of for sale housing, the rehabilitation of six units of affordable for-sale housing, and predevelopment activities for an additional fifteen units of housing. The majority of these housing developments relied on the acquisition of properties from the City of Pittsburgh, the Authority, or from foreclosures.

SHC is now part of the newly-formed Schenley Heights Organized Revitalization (SHORE) Initiative which is a coordinated collaborative effort which also includes Rebuilding Together Pittsburgh, Neighborhood Allies, Hill CDC, Focus + Pittsburgh

The market conditions of the Upper Hill District vary between good housing stock which has realized home sales prices of \$300,000 and poor housing stock which may be sold for under \$30,000. Because of this variation, and the neighborhood’s location near Oakland, investors see the Upper Hill as an opportunity to acquire units cheaply to turn into student housing. While a

mixture of housing types is necessary for a healthy community, SHC believes that too much student and substandard rental housing may fundamentally shift the character of the neighborhood from homeownership.

In order to assist in the preservation of affordable homeownership, prevent speculation, minimize displacement, and advance owner occupied housing in the Upper Hill District, SHC approached the URA and PHDC for property acquisition funding to gain site control over critical properties to stabilize the community and gain control over future housing in the neighborhood. In response to this request the PHDC is requesting a revolving Line of Credit to provide a ready source of capital for the assemblage of properties from the private market with the intent to maintain them as homeowner units. Properties may also be acquired under this program by housing development community organizations in the Upper Hill via PHDC; properties will have a six-month window from acquisition to final disposition. We view this as a Pilot program and will also work with SHC and other SHORE partners to seek additional funds to leverage as part of this program.

Requested Terms of the PDF Loan (Line of Credit) are as follows:

Amount:	\$750,000.00 (revolving)
Rate:	Three percent (3%) per annum
Term:	3 years (36 months)
Source:	Pittsburgh Development Fund
Repayment:	Upon sale or refinance of individual units
Maximum amount per unit:	TBD
Developer:	Pittsburgh Housing Development Corporation 200 Ross Street Pittsburgh, PA 15219 Board President: Jerome Jackson
Neighborhood:	Upper Hill
Description:	Line of Credit for the acquisition of available properties in the Upper Hill District
Program Benefit:	This development will help in the elimination of slum & blight, improve market conditions, and advance the

availability of affordable homeownership opportunities in the neighborhood.

Real Estate Loan Review
Committee Status:

Approved at the November 6, 2019 Real Estate Loan Review Committee.

Ms. Powell asked how the Land Bank will fit into this project. Ms. Walker answered by stating that this project is a complementary pull to the Land Bank and Community Land Trust.

Ms. Ghafoor believes that there is a lack of resources for Residents of the Hill District. Ms. Walker stated that the Hill CDC is a member of the SHORE Initiative that gives them the ability to apply for funding. She believes that there are different standards for the Upper Hill District. Ms. Walker requested a community meeting with the SHORE Initiative. She stated that a community meeting was held before the Board Meeting today.

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

RESOLUTION NO.381 (2019)

RESOLVED: That a loan (Line of Credit) to Pittsburgh Housing Development Corporation (PHDC) for the Schenley Heights Organized Revitalization (SHORE) Acquisition Fund to preserve affordable homeownership, prevent speculation, minimize displacement, and advance owner occupied housing in the Upper Hill District, for an amount of up to \$750,000, payable from the Pittsburgh Development Fund (PDF) is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, 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.

13. Administrative - Pittsburgh Housing Development Corporation (subject to confirmation with identified individual):
 - a. Appointment of Kyle Chintalapalli to the Board of the Pittsburgh Housing Development Corporation (three year term).

Ms. Walker requested Board approval of the above item.

Mr. Williamson presented that the Pittsburgh Housing Development Corporation (PHDC) is the not for profit 501 (c) 3 housing development affiliate of the Authority. PHDC is governed by a Board of Directors appointed by the Authority Board. Authorization is requested to make the following appointment:

Appointment(s): Kyle Chintalapalli
Vice President, Business and Economic Development
Pittsburgh Regional Alliance
(three year term)

There was no discussion among the Members.

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

RESOLUTION NO. 382 (2019)

RESOLVED: That appointment of the following individual to the Board of Pittsburgh Housing Development Corporation (PHDC) is hereby approved:

- Kyle Chintalapalli
Vice President, Business and Economic Development
Pittsburgh Regional Alliance
(three year term)

14. Middle Hill – Wylie Bistro

- a. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 10-P, Lots 17 and 18, in the 5th Ward to Hill Community Development Corporation or a related entity to be formed for \$15,000.

Ms. Walker requested Board approval of the above item.

Mr. Clark presented that at its meeting of March 2019, the Board of this Authority approved a proposal and authorized execution of a disposition contract with Hill Community Development Corporation (“Hill CDC”) for the sale of Block 10-P, Lots 17 and 18, both vacant parcels in Middle Hill. The parcels are located at 2146 Wylie Avenue (Block 10-P, Lot 17) and 2148 Wylie Avenue (Block 10-P, Lot 18). The area of the property to be conveyed totals approximately 3,040 square feet.

Authorization is now requested to approve final drawings and final evidence of financing and to execute a deed.

Hill CDC is redeveloping the three-story building at 2144 Wylie Avenue into two upper-floor rental apartments and a ground-floor restaurant space. The apartments are complete and occupied, and work on the restaurant space is nearing completion.

The redeveloper plans to incorporate these two adjoining URA-owned parcels into the project. The vacant parcels will be improved with patio seating for the restaurant and a vegetable garden.

The total project cost is estimated at \$32,500; because it is less than \$250,000, no MWBE plan is required.

Hill CDC is a Pennsylvania non-profit with a mailing address of 2015 Centre Avenue, Pittsburgh, PA 15219. Marimba Milliones is President and CEO.

There was no discussion among the Members.

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

RESOLUTION NO. 383 (2019)

RESOLVED: That the final drawings and evidence of financing submitted by Hill Community Development Corporation or a related entity to be formed for the sale of Block 10-P, Lots 17 and 18, in the 5th Ward, are hereby approved, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a deed and all documents necessary to effectuate the sale thereof, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

15. Central Northside – 111 Carrington Street

- a. Proposal, form of contract, final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 23-F, Lots 200 and 200A, in the 25th Ward to Todd Meyer for \$42,500.
- b. Option for the sale of Block 23-F, Lots 198 and 199, in the 25th Ward to Todd Meyer for \$17,500.

Ms. Walker requested Board approval of the above items.

Mr. Clark presented that Todd Meyer is an architect and general contractor who owns more than 50 residential properties in Central Northside, East Allegheny, Fineview, Manchester, Perry South, and Troy Hill. He has submitted a proposal to purchase the vacant residential structure at 111 Carrington Street, along with the vacant lot behind it at 22 Alpine Avenue, in Central Northside.

111 Carrington Street is a three-story brick single-family residence located on a lot that contains approximately 1,180 square feet. 22 Alpine Avenue is an 820-square-foot vacant lot.

Todd Meyer plans to complete a gut rehab of the existing structure; construct a 10' x 20' addition at the rear; and add a parking pad. At completion, the house will have three bedrooms, three and one-half baths, and approximately 2,000 square feet of living area. Finishes will include refinished hardwood and new ceramic or porcelain tile floors, new solid wood doors, and new solid wood kitchen cabinetry with quartz countertops. The house will have all new mechanicals, including high-efficiency heating and air conditioning; new windows; and a new roof. The budget for the project is \$183,500; because it is less than \$250,000, no MWBE plan is required.

Authorization is requested to accept Todd Meyer's proposal for redevelopment of Block 23-F, Lots 200 and 200A. Contingent on City Council authorization to execute the disposition contract, authorization is also requested to approve the final drawings and final evidence of financing and to execute a deed.

Todd Meyer also plans to construct a new single-family dwelling and parking pad on the two vacant lots immediately to the east of 111 Carrington Street and 22 Alpine Avenue. These two parcels, Block 23-F, Lots 198 and 199, front on Carrington Street and Alpine Avenue, respectively, and contain a total area of approximately 2,000 square feet. Authorization is requested to give Todd Meyer an option to purchase Block 23-F, Lots 198 and 199, for \$17,500, exercisable within one year by submission of an acceptable redevelopment proposal package.

Todd Meyer is an individual with a mailing address of 1239 Buena Vista Street, Pittsburgh, PA 15212.

There was no discussion among the Members.

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

RESOLUTION NO. 384 (2019)

RESOLVED: That the Redevelopment Proposal submitted by Todd Meyer, Block 23-F, Lots 200 and 200A, in the 25th Ward, and execution of a disposition contract by sale to Todd Meyer, for \$42,500 are hereby approved, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, 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; and it is

RESOLVED FURTHER: That the final drawings and evidence of financing submitted Todd Meyer for Block 23-F, Lots 200 and 200A, in the 25th Ward, are hereby approved, and Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a deed and all documents necessary to effectuate the

sale thereof, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO.385 (2018)

RESOLVED: That the execution of an option agreement with Todd Meyer, to acquire Block 23-F, Lots 198 and 199, in the 25th Ward, for \$17,500, is hereby approved, and Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, on behalf of the Authority is authorized to execute an option agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

16. Larimer/East Liberty – Choice Neighborhoods Phases III and IV

- a. Proposal and form of contract for the sale of Block 124-J, Lots 261, 266, 268, 269, 271, 272, 273, 274, 281 (part), 282 (part), 283 (part), 287, 290, 291, 293, and 295 (part), in the 12th Ward to the Housing Authority of the City of Pittsburgh for \$1.00 plus costs.
- b. Proposal and form of contract for the sale of Block 124-J, Lots 281 (part), 282 (part), 283 (part), 295 (part), 298, 299, 300, 301, 302, 304, 305, 306, and 322; Block 124-K, Lots 162 and 163; Block 124-N, Lots 358, 374, and 375; and Block 124-P, Lots 8, 9, 10, and 30, in the 12th Ward to the Housing Authority of the City of Pittsburgh for \$1.00 plus costs.
- c. Contract amendment with Xia, LLC (Christopher Shea, principal) in the aggregate amount of up to \$550,000 (up to \$70,000 increase) for a contract term extension through December 31, 2020.

Ms. Walker requested Board approval of the above items.

