

October 14, 2021

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

October 14, 2021 – 2:00 P.M., E.S.T.

Members Present: Williamson, Powell, Lavelle, Hirsh

Members Absent: Gainey

Staff Present: Flisram, Geiger, Saladna, Grantham, Hage, Madden, Roddy, Luginski, Loutitt, Fitzgibbons, Bohince, and Schacht

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

1. Roll Call
2. General
 - a. Approval of September 9, 2021, Regular URA Board Meeting Minutes

3. Avenues of Hope

Announcements

- a. Centre Heldman Grocery Store Tenant Selection
- b. Request for Information (RFI) for Parcels located along Homewood Avenue
- c. Mr. Williamson announced that 9% LIHTC were awarded to three City of Pittsburgh projects. The URA assisted in the submission of the applications.
- d. Mr. Williamson announced that there was not an Executive Session held to discuss the SomeraRoad development, but an individual briefing to each Board Member.

4. Authorization to approve the Final 2022 Housing Opportunity Fund (HOF) Allocation Plan

Mr. Flisram requested Board approval of the above item.

Ms. Vethina Hage, Housing Strategy Officer and Ms. Shaina Madden, Acting Director of Housing Lending presented that the Housing Opportunity Fund (HOF), established in 2016 via City Council Ordinance #37, supports the development and preservation of affordable and accessible housing within the City of Pittsburgh. In December 2017, City Council passed a resolution approving the terms and authorizing the execution and delivery of a Cooperation Agreement with the URA to the administer the HOF. City Council further authorized the assignment of \$10 million per year to the URA for the purpose of implementing the HOF. This assignment was approved for a 12-year period that commenced on January 1, 2018.

In June 2018, the Mayor appointed the 17 members of the HOF Advisory Board. According to the HOF's enabling legislation, the Advisory Board works with URA staff to create and approve an Annual Allocation Plan (AAP) which outlines proposed funding levels by programmatic category. Each year, the Advisory Board makes its recommendations regarding the allocation plan and sends the agreed upon AAP to the URA Board of Directors, the HOF's Governing Board, for final approval. Once the URA Board of Directors approves the AAP, it is presented to City Council.

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To help prepare for the 2022 AAP - the fifth in HOF's history - URA staff created the Affordable Housing Public Survey to receive public input on the 2022 AAP draft. Over six-week survey period, 480 unique responses were recorded. Respondents submitted their answers to questions related to the availability of affordable housing, housing priorities, how the \$10 million 2022 HOF should be allocated, and how the COVID-19 pandemic affected housing in their community. Primary methods of distribution included virtual community meetings, email and social media, and phone outreach. A memo of survey results and findings was created by URA staff and shared with the HOF Advisory Board to help guide the drafting of the 2022 AAP.

The HOF Advisory Board held a working meeting on August 24, 2021, to discuss drafting the AAP. To guide the drafting process, the Advisory Board was given:

- A memo that summarized the 2022 survey data;
- Data on 2021 HOF expenditures; and
- Data on the supply and demand of the current programs.

After much discussion, each Advisory Board member was asked to complete a worksheet creating a draft plan. During the September 2, 2021, HOF Advisory Board Meeting the 2022 AAP Advisory Board averages were discussed with HOF Board members and the public. The HOF Advisory Board averages were similar to URA staff recommendations, with the exception of 2022 Demonstration Dollars.

The draft 2022 plan was then put on the URA website on September 3, 2021, with instructions on how the public could comment. Ten comments were received and presented to the HOF Advisory Board for discussion. An additional seven comments were received during the October 7, 2021, HOF Advisory Board. These commenters encouraged the HOF Board to fund the Legal Assistance Program at a higher amount. This was because many legal service advocates anticipate a large wave of evictions in the near future, despite current, perhaps artificially subdued, eviction conditions on the ground.