Mr. Clark presented that authorization is requested to accept the proposals and enter into disposition contracts with the Housing Authority of the City of Pittsburgh (“HACP”) for the conveyance of the 32 City- and URA-owned Larimer properties listed above for mixed-income, mixed use development that will comprise Phases III and IV of the Larimer/East Liberty Choice Neighborhood Implementation Grant (“CNIG”) replacement housing. The property will be owned by HACP and transferred to the project’s owner entity through a long-term ground lease which will maintain a long-term affordability use restriction on the site.

Phase III

The Phase III parcels contain approximately 43,010 square feet. Located along Larimer Avenue between Meadow and Winslow Streets and turning the corner on Winslow, Phase III will include two new construction buildings containing a total of 42 residential units, resident amenity space, and ground-floor commercial space. The larger of the buildings, fronting on Larimer Avenue, will

include three stories with an elevator. This building will contain 37 residential apartments as well as 5,435 square feet of resident amenity space and 5,090 square feet of commercial space on the ground floor. The Larimer Consensus Group is supportive of the Phase III development site subject to the condition that it include commercial space fronting on Larimer Avenue. As such, Phase III will include two 2,500 square foot bays of commercial space along Larimer Avenue. The URA or an affiliate will control the commercial bays and guarantee their economic performance through a long-term lease with the development partnership, and will target tenancy to businesses emerging from URA and East Liberty Development Inc.'s successful "Catapult – Startup to Storefront." Phase III will also include an adjacent townhome on Winslow Street, comprised of five three-bedroom units. Of the 42 total residential units, nine will be market rate, 11 will be targeted to households earning up to 60% of the Area Median Income ("AMI"), and the remaining 22 will be targeted to households earning 50% and below AMI.

The project budget for Phase III is \$18,954,466. The developer is pursuing Low Income Housing Tax Credits ("LIHTC") for the residential portion of the development, and the URA intends to provide combined construction/permanent financing, to be presented to the Board at a later date, for the commercial portion of the project. Approved MWBE and MWI narratives for the project are on file, and a final MWBE plan will be required prior to closing.

Phase IV

The Phase IV parcels contain approximately 82,526 square feet. This phase of the project includes the rehabilitation of the historic Larimer School as well as new construction. The Larimer School building will be transformed into 35 residential units, and an additional seven newly constructed three-bedroom apartments and townhomes will be located directly across from the school on Winslow Street, for a total of 42 residential units.

The third wing of the Larimer School building includes a former gymnasium and auditorium totaling approximately 9,898 gross square feet of space that will be used as commercial space. This future commercial space was built in 1931 as a later addition to the Larimer School and the entire building is on the National Register for Historic Places. Historic Tax Credits ("HTC"), in addition to LIHTC, leveraged with public and private financing will help fund rehabilitation. The developer plans to renovate the commercial space into "vanilla box" condition for co-working space, food service, health and wellness activities and/or other commercial uses that serve the community at large.

The project budget for Phase IV is \$28,451,305. Approved MWBE and MWI narratives for the project are on file, and a final MWBE plan will be required prior to closing.

The purchase prices will be \$1.00 plus costs. Prior to the sale of these properties, the proposed developments will again be presented to the URA Board for approval of final working drawings and evidence of financing and for authorization to execute the deeds.

The HACP is a public-housing authority with a mailing address at 200 Ross Street, Pittsburgh, PA 15219. Caster D. Binion is the Executive Director. The development/ownership entities, Larimer/East Liberty Phase III, L.P., and Larimer/East Liberty Phase IV, L.P., are partnerships being

formed by HACP and McCormack Baron Salazar, a Missouri corporation with a mailing address at 720 Olive Street, Suite 2500, St. Louis, MO 63101.

The neighborhoods of Larimer and East Liberty are the site of a Federal Choice Neighborhoods Implementation Grant (CNIG) award in the amount of \$30 million for the comprehensive redevelopment of the Choice Neighborhoods area. The comprehensive redevelopment will focus on three core goals/components: housing, people, and neighborhood.

Choice Neighborhood Project Director

Authorization is requested to extend the agreement with Xia, llc (Christopher Shea, principal) to pay for the services of a Larimer / East Liberty Choice Neighborhoods Project Director ("CNPD"). The scope of work for the CNPD is for the executive management of the Larimer/East Liberty CNI Plan as approved by the U.S. Department of Housing and Urban Development ("HUD").

The CNPD leads a multidisciplinary team of governmental agencies (URA, Housing Authority of the City of Pittsburgh ("HACP"), City of Pittsburgh) housing developers, community stakeholders and other partners, identify strategies and develop and support public-private partnerships toward a successful CNI implementation to benefit the entire Larimer community. The CNPD reports to the Mayor of the City of Pittsburgh (or his designee) and is empowered through a Cooperation Agreement with the City and HACP, (both co-grantees under the HUD CNI grant) and the URA.

Mr. Shea is highly qualified for this work based on his long history of managing federally assisted programs and projects for HACP and the City of Baltimore, his experience with comprehensive transformational neighborhood development and his positive relationships with HUD, the foundation community and other local stakeholders. Mr. Shea is the president and sole owner of Xia, llc which has an address of 1720 Monkton Farms Drive, Monkton, MD 21111.

Authorization is requested to amend an existing contract effective September 4, 2018 with Xia, llc from \$480,000 to \$550,000 (an increase of up to \$70,000) to pay for this position for an approximate 12 month period through December 31, 2020. The requested contract amendment will be funded with Larimer Choice Neighborhood Project funds.

There was no discussion among the Members.

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

RESOLUTION NO.386 (2019)

RESOLVED: That the Redevelopment Proposal submitted by the Housing Authority of the City of Pittsburgh for Block 124-J, Lots 261, 266, 268, 269, 271, 272, 273, 274, 281 (part), 282 (part), 283 (part), 287, 290, 291, 293, and 295 (part), in the 12th Ward, and execution of a disposition contract by sale to the Housing Authority of the City of Pittsburgh, for \$1.00 plus costs are hereby approved, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents to effectuate said sale therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO.387 (2019)

RESOLVED: That the Redevelopment Proposal submitted by the Housing Authority of the City of Pittsburgh for Block 124-J, Lots 281 (part), 282 (part), 283 (part), 295 (part), 298, 299, 300, 301, 302, 304, 305, 306, and 322; Block 124-K, Lots 162 and 163; Block 124-N, Lots 358, 374, and 375; and Block 124-P, Lots 8, 9, 10, and 30, in the 12th Ward, and execution of a disposition contract by sale to the Housing Authority of the City of Pittsburgh, for \$1.00 plus costs are hereby approved, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents to effectuate said sale therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO.388 (2019)

RESOLVED: That an amendment of the Agreement with Xia, LLC, dated September 4, 2018 to pay for the services of a Larimer/East Liberty Choice Neighborhoods Project Director (“CNPD”), for an increase of \$70,000, for a total Agreement amount not to exceed \$550,000, and to extend the contract term through December 31, 2020, payable from the Larimer Choice Neighborhood Project funds is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, 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.

17. East Liberty – South Beatty and Mignonette Streets

- a. Exclusive negotiations with Beatty Street Development Team for a period of ninety (90) days with a possible ninety (90) day extension for the sale of the following publicly owned parcels:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>	<u>Owner</u>
8th	84-B-172	120 S Beatty Street	City of Pittsburgh
8th	84-B-256	132 S Beatty Street	City of Pittsburgh
8th	84-B-240	135 S Beatty Street	City of Pittsburgh

8th	84-B-260	S Beatty Street	URA
8th	84-B-270	120 S Beatty Street	Public Parking Authority of Pittsburgh
8th	84-B-500-1	120 S Beatty Street	URA
8th	84-B-500-2	120 S Beatty Street	URA

Ms. Walker requested Board approval of the above item.

Mr. Clark presented that the URA issued a Request for Proposals (RFP) for seven publicly-owned sites in the East Liberty neighborhood in April 2019. The goal of the RFP is to select a respondent who can complete a high quality mixed-use, mixed income development, including a turn-key parking structure. Following the May 16th submission deadline, the URA received six (6) proposals. A Review Committee was formed to help evaluate the proposals and make a final recommendation to the URA’s Board of Directors.

The Review Committee came to a consensus to recommend that the URA enter into exclusive negotiations with Beatty Street Development Team, a to-be-formed joint venture comprised of Midpoint Group of Companies, Inc., Corcoran Jennison Institutional Services, Inc., and Walnut Capital Management, Inc. (“the Developer”). The Review Committee recommends that the Developer be required to complete the following tasks during their Exclusive Negotiations period:

- Explore the possibility of providing free parking on Sundays;
- Meet with East Liberty Presbyterian Church, Duolingo, the Carnegie Library, and small businesses to discuss parking;
- Explore temporary parking solutions during construction;
- Work with URA legal Staff to study the feasibility of giving housing preference to Penn Plaza residents in the development; and
- Reach out to a rental to homeownership support group to work to transition renters to homeownership.

Staff additionally requests the Developer be required to:

- Produce an outreach strategy acceptable to the URA Engage Working Group that ensures input from all appropriate stakeholders and residents; and
- Provide regular updates to the URA throughout the EN period on the status of financing commitments.
- Explore the possibility of adding affordable units with higher bedroom counts.

The Developer plans to develop two mixed-use buildings—Beatty Square Apartments and Beatty Senior Lofts—as well as a parking structure.

Beatty Square Apartments: On the northwestern portion of the site, at the northwest corner of South Beatty and Eva streets, the Developer plans to build a six-story building that will include 12,000 square feet of ground floor commercial with 220 units of mixed-income rental units

above. One hundred fifty-four of the units will be market rate and 66 will be affordable to households earning 20% to 60% percent of the Area Median Income (“AMI”). The Beatty Square Apartments will be a mix of studio, one-bedroom and two-bedroom units.

Beatty Senior Lofts: On the southeastern portion of the site, at the southeast corner of South Beatty and Mignonette streets, the Developer plans to build a six-story building that will include 2,500 square feet of ground floor commercial space and 40 units of affordable senior rental housing. The ground floor commercial space will be leased to East Liberty Development, Inc. (“ELDI”) for 99 years. ELDI plans to use a portion of the space for community activities and will lease the remainder of the space to locally-owned businesses. The Beatty Senior Lofts will be a mix of studio and one-bedroom units. The total proposed affordable units will be 106, representing 40% of the total units.

Parking: The Developer has created a plan for a 480-space garage. The garage will be located on the southeastern site, adjacent to the Beatty Senior Lofts, and will be visually shielded from the street.

Total development costs are estimated at \$79.6 million. The Developer intends to apply for 4% Low-Income Housing Tax Credits (“LIHTC”) to finance the Beatty Square Apartments and for 9% LIHTC to finance the Beatty Senior Lofts. Other sources the developer intends to apply for include: The Housing Authority of Pittsburgh’s Project-Based Voucher and Gap Financing Program, URA Housing Opportunity Fund, Federal Home Loan Bank Affordable Housing Program, Redevelopment Assistance Capital Program, and Transit Revitalization Investment District (TRID) funding.

Approved MWBE and MWI narratives for the project are on file.

Beatty Street Development Team is a to-be-formed joint venture comprised of MidPoint Group of Companies, Inc., Corcoran Jennison Institutional Services, Inc., and Walnut Capital Management, Inc. MidPoint Group of Companies, Inc. will be the majority owner. MidPoint Group of Companies, Inc., is a Pennsylvania business corporation with a mailing address of 112 Washington Plaza, Suite 3k, Pittsburgh, PA 15219. P. Nathaniel Boe, Esq., is the President and CEO.

Nate Boe, of MidPoint Group of Companies, Inc., was present. Mr. Boe stated that they are excited for the opportunity. He gave an overview of this development. Mr. Williamson asked for the percentage of affordable units. Mr. Boe answered that 66% of the units will be affordable which meets the Section 42 Housing requirement.

Todd Reidbord, of Walnut Capital, was present. Mr. Reidbord thanked the Authority for the opportunity.

Alethea Sims, President of the Coalition of Organized Residents of East Liberty, was present. Ms. Sims stated that she is not in favor of this project. She stated that this development was to house

displaced Penn Plaza residents. She is concerned about the lack of representation of the Penn Plaza residents present.

Karlyn Voss, of the Carnegie Library of Pittsburgh, was present. Ms. Voss read the attached statement from their organization.

Lori Moran, of the East Liberty Quarter Chamber of Commerce, was present. Ms. Moran is in favor of this development. She is concerned about the lack of parking in East Liberty.

Mr. Gainey is concerned about the lack of communication with the Carnegie Library, and representation of the Penn Plaza displaced residents.

Mr. Williamson requested a clear stipulation be added that states; "and work with residents of the Penn Plaza Support and Action Coalition and COR".

Mr. Gainey stated that this development has the highest number of affordable units.

Ms. Hirsh believes that displaced residents should play a significant part of the decision process.

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

RESOLUTION NO. 389 (2019)

RESOLVED: That exclusive negotiations with the Beatty Street Development Team comprised of; Midpoint Group of Companies, Inc., Corcoran Jennison Institutional Services, Inc. and Walnut Capital Management, Inc, for the following publicly owned properties, for a period of ninety (90) days with a possible ninety (90) day extension at the discretion of the Executive Director and engagement with the residents of the Penn Plaza Support and Action Coalition and COR are hereby approved:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>	<u>Owner</u>
8th	84-B-172	120 S Beatty Street	City of Pittsburgh
8th	84-B-256	132 S Beatty Street	City of Pittsburgh
8th	84-B-240	135 S Beatty Street	City of Pittsburgh
8th	84-B-260	S Beatty Street	URA
8th	84-B-270	120 S Beatty Street	Public Parking Authority of Pittsburgh
8th	84-B-500-1	120 S Beatty Street	URA
8th	84-B-500-2	120 S Beatty Street	URA

18. Larimer – Urban Academy

- a. Exclusive negotiations with the Urban Academy, for a period of six months, with a possible six-month extension, for the sale of Block 125-B, Lot 116-0-1, in the 12th Ward.

Ms. Walker requested Board approval of the above item.

Mr. Clark presented that authorization is requested to enter into exclusive negotiations with the Urban Academy of Greater Pittsburgh Charter School (“Urban Academy”) for the sale of the vacant land listed above at 6513 Meadow Street. The parcel contains approximately 11,291 square feet and will be acquired for \$1.00 plus costs using the Disposition funding source. The property is owned by the City as Trustee for the Three Taxing Bodies (3TB), and the eventual sale to Urban Academy is contingent upon successful completion of the transfer to URA that is now in process.

Approved MWBE and MWI narratives for the project are on file.

Originally founded in 1998 as the Urban League of Greater Pittsburgh Charter School, Urban Academy is the oldest charter school in the City of Pittsburgh. Urban Academy uniquely supports a focus on African American culture, traditions and history, while teaching children a model of character education. Urban Academy also offers a state-of-the-art STEM center and a wide variety of extracurricular activities and clubs.

In 2016, Urban Academy moved into its current space, 437 Turret Street in Larimer. The school has outgrown the space and plans to purchase and build on the adjacent vacant lot for expansion of their campus.

Mr. Gainey acknowledged the work that is being done at this school.

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

RESOLUTION NO. 390 (2019)

RESOLVED: That exclusive negotiations with the Urban Academy of Greater Pittsburgh Charter School (“Urban Academy”), for the sale of Block 125-B, Lot 116-0-1, in the 12th Ward, for a period of six (6) months with a possible six (6) month extension at the discretion of the Executive Director are hereby approved.

19. Brighton Heights – Allegheny Land Trust

- a. Exclusive negotiations with the Allegheny Land Trust, for a period of six months, with a possible six-month extension, for the sale of the following properties:

<u>Ward</u>	<u>Block/Lot</u>	<u>Property Address</u>
27th	75-L-270	3339 McClure Ave.
27th	75-L-275	3339 McClure Ave.
27th	75-L-276	3339 McClure Ave.
27th	75-L-277	3339 McClure Ave.
27th	75-L-314	3339 McClure Ave.
27th	75-M-83	3325 McClure Ave.

Ms. Walker requested Board approval of the above item.

Mr. Clark presented that In 2018, the Allegheny Land Trust (“ALT”), Brighton Heights Citizens Federation (“BHCF”), Pittsburgh Water and Sewer Authority (“PWSA”), and the URA entered into a Memorandum of Understanding (“MOU”) outlining these organizations’ roles and responsibilities for collaborating on the design for and redevelopment of the former St. John’s Hospital site in Brighton Heights.

The approximately 3.6-acre site was previously home to St. John’s Hospital but is presently a vacant, semi-wooded lot. Situated in the side of a hill, the north side of the site sits approximately 40 feet higher than the south side of the site. The URA issued a Request for Proposals (“RFP”) for housing development in June 2014. The RFP garnered no response or interest from the development community. Based on developer feedback and the URA’s due diligence, it was determined that the steeply sloped site is not economically feasible for residential development. The challenging topography requires significant site work and infrastructure and the neighborhood market cannot support higher sales prices that the budget requires. Through an engaged community process, the Brighton Heights Citizens Federation (“BHCF”) endorsed a permanent green plan put forth by the ALT.

The parties to the MOU are working together to create a passive and active greenspace. Significant green infrastructure for stormwater management is being funded by PWSA, and ALT will act as steward for the green infrastructure as well as the passive and active park planned above the foundation.

PWSA contracted with Ethos Collaborative to create a preliminary design for stormwater management as the foundation for a slightly cultivated green space. Ethos Collaborative is a collective of integrative designers, scientists, and educators based in Pittsburgh whose specialty is creating green infrastructure design and ecological engineering services. PWSA approved the stormwater infrastructure design, and ALT is applying for funding to allow Ethos to flesh out plans for the green space above. ALT’s goal is to integrate active and passive recreation to the site as an amenity for the Brighton Heights neighborhood.

Authorization is requested to enter into exclusive negotiations with Allegheny Land Trust for the conveyance of the property in the Brighton Heights neighborhood located between Fleming Street and McClure Avenue. The exclusive negotiation period would be for six months with the option of extending this period for an additional six months at the discretion of the Executive Director.

An approved MWBE narrative for the project is on file.

Allegheny Land Trust is a nonprofit 501(c)(3) organization with an address of 416 Thorn Street, Sewickley, PA 15143. Chris Beichner is Executive Director.

Ms. Guy asked if there were any environmental issues on this property. Mr. Clark answered in the affirmative. Ms. Ghafoor asked if there will housing development on the property. Mr. Clark answered in the negative.

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

RESOLUTION NO. 391 (2019)

RESOLVED: That exclusive negotiations with the Allegheny Land Trust for the following publicly owned properties, for a period of six (6) months with a possible six (6) month extension at the discretion of the Executive Director are hereby approved:

<u>Ward</u>	<u>Block/Lot</u>	<u>Property Address</u>
27th	75-L-270	3339 McClure Ave.
27th	75-L-275	3339 McClure Ave.
27th	75-L-276	3339 McClure Ave.
27th	75-L-277	3339 McClure Ave.
27th	75-L-314	3339 McClure Ave.
27th	75-M-83	3325 McClure Ave.

20. Perry South – Flocker Street Collaborative

- a. Exclusive negotiations with Flocker Street Collaborative LLC for a period of six months, with a possible six-month extension, for the sale of the following properties:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
25 th	22-D-119	1904 Brighton Road
25 th	22-D-132	Flocker Way
25 th	22-D-133	Flocker Way
25 th	22-D-134	Flocker Way
25 th	22-D-135	Flocker Way

25 th	22-D-136	Flocker Way
25 th	22-D-137	1924 Flocker Way
25 th	22-D-159	N. Charles Street
25 th	22-D-161	1907 N. Charles Street
25 th	22-D-162	1909 N. Charles Street
25 th	22-D-166	N. Charles Street
25 th	22-D-175	1935 N. Charles Street

Ms. Walker requested Board approval of the above item.

Mr. Clark presented that Flocker Street Collaborative is a limited liability company formed by Maggie Connor and her husband, Shawn Pippi, for the purpose of redeveloping a site encompassing approximately 1.25 acres bounded by Brighton Road to the west, Nublock Street to the north, N. Charles Street to the east, and Kirkbridge Street (as extended) to the south, in Perry South.

The prospective redevelopers own a warehouse at 1960 Flocker Street and are in contract with Janitorial Resources to buy that company's property, which includes another warehouse and six vacant parcels. They plan a combination of renovation and new construction, with eventual uses to include a 3D printing studio, architecture office, rental apartments, live/work units, retail space, an urban agriculture building, office and studio workspaces, and for-rent or for-sale townhouses. They aspire to bring creativity, craft, and entrepreneurship to the Lower Charles Street area and to help spur a revitalization of the Brighton Road corridor.

Included in the roughly two-block project area are three City-owned properties (Block 22-D, Lots 159, 166, and 175) and nine URA-owned properties (the rest of the properties listed above). Together the properties, all vacant land, contain a total of approximately 20,090 square feet.

Authorization is requested to enter into exclusive negotiations with Flocker Street Collaborative for the sale of these properties, with conveyance of the City-owned parcels contingent upon successful completion of a City-to-URA transfer.

An approved MWBE narrative for the project is on file.

The exclusive negotiations period would be for six months with the option of extending this period for an additional six months at the discretion of the Executive Director.

Flocker Street Collaborative is a Pennsylvania limited liability company with a mailing address at 1411 Arch Street, Pittsburgh, PA 15212. Margaret M. Connor is Manager.

Ms. Powell asked about community engagement. Maggie Connor, of Flocker Street Collaborative, was present. Ms. Connor stated that they had met with the Charles Street Area Council, the Northside Coalition For Fair Housing, the adjacent Church and other community groups.

Todd Meyer, architect, was present. Mr. Meyer stated that he is the new owner of the largest parcels on the 1937 North Charles Street Block. He respectfully requests that the Authority table this vote to meet with the Authority and present an alternative proposal for this development.

Ms. Guy requested to postpone the vote today because she was unaware of this project. She requested to present an alternative proposal for this development. Mr. Lavelle stated that he was aware of this development and had been to various community meetings in the past year. Mr. Clark clarified that these properties were planned to go to the Housing Authority of the City of Pittsburgh for development, but the HACP was willing to cede any rights to the properties after meeting with Authority staff. He stated that this is the first step. He stated that several community meetings had taken place. He stated that this is not an acquisition but to give site control so they can conduct due diligence and gather some feedback to work on their designs and see if this project is a fit for this block. Mr. Williamson asked if an RFP had been issued. Mr. Clark answered in the negative.

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

RESOLUTION NO. 392 (2019)

RESOLVED: That exclusive negotiations with the Flocker Street Collaborative LLC for the following properties for a period of six (6) months with a possible six (6) month extension at the discretion of the Executive Director are hereby approved:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
25 th	22-D-119	1904 Brighton Road
25 th	22-D-132	Flocker Way
25 th	22-D-133	Flocker Way
25 th	22-D-134	Flocker Way
25 th	22-D-135	Flocker Way
25 th	22-D-136	Flocker Way
25 th	22-D-137	1924 Flocker Way
25 th	22-D-159	N. Charles Street
25 th	22-D-161	1907 N. Charles Street
25 th	22-D-162	1909 N. Charles Street
25 th	22-D-166	N. Charles Street
25 th	22-D-175	1935 N. Charles Street

21. Citywide – LandCare

- a. Agreements with eleven (11) firms/organizations (detailed below) for property maintenance services in an amount that will collectively not exceed \$1,789,360.50.

- b. Intergovernmental agreement with the City of Pittsburgh for funds in an amount up to \$250,000.

Ms. Walker requested Board approval of the above items.

Mr. Clark presented that the URA LandCare program creates a localized land maintenance system that allows small businesses and nonprofits to participate in vacant lot maintenance for the URA's portfolio. Designed throughout 2015-2016 in conjunction with Grounded Strategies, and first implemented in September 2016, the URA is now entering the fourth year of the LandCare program. Surveys of community residents have shown an increased level of satisfaction with the maintenance of vacant land, LandCare contractors are receiving additional business opportunities as a result of their level of engagement in the community, and crew members from these neighborhoods are receiving on the job training, business experience, and fair wages. Work continues to be completed to a high standard, on a consistent basis, and with more transparency and real time data than ever before. In an April 2018 Sustainable Return on Investment Study carried out by Grounded, it is estimated that for every \$1 spent on the LandCare program, there is a \$6.50 benefit over three years' time.

This year's group of LandCare contractors includes a mix of workforce development firms, nonprofits, and small for-profit entities. To continue scaling up the program and to better maintain complete blocks of property, LandCare across the city will also maintain approximately 394 City of Pittsburgh owned parcels of vacant land. The City of Pittsburgh will reimburse the URA for this work via an intergovernmental agreement.

Services related to these contracts include the removal and disposal of debris, cutting of grass and general overgrowth, removal of trees, snow removal and deicing sidewalks and drives, sealing and repair of ca. 51 structures, response to emergency situations, posting "No-Dumping," "No Trespassing," "No Parking" and other signs as needed, repair of fencing, cables, and damaged locks, and clean-out of non-hazardous materials from lots, all on an as-needed basis. As in previous years of the Program, the breakdown of the included 1,692 properties are as follows:

Active (ca. 1,595 parcels) – Vacant lots and structures along high visibility corridors, residential neighborhoods, wooded parcels with frontage along a right of way. Active parcels are to be visited and maintained on a monthly basis, or more frequently if necessary.

Request Only (ca. 97 parcels) – Parcels that are heavily wooded and steeply sloped, not highly visible and not fronting rights of way. Request Only parcels are to be visited once every three months at minimum to ensure that no hazardous or problematic conditions exist.

These categories were created through mapping analysis as well as studying a year's worth of maintenance activity on URA-owned parcels. The intention is to strategically focus time and resources in areas that need it most.

On October 15, 2019, a Request for Proposals ("RFP") for LandCare services was issued. Twenty-two prospective respondents attended a mandatory pre-proposal meeting on October 18, 2019,

and twelve firms/organizations submitted proposals for the work. Proposals were evaluated using the selection criteria outlined in the RFP. Based upon this evaluation, the proposals submitted by the firms listed below were determined to be the best, for the respective property bundles. The contract period will be for 24 months—from November 15, 2019, through and including November 14, 2021.

The eleven selected firms/organizations and their organization structure are as follows. Eight are minority-owned or –led, three of which are also owned or led by minority women, one is partnering with a minority-owned firm, and one is veteran-owned:

- Amani Christian CDC, located at 713 Clarissa Street, Pittsburgh, PA 15219 – non-profit, MBE. Contract amount not to exceed \$78,055.00;
- AVC Solutions, LLC, located at 2511 Sarah Street, Pittsburgh, PA 15203 – for-profit, veteran-owned. Contract amount not to exceed \$43,195.00;
- Center for Employment Opportunities, Inc., located at 100 Ross Street, Pittsburgh, PA 15219 – non-profit. Contract amount not to exceed \$71,506.50;
- Center that C.A.R.E.S., located at 2701 Centre Avenue, Pittsburgh, PA 15219 – non-profit, minority-led. Contract amount not to exceed \$78,642.00;
- Chatman Properties LLC, located at 5047 Somerville Street, Pittsburgh, PA 15201 – for-profit, MWBE. Contract amount not to exceed \$483,013.00;
- City Source Associates, Inc., located at 401 Bingham Street, Suite 301, Pittsburgh, PA 15203 – non-profit. Contract amount not to exceed \$276,000.00,
 - Partnering with Davidson Lawncare Service, located at 936 Oranmore Street, Pittsburgh, PA 15201 – for-profit, MBE;
- Concrete Rose Construction, LLC, located at 138 East Agnew Avenue, Pittsburgh, PA 15210 – for-profit, MWBE. Contract amount not to exceed \$117,817.50;
- Ervin Home Beautification, located at 133 Rochelle Street, Pittsburgh, PA 15210 – for-profit, MBE. Contract amount not to exceed \$104,462.50;
- Hilltop Rising, LLC, located at 831 E. Warrington Avenue, Pittsburgh, PA 15210 – for-profit, MBE. Contract amount not to exceed \$115,286.00;
- KRJ Enterprises, Inc., located at 5540 Baywood Street, Pittsburgh, PA 15206 – for-profit, MDBE. Contract amount not to exceed \$276,000.00;
- Mulford Consulting & Landscaping, located at 229 Paul Street, Pittsburgh, PA 15211 – for-profit, MWBE. Contract amount not to exceed \$145,383.00.

The funding source for this work will be a combination of the Industrial Land Reserve Fund, Residential Land Reserve Fund, Leased Land, and various Project funds.

As described in this Director's Report, approximately 394 lots owned by City of Pittsburgh ("City") are included in this year's LandCare program. An intergovernmental agreement allowing for City to reimburse the URA for maintenance services performed on City owned lots must now be executed. These funds will be used to pay LandCare contractors during the first year of the new contracts, with the option to extend into the second year, as well as to assist in covering URA administrative/technology costs related to the program. In the event the agreement is not executed/extended, the LandCare contracts will be adjusted accordingly with no financial impact on the URA.

Mr. Lavelle thanked the Authority Staff for their hard work.

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

RESOLUTION NO.393 (2019)

RESOLVED: That an Intergovernmental agreement with the City of Pittsburgh for funds, in the amount of \$250,000 is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an intergovernmental agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 394 (2019)

RESOLVED: That agreements with the following eleven (11) firms/organizations for property maintenance services, for the aggregate amount of \$1,789,360.50, payable from Industrial Land Reserve Fund, Residential Land Reserve Fund, Leased Land, and various Project funds is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute agreements therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

- Amani Christian CDC, located at 713 Clarissa Street, Pittsburgh, PA 15219 – non-profit, MBE. Contract amount not to exceed \$78,055.00;
- AVC Solutions, LLC, located at 2511 Sarah Street, Pittsburgh, PA 15203 – for-profit, veteran-owned. Contract amount not to exceed \$43,195.00;
- Center for Employment Opportunities, Inc., located at 100 Ross Street, Pittsburgh, PA 15219 – non-profit. Contract amount not to exceed \$71,506.50;

- Center that C.A.R.E.S., located at 2701 Centre Avenue, Pittsburgh, PA 15219 – non-profit, minority-led. Contract amount not to exceed \$78,642.00;
- Chatman Properties LLC, located at 5047 Somerville Street, Pittsburgh, PA 15201 – for-profit, MWBE. Contract amount not to exceed \$483,013.00;

- City Source Associates, Inc., located at 401 Bingham Street, Suite 301, Pittsburgh, PA 15203 – non-profit. Contract amount not to exceed \$276,000.00,
 - Partnering with Davidson Lawncare Service, located at 936 Oranmore Street, Pittsburgh, PA 15201 – for-profit, MBE;

- Concrete Rose Construction, LLC, located at 138 East Agnew Avenue, Pittsburgh, PA 15210 – for-profit, MWBE. Contract amount not to exceed \$117,817.50;

- Ervin Home Beautification, located at 133 Rochelle Street, Pittsburgh, PA 15210 – for-profit, MBE. Contract amount not to exceed \$104,462.50;

- Hilltop Rising, LLC, located at 831 E. Warrington Avenue, Pittsburgh, PA 15210 – for-profit, MBE. Contract amount not to exceed \$115,286.00;

- KRJ Enterprises, Inc., located at 5540 Baywood Street, Pittsburgh, PA 15206 – for-profit, MDBE. Contract amount not to exceed \$276,000.00;

- Mulford Consulting & Landscaping, located at 229 Paul Street, Pittsburgh, PA 15211 – for-profit, MWBE. Contract amount not to exceed \$145,383.00.

22. Gaming Economic Development Fund (GEDF) Grant Application

- a. Ratification of the filing of a GEDF Application and authorization to enter into Contracts with the Redevelopment Authority of Allegheny County (RAAC).

- b. Subgrant Agreement with The Mosites Company, PEIDC, or a related entity for Gaming Economic Development Fund (GEDF) grant for the Hunt Armory in the amount of \$500,000.

Ms. Walker requested Board approval of the above items.

Ms. Susheela Nemani- Stanger, Director of Economic Development presented that the Allegheny County Department of Economic Development, on behalf of the Redevelopment Authority of Allegheny County (RAAC), administers the Gaming Economic Development Fund (GEDF) program which provides loan and grant funds for development projects in the City of Pittsburgh and the surrounding County.

Applications were due on September 13, 2019. Authorization is now being requested to ratify the submission of the Hunt Armory GEDF Application. If awarded, grant funds will support the

construction of the recreational portion of the Hunt Armory project in Shadyside. The Hunt Armory is going to be redeveloped into a mixed-use development, which includes a sports and recreation facility and accompanying medical offices. The development will offer access to an ice-skating rink for hockey teams from the surrounding local universities and the general public.

There was no discussion among the Members.

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

RESOLUTION NO. 395 (2019)

RESOLVED: That application to the Redevelopment Authority of Allegheny County (RAAC) for a Gaming Economic Development Fund (GEDF) grant, for an amount not to exceed \$500,000, for the Hunt Armory, is hereby ratified, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, 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 Gaming Economic Development Fund (GEDF) grant from the Redevelopment Authority of Allegheny County (RAAC), for an amount not to exceed \$500,000, for the Hunt Armory, is hereby ratified, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute contracts and other assurances or requirements necessary in connection with said contracts and related documents, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 396 (2019)

RESOLVED: That a Gaming Economic Development Fund (GEDF) subgrant to Mosites Company, PEIDC, or a related entity, for an amount not to exceed \$500,000, and an administrative fee and predevelopment fees to be paid to the Authority, are hereby approved, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, 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.

23. Authorization to implement the Strategic Support Sponsorship program, which will provide small grants in order to:

- help support community-wide events focused on improving business; housing, or economic development throughout Pittsburgh;
- introduce community members to available employment opportunities; and
- formalize collaborative partnerships across the city.

Ms. Walker requested Board approval of the above item.

Mr. Tom Link, Director of the Center for Innovation and Entrepreneurship presented that the Program allocates funds up to \$5,000 to help non-profits and community-based organizations host events or small programs. The event must align with the URA's mission to create jobs, increase the city's tax base, improve the vitality of businesses and neighborhoods, and enhance Pittsburgh's livability as a whole. All applying organizations must reside within Pittsburgh city limits. Additionally, applicants should be able to demonstrate other sources of financial support for the event or program. Applications will be accepted on a rolling basis.

There was no discussion among the Members.

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

RESOLUTION NO. 397 (2019)

RESOLVED: That implementation of the Strategic Support Sponsorship program, which will provide small grants in order to help support community-wide events focused on improving business, housing, or economic development throughout Pittsburgh, introduce community members to available employment opportunities and formalize collaborative partnerships across the city is hereby approved.

24. Authorization to accept a \$150,000 loan from PUI to be re-lent through the Micro Enterprise Loan Program.

Ms. Walker requested Board approval of the above item.

Mr. Link presented that Pittsburgh Urban Initiatives (PUI) intends to lend \$150K to the URA at 2% interest for the Center for Innovation and Entrepreneurships' (CIE) Micro Enterprise Loan Program. Since its inception in May, 2018, the loan program has lent more than \$895K to 45 companies, 84% of which are MWBE. The additional capital will bolster CIE's lending capacity for the program while also aligning with PUI's mission to build stronger communities. The maturity date of the loan will be November 1, 2026.

There was no discussion among the Members.

Upon a motion to approve by Mr. Gainey, seconded by Ms. Hirsh, the following resolution was adopted by those present, except for Ms. Powell, who abstained:

RESOLUTION NO. 408 (2019)

RESOLVED: That a loan with the Urban Redevelopment Authority of Pittsburgh for the Micro Enterprise Loan Program for an amount of \$150,000, payable from the Pittsburgh Urban Initiative (PUI) is hereby approved and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is authorized to execute a loan agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

25. East Liberty Transit Center

- a. Agreement with K.R.J Enterprises, Inc. for ELTC Landscape Operations and Maintenance Contract No. 2 (Rebid No. 3) for \$ 86,325.

Ms. Walker requested Board approval of the above item.

Mr. Marty Kaminski, Director of Engineering and Construction presented that authorization is requested to enter into an agreement with K.R.J Enterprises, Inc. for East Liberty Transit Center Landscape Operations and Maintenance Contract No 2 (Rebid No. 3). The project was publicly bid by the URA and 1 bid was received and opened on October 30, 2019. K.R.J Enterprises, Inc. submitted the lowest responsible bid for this project.

The contract is for a period of three years. The project consists of maintenance of 0.64 acres of landscape panels at the Martin Luther King Plaza and bus stop platform in the East Liberty section of Pittsburgh, including mulching, weeding, trash pickup, pruning, dead plant replacement, and fertilizing, as well as startup/shutdown/on-going maintenance of the irrigation system.

K.R.J Enterprises, Inc. is an MBE firm located at 2704 Saybrook Drive, Pittsburgh, PA 15235 and Kipp Randall Jackson is President and CEO.

The East Liberty TRID Revitalization Authority (ELTRIDRA) and the PAAC are dividing the funding and the responsibility for the maintenance. The scope of work described here will be funded by East Liberty TRID funds.

There was no discussion among the Members.

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

RESOLUTION NO.398 (2019)

RESOLVED: That an agreement with K.R.J Enterprises, Inc to provide coordinated entry for ELTC Landscape Operations and Maintenance Contract No. 2 (Rebid No. 3), in the amount of \$86,325 payable from the East Liberty TRID funds, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby 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.

26. Beechview

- a. Agreement with Plavchak Construction for Beechview Exterior Canopy for \$49,800.

Ms. Walker requested Board approval of the above item.

Mr. Kaminski presented that authorization is requested to enter into an agreement with Plavchak Construction for the construction of a new wood and sheet metal canopy at 1632 Broadway Avenue.

The Project was publicly bid and 1 bid was received on November 1, 2019. Plavchak Construction submitted the lowest responsible bid for this project.

Plavchak Construction is located at 1512 PA Route 51, Jefferson Hills, PA 15025 and Michael Plavchak Sr is President.

Funding will be from City Bond 2010 and City Bond 2012.

There was no discussion among the Members.

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

RESOLUTION NO.399 (2019)

RESOLVED: That an agreement with Plavchak Construction for the construction of a new wood and sheet metal canopy at 1632 Broadway Avenue, in the amount of \$49,800, payable from City Bond 2010 and City Bond 2012 is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby 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.

27. Agreement with CliftonLarsonAllen to conduct financial analysis services.

There was no discussion among the Members.

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

RESOLUTION NO.409 (2019)

RESOLVED: That an agreement with CliftonLarsonAllen LLP to conduct financial analysis services, for the amount of \$20,000, payable from Administrative Revolving Fund (ARF) is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby 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.

AGENDA "B"

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

1. Fineview

- a. Certificate of Completion for Housing Authority of the City of Pittsburgh for Block 23-F, Lots 59, 59A, 60, 60A, 60B; Block 23-B, Lots 216, 227, 227A, 227B, 228, 229, 231, 232 233, 234, 234A, 235; and Block 23-G, Lots 344 and 345, in the 25th Ward, and authorization to return the Good Faith Deposit (mixed-income residential construction).

RESOLUTION NO. 400 (2019)

RESOLVED: That issuance of a Certificate of Completion to Housing Authority of the City of Pittsburgh, for Block 23-F, Lots 59, 59A, 60, 60A, 60B; Block 23-B, Lots 216, 227, 227A, 227B, 228, 229, 231, 232 233, 234, 234A, 235; and Block 23-G, Lots 344 and 345, in the 25th Ward, and return of the Good Faith Deposit (mixed-income residential construction), are hereby approved, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, 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.

2. Allentown (Hilltop Alliance/Gatesburg Scattered Site LIHTC Project):

1. Acquisition of 18 publicly owned properties for \$1.00 plus costs using Residential Land Reserve Fund:

<u>Ward</u>	<u>Block/Lot</u>	<u>Property Address</u>
18	3-N-154	619 Eureka St
18	3-N-171	Millbridge St
18	3-P-186	719 Eureka St
18	3-P-197	731 Eureka St
18	3-P-216	818 McLain St
18	3-P-262	904 Eureka St
18	3-P-277	738 Eureka St
18	3-P-281	732 Eureka St
18	3-R-305	8 Renwick St
18	3-R-306	6 Renwick St
18	14-A-292	710 Eureka St
18	14-B-6	724 Eureka St
18	14-B-7	726 Eureka St
18	14-B-10	734 Eureka St
18	14-B-15	743 Ceres Way
18	14-B-78	45 Allen St
18	14-B-223-A	803 Excelsior St
18	14-B-254	828 Excelsior St

RESOLUTION NO.401 (2019)

RESOLVED: That the acquisition of the following publicly owned properties, for \$1.00, plus costs, payable from the Residential Land Reserve Fund is hereby approved, and Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is authorized to all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

<u>Ward</u>	<u>Block/Lot</u>	<u>Property Address</u>
18	3-N-154	619 Eureka St
18	3-N-171	Millbridge St
18	3-P-186	719 Eureka St
18	3-P-197	731 Eureka St
18	3-P-216	818 McLain St
18	3-P-262	904 Eureka St
18	3-P-277	738 Eureka St
18	3-P-281	732 Eureka St
18	3-R-305	8 Renwick St
18	3-R-306	6 Renwick St
18	14-A-292	710 Eureka St

18	14-B-6	724 Eureka St
18	14-B-7	726 Eureka St
18	14-B-10	734 Eureka St
18	14-B-15	743 Ceres Way
18	14-B-78	45 Allen St
18	14-B-223-A	803 Excelsior St
18	14-B-254	828 Excelsior St

3. Larimer

- a. Payment to the City of Pittsburgh Department of Permits, Licenses, and Inspections an amount not to exceed \$75,000 for demolition of Block 124-N, Lots 304 and 356A (135 Stoebner Way and 133 Meadow Street).

RESOLUTION NO.402 (2019)

RESOLVED: That payment to the City of Pittsburgh Department of Permits, Licenses, and Inspections for demolition of Block 124-N, Lots 304 and 356A (135 Stoebner Way and 133 Meadow Street) in an amount not to exceed \$75,000 is hereby approved.

- 4. Sunsetting of URA Early Retirement Policy as contained in the URA handbook, the effective date is midnight on November 18, 2019.

RESOLUTION NO.403 (2019)

RESOLVED: That the sunsetting of the URA Early Retirement Policy, effective as of midnight on November 18, 2019, is hereby approved.

5. Housing Opportunity Fund Down Payment and Closing Cost Assistance Program

- a. Approval of Brian Weber to receive a Down Payment Closing Cost Assistance Deferred Loan. Mr. Weber is an employee of the City of Pittsburgh.

RESOLUTION NO. 404 (2019)

RESOLVED: That approval of a Down Payment Closing Cost Assistance Deferred Loan with Brian Weber, an employee of the City of Pittsburgh Fire Department is hereby approved.

6. Authorization to enter a lease for printer/copier services with Canon Solutions of America for an approximate amount of \$16,488 per year for four-years.

RESOLUTION NO.405 (2019)

RESOLVED: That a lease agreement with Canon Solutions of America for printer/copier services for an approximate amount of \$16,488 per year for four years, payable from the Administrative revolving Fund (ARF) is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a lease agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

7. Lemington Senior Development - Amend and restate Resolution Number 310 (2018) as previously amended by Resolution Number 182 (2019) for the final authorization to issue Multifamily Financing Bonds.

- a. Authorization is requested to restate the previously amended bond issuance amount (Resolution Number 182 on July 11, 2019) and amend the Bond transaction to include a revised Bond Underwriter (FMSbonds Inc. as designee of Red Stone A7 LLC) and Bond documentation structured as a Trust Indenture Loan Agreement and a Bond Purchase Agreement.

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

RESOLUTION NO. 406 (2019)

RESOLUTION OF THE BOARD OF THE URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH AMENDED AND RESTATING RESOLUTION NO 310 (2018), AS PREVIOUSLY AMENDED, DETERMINING THAT UNDERTAKING THE LEMINGTON SENIOR DEVELOPMENT PROJECT IS A PUBLIC PURPOSE; AUTHORIZING THE ISSUANCE OF UP TO \$7,000,000 PRINCIPAL AMOUNT OF TAX-EXEMPT OR TAXABLE BONDS IN ONE OR MORE SERIES; AUTHORIZING THE PROPER OFFICERS OF THE AUTHORITY TO ENTER INTO A TRUST INDENTURE, LOAN AGREEMENT, REGULATORY AGREEMENT AND BOND PURCHASE AGREEMENT; DIRECTING THE EXECUTION OF BONDS; AUTHORIZING THE MAKING OF PAYMENTS AND TRANSFERS OF FUNDS; AUTHORIZING THE EXECUTION OF VARIOUS DOCUMENTS; AUTHORIZING THE TAKING OF ALL NECESSARY ACTION; AUTHORIZING THE PAYMENT OF COSTS OF ISSUANCE; REPEALING INCONSISTENT RESOLUTIONS; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Urban Redevelopment Authority of Pittsburgh (the "Authority") has previously undertaken a Program (the "Program") whereby the Authority will provide financing for residences, including multifamily complexes, and other types of residential facilities in order to accomplish the public purpose of broadening the market for housing, stimulating the market for housing and improving the quality of life of the residents of the Commonwealth of Pennsylvania (the "Commonwealth") and of the City of Pittsburgh (the "City"); and

WHEREAS, it is in the best interest of the City and the Commonwealth and the residents thereof, to encourage the providing of housing for residents of the City; and

WHEREAS, the Authority previously adopted Resolution No. 310 on October 20, 2018 (the "Original Resolution") to authorize the issuance of bonds thereunder in the principal amount not-to-exceed \$6,000,000 and, at the request of Redo 1625, LP, a Pennsylvania limited partnership and the Borrower of the proceeds of the bonds (the "Borrower"), the Authority adopted Resolution No. 182 on July 11, 2019 (the "First Amendment") authorizing an increase in the authorized principal amount of the bonds to not-to-exceed \$7,000,000; and

WHEREAS, the Borrower has informed the Authority that, since adoption of the Original Resolution and the First Amendment, it has become necessary to revise the structure of the Bond transaction and, in connection therewith, the Authority has determined to amend and restate the Original Resolution, as amended by the First Amendment, in its entirety; and

WHEREAS, the Authority desires to provide assistance to the Borrower in connection with a project consisting of (i) the acquisition, construction and/or equipping of approximately 54 housing units and related common space, located at 1625 Lincoln Avenue, 12th Ward, City of Pittsburgh, Allegheny County, Pennsylvania 15206; (ii) funding any necessary reserves; and (iii) issuing the Bonds (hereinafter defined) (collectively, the "Project"); and

WHEREAS, it is intended that the Project will meet the requirements of a "qualified residential rental project" for low and moderate income persons pursuant to Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Code"), and the Borrower and the Authority intend to enter into a Regulatory Agreement or similar document (the "Regulatory Agreement") pursuant to which the Borrower shall covenant, among other things, to comply with the provisions of Section 142(d) of the Code; and

WHEREAS, in order to finance the Project, the Authority expects to issue its tax-exempt or taxable bonds, at a fixed or variable rate of interest, at the direction of the Borrower, in one or more series, and will be designated substantially as "Urban Redevelopment Authority of Pittsburgh, Multifamily Housing Revenue Bonds (Lemington Senior Development Project), Series of 2019 (the "Bonds"), payable solely and exclusively from the income and revenues derived by the Authority from its financing of the Project, or from any other revenues derived from the Borrower; and

WHEREAS, the Bonds will be issued pursuant to a Trust Indenture (the "Trust Indenture") between the Authority and Zions Bancorporation, National Association (the "Trustee") and the proceeds of the Bonds will be loaned by the Authority to the Borrower to finance the Project (as defined in the Original Resolution) pursuant to a Loan Agreement between the Authority and the Borrower (the "Loan Agreement"); and

WHEREAS, the bonds are expected to be sold to FMSbonds Inc. (the "Underwriter") as designee of Red Stone A7 LLC (the "Originator") pursuant to a Bond Purchase Agreement (the "Bond Purchase Agreement"); and

WHEREAS, the Underwriter will, pursuant to the Bond Purchase Agreement, sell the Bonds to Mizuho Capital Markets LLC (the "Purchaser"), each, a qualified institutional buyer, which is purchasing the Bonds for investment for its own account and not with a present view toward resale or the distribution thereof, provided, however, that the Purchaser may sell or transfer the Bonds as set forth in the Indenture; and

WHEREAS, the Bonds will be issued in the principal amount not to exceed \$7,000,000 and will contain such other terms and provisions regarding maturity, interest rates and redemption as are provided in the Trust Indenture; and

WHEREAS, the Bonds shall be secured by the sources and security as described in the Trust Indenture; and

WHEREAS, the Trust Indenture, Loan Agreement, Regulatory Agreement and Bond Purchase Agreement are herein referred to as the "Bond Documents"; and

WHEREAS, in connection with the foregoing, it will be necessary for the Authority to (a) authorize the execution and delivery of the Bond Documents and any investment agreement, assignment or other document or agreement provided for therein; (b) issue and deliver the Bonds; and (c) authorize such other actions in connection with the foregoing as are necessary to complete the financing of the Project.

NOW, THEREFORE, BE AND IT HEREBY IS RESOLVED BY THE BOARD OF THE URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH THAT:

Section 1. The Board of the Authority does hereby find, determine and declare, that the undertaking of the Project is a public purpose in that it will, among other things, promote the public purpose of broadening the market for housing, stimulating the market for housing and improving the quality of life of the residents of the Commonwealth and of the City.

Section 2. For the purpose of providing a portion of the funds required to finance the Project, including the reimbursement to the Borrower for amounts previously expended to pay the cost of the Project, the Authority hereby authorizes the issuance of the Bonds, in definitive form, to be dated as set forth in the Trust Indenture, to be redeemable to the extent and as specified in the Trust Indenture, and in the manner provided therein, to be limited to an amount not to exceed \$7,000,000, aggregate principal amount, with respect to the Bonds, to be entitled to the security provided in the Trust Indenture, and to be paid out of the sources described in the Financing Agreement, to the extent therein provided, to bear interest at the rates set forth in the Trust Indenture and to mature as provided therein, and to be substantially in the form and to have such other terms and provisions as are more fully set forth in the Trust Indenture.

Section 3. The Authority shall execute and deliver the Indenture, the Loan Agreement and the Bond Purchase Agreement in the forms approved by the Authority General Counsel, Bond Counsel and the officer executing the same (such approval to be conclusively evidenced by

such officer's execution). The Chairman, Vice Chairman, Executive Director or Director of Finance of the Authority is authorized and directed to execute the Indenture, the Loan Agreement and the Bond Purchase Agreement in the name and on behalf of the Authority and to acknowledge the same to be the act and deed of the Authority, and the Secretary or Assistant Secretary of the Authority is authorized and directed to affix the seal of Authority to the Indenture, the Loan Agreement or the Bond Purchase Agreement, if necessary or desirable, when so executed, and to attest the same, and said officers or any of them are authorized and directed to deliver the Indenture, the Loan Agreement and the Bond Purchase Agreement.

Section 4. In order that the Project will meet the requirements of a "qualified residential rental project" for low and moderate income persons pursuant to Section 142(d) of the Code, the Authority shall execute and deliver to the Borrower a Regulatory Agreement (the "Regulatory Agreement") in the form approved by the Authority General Counsel, Bond Counsel and the officer executing the same (such approval to be conclusively evidenced by such officer's execution). The Chairman, Vice Chairman, Executive Director or Director of Finance of the Authority is authorized and directed to execute the Regulatory Agreement in the name and on behalf of the Authority and to acknowledge the same to be the act and deed of the Authority, and said officer is authorized and directed to deliver the Regulatory Agreement to the Borrower.

Section 5. The proper officers of the Authority are hereby authorized and directed to use the proceeds of the Bonds to make the lend the proceeds thereof to the Borrower to pay the cost of the Project and to take all actions and to sign all documents and certificates which may be required in connection with the issuance and sale of the Bonds.

Section 6. The Chairman, Vice Chairman, Executive Director or Director of Finance of the Authority is authorized and directed to execute the Bonds manually, or to cause his facsimile signature to be imprinted thereon, in the name and on behalf of the Authority and in the manner provided in the Trust Indenture and to cause to be affixed to or imprinted upon the Bonds the corporate seal of the Authority or a facsimile thereof, and the Secretary or Assistant Secretary of the Authority is authorized and directed to attest said seal or a facsimile thereof by his manual or facsimile signature, and the Authority adopts said facsimile seal and signatures as binding upon it.

Section 7. The Chairman, Vice Chairman, Executive Director or Director of Finance of the Authority is authorized and directed to direct any officer of the Authority to deliver the Bonds to the Underwriter upon receipt of the purchase price for the Bonds pursuant to the Bond Purchase Agreement.

Section 8. The following officers of the Authority are authorized to sign and/or countersign and deliver to the Trustee, on behalf of the Authority, requisitions and/or officer's certificates: Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretary, Executive Director and Director of Finance (each, an "Authorized Officer").

Section 9. The Authorized Officers are hereby jointly and severally authorized and directed to cause any and all financing statements required in order to perfect the security interest granted by the Trust Indenture to be filed with the Secretary of the Commonwealth of Pennsylvania.

Section 10. The Authorized Officers are hereby jointly and severally authorized and directed to transfer and invest funds, to pay, out of the proceeds of the Bonds, all necessary, usual and proper costs of issuance of the Bonds, to execute and deliver such documents and to do all such other acts, upon advice of the Authority General Counsel and/or Bond Counsel, as are reasonably necessary to ensure a satisfactory settlement of the purchase of the Bonds, and a proper application of the proceeds thereof to pay all or a portion of the costs of the Project. The Authorized Officers are hereby jointly and severally authorized and directed to execute and deliver any other documents and to take any other action deemed necessary or appropriate to consummate the transactions contemplated by this Resolution and the Bond Documents.

Section 11. All prior resolutions of the Authority or parts of such resolutions not in accord with this Resolution are hereby repealed insofar as they conflict herewith.

Section 12. In the event any provision, section, sentence, clause or part of this Resolution is determined by a court of competent jurisdiction to be invalid and unenforceable, such determination shall not affect the validity or effect of the remaining provisions hereof.

Section 13. Nothing in this Resolution shall be deemed to pledge the credit or the taxing power of the City and the Authority shall not be required to pay the principal of or interest on the Bonds from any source other than the sources described in the Trust Indenture. The Bonds and the other Bonds of the Authority relating to the Project are corporate Bonds of the Authority and no member or officer of the Authority shall incur any personal liability by reason of the issuance of the Bonds or in any way be liable for the payment of the Bonds.

Section 14. This Resolution shall become effective immediately.

DULY ADOPTED by the Board of Urban Redevelopment Authority of Pittsburgh on November 14, 2019.

8. Northside Properties Residences Phase I - First Amendment of Resolution Number 287 (2017) for the Final Authorization to Issue Multifamily Financing Bonds.

- a. Authorization is requested to amend Resolution Number 287 (2017) to include a revised Permanent Bond Purchaser (Cedar Rapids Bank and Trust Company, CRBT) and reflect the new entity in amended Bond documents.

RESOLUTION NO. 407 (2019)

A RESOLUTION AUTHORIZING AMENDMENTS TO THE URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH'S \$12,900,000 AGGREGATE PRINCIPAL AMOUNT OF MULTIFAMILY HOUSING REVENUE BONDS (NORTHSIDE PROPERTIES RESIDENCES I LLC) SERIES 2017, AND RELATED BOND FINANCING DOCUMENTS, THE PROCEEDS OF WHICH WERE LOANED TO NORTHSIDE PROPERTIES RESIDENCES I LLC, TO FINANCE THE ACQUISITION AND REHABILITATION OF 75 HOUSING UNITS IN 43 BUILDINGS OVER 42 PARCELS, LOCATED IN PITTSBURGH, PENNSYLVANIA, IN CONNECTION WITH THE CONVERSION OF SUCH BONDS FROM CONSTRUCTION FINANCING TO PERMANENT FINANCING.

WHEREAS, the Urban Redevelopment Authority of Pittsburgh (the "Issuer"), by virtue of the Pennsylvania Urban Redevelopment Law, 35 P.S. §1701, *et seq.* (the "Act"), is authorized and empowered by the Act (a) to promote the health, safety and welfare of the inhabitants of the Commonwealth by encouraging the provision of healthful homes, a decent living environment and adequate places of employment for the people of the Commonwealth of Pennsylvania (the "Commonwealth"); (b) to issue its revenue bonds to accomplish the stated purpose of the Issuer, including, but not limited to, making mortgage loans to finance the construction and equipping or acquisition and rehabilitation of housing, or to refinance existing housing, which revenue bonds shall be payable solely from the revenues and security interest pledged therefore; (c) to enact this Resolution (the "Bond Resolution"); and (d) to execute and deliver the Amended Bond Documents (as such term is hereinafter defined) and all other documents, agreements and instruments to be executed by it, upon the terms and conditions provided therein; and

WHEREAS, the Issuer previously issued its Multifamily Housing Revenue Bonds (Northside Properties Residences I LLC) Series 2017, dated as of December 1, 2017, in the original principal amount of \$12,900,000 (the "Bonds"), pursuant to that certain Bond Financing Agreement dated as of December 1, 2017 and effective as of December 1, 2017 (the "Bond Financing Agreement"), by and among Issuer, Northside Properties Residences I LLC, (the "Borrower"), and Citizens Bank of Pennsylvania ("Construction Lender"), to finance the rehabilitation of the a multifamily affordable housing development located on scattered sites on the north shore of the City of Pittsburgh; and

WHEREAS, the Construction Lender purchased the Bonds and the Issuer used the proceeds from the sale of the Bonds to make a loan to the Borrower in the maximum principal amount of the Bonds (the "Construction Loan"), evidenced by that certain Borrower Note, dated as of December 1, 2017, executed by Borrower in favor of Issuer, as transferred to Construction Lender pursuant to that certain Assignment dated December 1, 2017 by Issuer in favor of Construction Lender (the "Construction Note"); and

WHEREAS, the Bond Financing Agreement provides that the Borrower may at its option, subject to the terms and conditions set forth in Bond Financing Agreement and with the prior written approval of Bondholder, elect to convert the Construction Loan to an amortizing loan and the Bonds to permanent phase bonds; and

WHEREAS, the Borrower has determined to convert the Bonds to permanent phase bonds and Cedar Rapids Bank And Trust Company, an Iowa state-chartered banking corporation (“Permanent Lender”) has agreed, subject to the terms and conditions set forth in the proposal dated January 23, 2019 (the “Permanent Financing Proposal”) (copy attached as Exhibit A hereto) to purchase the Bonds from the Construction Lender; and

WHEREAS, in connection with the conversion of the Bonds to permanent phase bonds in accordance with the requirements of the Bond Financing Agreement and consistent with the terms of the Permanent Financing Proposal, it will be necessary to amend certain provisions of several of the original bond documents, including among others, the Bond Financing Agreement, the Bonds, the Construction Note, a Land Use Restriction Agreement and a Tax Regulatory Agreement, and to execute and deliver other ancillary documents contemplated thereby (collectively, the “Amended Bond Documents”).

NOW, THEREFORE, BE IT RESOLVED by the Board of the Urban Redevelopment Authority of Pittsburgh (the “Board of Directors”) that:

1. Definitions. All defined terms used herein and not otherwise defined herein shall have the respective meanings given to them in the Bond Financing Agreement.

Any reference herein to the Issuer, or to any officers or members thereof, shall include those which succeed to their functions, duties or responsibilities pursuant to or by operation of law or who are lawfully performing their functions.

Unless the context shall otherwise indicate, words importing the singular number shall include the plural number and vice versa, and the terms “hereof,” hereby,” “hereto,” “hereunder,” and similar terms, mean this Bond Resolution.

2. Authorization of Amended Bond Documents and All Other Documents to be Executed by the Issuer. In order to better secure the payment of the principal of, premium, if any, and interest of the Bonds as the same shall become due and payable, the Chairman of the Board, the Vice Chairman of the Board, the Executive Director, General Counsel, Assistant General Counsel, Director of Finance and/or any other officer of the Issuer, or any one of them (each, an “Authorized Officer,” and collectively, the “Authorized Officers”) is authorized and directed to execute, acknowledge and deliver in the name and on behalf of the Issuer, the Amended Bond Documents in substantially the forms as is acceptable to the Issuer’s counsel and bond counsel, with such changes therein not inconsistent with this Bond Resolution and not substantially adverse to the Issuer as may be permitted by the Act and approved by the Authorized Officer executing the same on behalf of the Issuer. The approval of such changes by said Authorized Officer shall be conclusively evidenced by the execution of such Amended Bond Documents by such officer.

The Authorized Officers, or any one of them, and the Secretary and Assistant Secretary are authorized to take any and all actions and to approve and/or execute such financing statements, assignments, certificates, agreements and other instruments deemed necessary or appropriate in connection with the issuance of the Bonds and the intent of this Bond Resolution. The Secretary or Assistant Secretary of the Board of Directors, or other appropriate officer of the Issuer, shall certify a true transcript of all proceedings had with respect to the conversion of the Bonds, along with such information from the records of the Issuer as is necessary to determine the regularity and validity of such conversion.

3. No Personal Liability. No recourse under or upon any obligation, covenant, acceptance or agreement contained in this Bond Resolution, or in any Bond, or in the Issuer Documents, or under any judgment obtained against the Issuer or by the enforcement of any assessment or by any legal or equitable proceeding by virtue of any constitution or statute or otherwise, or under any circumstances, shall be had against any officer as such, past, present, or future, of the Issuer, either directly or through the Issuer, or otherwise, for the payment for or to the Issuer or any receiver thereof, or for or to any holder of any Bond, or otherwise, of any sum that may be due and unpaid by the Issuer upon any of the Bonds. Any and all personal liability of every nature, whether at common law or in equity, or by statute or by constitution or otherwise, of any such officer, as such, to respond by reason of any act or omission on his or her part, or otherwise, for, directly or indirectly, the payment for or to the Issuer or any receiver thereof, or for or to the owner or any holder of any bond, or otherwise, of any sum that may remain due and unpaid upon any Bond, shall be deemed to be expressly waived and released as a condition of and consideration for the execution and delivery of the Issuer Documents and the issuance of the Bonds.

4. No Debt or Tax Pledge. The Bonds are limited obligations of the Issuer, payable solely from the revenues and other funds and money, if any, pledged and assigned under the Bond Financing Agreement. Neither the Issuer, the Commonwealth, nor any political subdivision thereof (except the Issuer, to the limited extent set forth in the Bond Financing Agreement) nor any public agency shall in any event be liable for the payment of the principal of, premium (if any) or interest on the Bonds, or for the performance of any pledge, obligation or agreement of any kind whatsoever except as set forth in the Bond Financing Agreement, and none of the Bonds or any of the Issuer's agreements or obligations shall be construed to constitute an indebtedness of or a pledge of the faith and credit of or a loan of the credit of or a moral obligation of any of the foregoing within the meaning of any constitutional or statutory provision whatsoever. The Issuer has no taxing power.

5. Severability. If any section, paragraph or provisions of this Bond Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Bond Resolution.

6. Sunshine Law. The Issuer hereby finds and determines that all formal actions relative to the adoption of this Bond Resolution were taken in an open meeting of the Issuer, and

that all deliberations of the Issuer and of its committees, if any, which resulted in formal action, were in meetings open to the public, in full compliance with applicable legal requirements.

7. Effective Date. This Bond Resolution shall take effect and be in force immediately upon its passage by the Issuer.

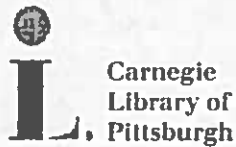
The undersigned hereby certifies that the foregoing Bond Resolution was duly adopted by at least a majority of the Board of Directors of the Issuer on October ____, 2019.

(SEAL)

(Assistant) Secretary

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

Theresa Schacht
Assistant Secretary



Comments re South Beatty & Mignonette Street Development
URA Board Meeting
Thursday, November 14, 2019

We are here representing Carnegie Library of Pittsburgh. We'd like to address the proposed development at South Beatty and Mignonette Streets as it will directly impact the visibility and access to our CLP-East Liberty Library. CLP-East Liberty was renovated in 2010 and is one of our busiest locations with nearly 250,000 visitors annually. This Library has very active children and teen spaces, high computer use, high-demand community meeting rooms and extensive circulation of materials. We are excited by the prospect of having new neighbors living close by who are likely to become new patrons and who will take advantage of the many resources, services and programs offered at the Library. This Library most certainly serves as a community anchor in the East Liberty neighborhood. Its visibility and accessibility from both the South Whitfield entrance in the front and the Tamello Way entrance at the back has helped make it so.

We have been following this proposed development closely and want to make certain that the successful design makes every effort to address the interests of the Library and other nearby neighborhood assets that will be directly impacted. As many visitors to this Library and Library Staff rely on the existing surface parking lots behind the Library for accessible parking, replacement parking is of paramount concern to us; however, we feel that a 6-story garage that directly abuts the rear entrance to the Library along Tamello Way will significantly obstruct the visibility of the Library, limit the natural light flowing into the Library and essentially barricade the Library in.

The proposed design for the parking structure has a very real potential to create a dark, isolated and deserted alleyway that people are reluctant to use, including those seniors who will be living in the proposed senior lofts. The proposed senior citizen housing would benefit from a better connection to the Library. The barriers that a tall parking structure will create run counter to the welcoming and vibrant environment we strive to create at the Library.

We are also concerned about the impact of this development along Mignonette Street. This is a major pedestrian thoroughfare, also known as Ralph Munn Way, which was named after Carnegie Library of Pittsburgh's long-standing Director Ralph Munn. When the Library was renovated and when ACE Hotel later opened, it has been our vision and expectation that this alley would be beautified as an open public space and animated with storytimes, outdoor seating, musical performances and more. Our hope is that this development may honor that vision so that it does not become overshadowed by an unappealing parking structure.

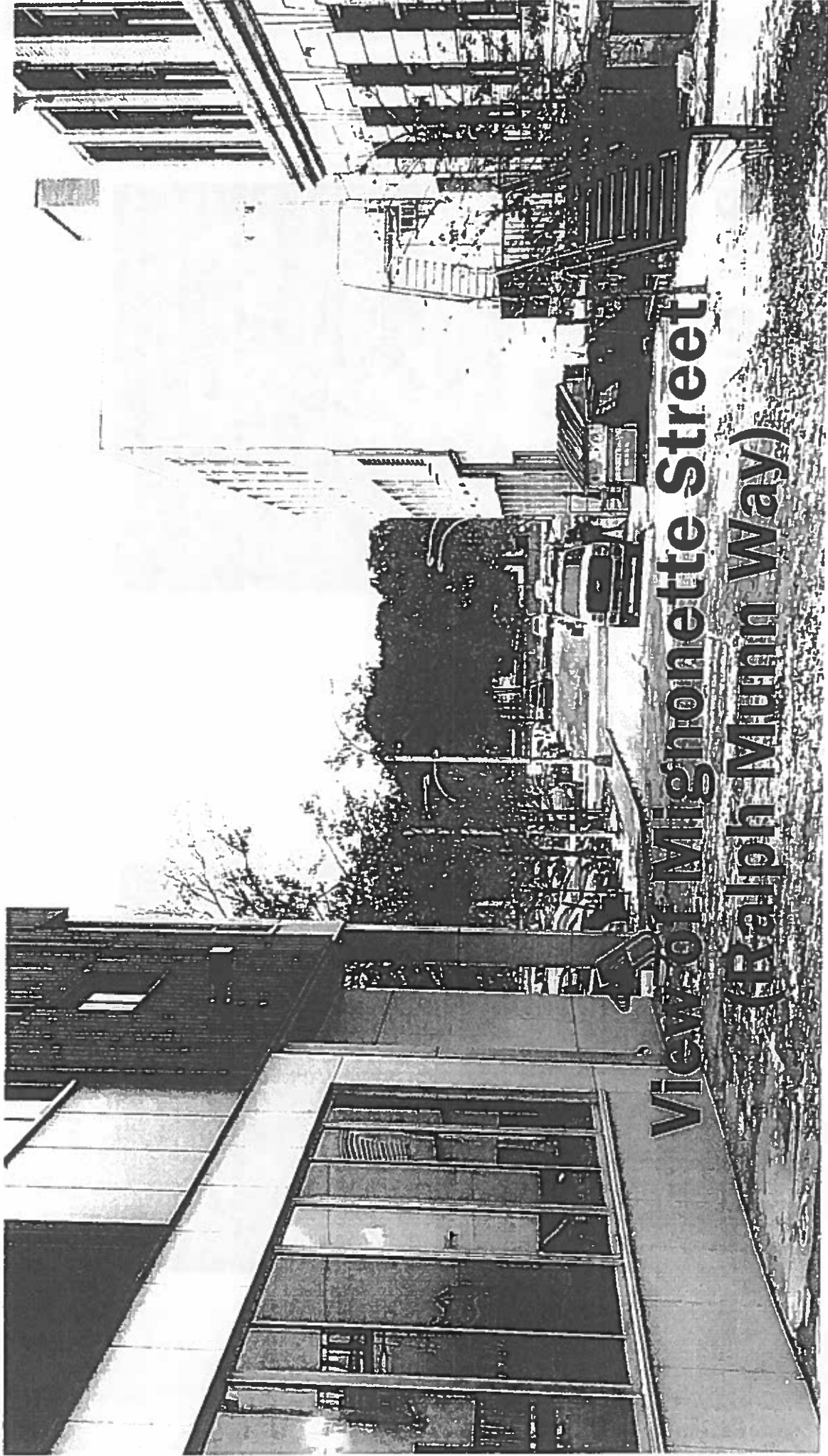
We fear that a tall parking structure along Tamello Way will obstruct public access to the Library and inadvertently create a safety concern due to a dark, enclosed area by which to enter or exit the Library. We urge the URA and the successful Developer to offer a more sensitive design that addresses these concerns and effectively connects the incredible neighborhood asset that is the East Liberty Library to the development rather than cutting it off.

We would welcome the opportunity to meet with the Developer as part of their due diligence to talk through some of these concerns so that we can ensure that we have a plan that works well for everyone.

CLP - East Liberty

View from South Beatty Street



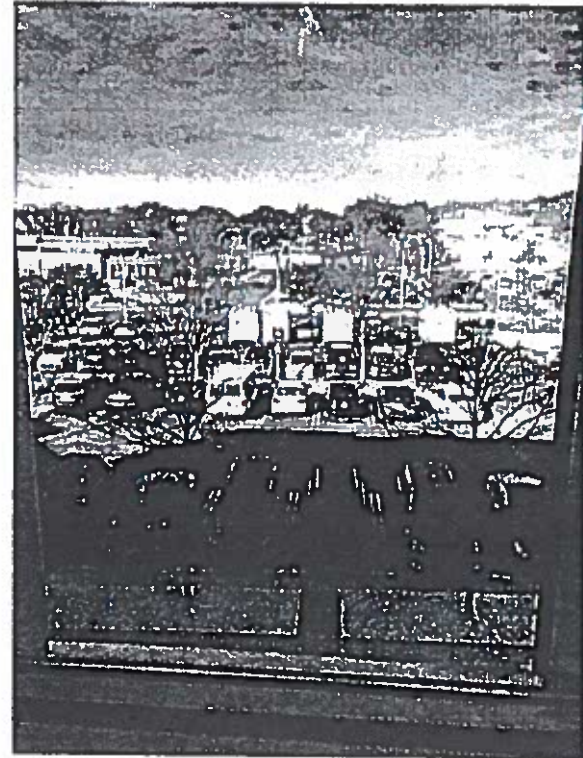


**View of Mignonette Street
(Ralph Munn Way)**

Existing 2nd Floor Meeting Room Views



Meeting Room 1



Meeting Room 2