In response to public comment, the HOF Advisory Board eliminated Demonstration Dollars from the 2022 HOF AAP and shifted monies to the Legal Assistance Program. The plan received a final vote of approval from the HOF Advisory Board on October 7, 2021. The URA Board will consider the 2022 AAP at its Regular October 14, 2021, meeting. If approved by the URA Board on October 14, 2021, the 2022 HOF AAP will then be presented to City of Pittsburgh Council for review and approval.

The 2022 Allocation Plan is identified below:

2022 Housing Opportunity Fund Annual Allocation Plan (TENTATIVE)				
HOF Programs	30% AMI OR BELOW	50% AMI OR BELOW	80% AMI OR BELOW	TOTAL
Rental Gap Financing (RGP) <i>Building more affordable housing for rent</i>	\$3,000,000	\$800,000		\$3,800,000
Housing Stabilization Program (HSP) <i>Short-term financial help for renters in an emergency</i>	\$150,000	\$375,000		\$525,000
Down Payment Assistance (DPCCAP) <i>Helping people buy their first homes</i>			\$700,000	\$700,000
Homeowner Assistance Program (HAP) <i>Helping people make home repairs</i>	\$1,050,000	\$700,000	\$400,000	\$2,150,000

For-Sale Development Program (FSDP) <i>Building more for-sale affordable housing</i>			\$950,000	\$950,000
Legal Assistance Program (LAP) <i>Helping people with legal housing issues</i>	\$300,000	\$100,000	\$50,000	\$450,000
Small Landlord Fund <i>Increase availability of affordable rental units/housing eligible for Housing Choice Voucher holders</i>		\$275,000	\$150,000	\$425,000
<i>Administration (up to \$1M)</i>				\$1,000,000
Total:	\$4,500,000	\$2,250,000	\$2,250,000	\$10,000,000

Program Descriptions

The following are brief descriptions of the eight programs identified in the 2022 HOF AAP. All included programs are allowable in accordance with the HOF's enabling legislation, and, with the exception of the Small Landlord Fund, have been previously approved and have approved Program Guidelines.

Housing Stabilization Program (HSP)

The Housing Stabilization Program (HSP) is a housing crisis intervention program that provides one-time or short-term financial assistance to renters at 50% AMI or below and homeowners at 80% AMI or below who are facing a temporary non-recurring housing crisis. City of Pittsburgh renters may receive up to \$3,000; and homeowners may receive up to \$6,000 in housing assistance. To date, the program has assisted over 1,400 households with emergency rental, utility, and mortgage assistance.

Rental Gap Program (RGP)

The Rental Gap Funding Program provides secured loans for the new construction and/or preservation of affordable rental units. For projects in the development process that have units serving households at or below 30% and/or 50% AMI, developers may apply for secured loans for acquisition and construction, or renovation/preservation, of rental housing projects. To date, 461 affordable units have/are being created through this program.

Down Payment and Closing Cost Assistance (DPCCA)

First time homebuyers with incomes up to 115% AMI may apply to the URA for down payment and closing cost assistance for the purchase of a house in Pittsburgh. To date, 240 households have used this program to purchase a home.

Homeowner Assistance Program (HAP)

The HAP Program addresses unsafe and unhealthy conditions in homes owned by homeowners with incomes at or below 30%, 50%, and/or 80% AMI. Nonprofits may apply for funds for renovation and associated services, or households may apply directly to the URA. Examples of eligible repairs are new roofs, furnace replacement, weatherization repairs, and/or accessibility modifications. The HAP program also includes tangled title assistance for homeowners. To date, 239 households have completed or have been preapproved for the program, and 136 projects are on the waiting list.

For-Sale Development Program (FSDP)

The For-Sale Development Program expands the pool of quality for-sale housing affordable to households at or below 80% AMI. Developers may apply to HOF for costs associated with the development of residential property including acquisition, rehabilitation, or new construction, and soft costs associated with the property development. Funds will help bridge the gap between total

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development cost and the future sales price. Funds may also be used in the form of deferred second mortgages for the future homeowners. The future homeowners must reside in the property. To date, 48 for-sale houses have been/are being created through this program.

Legal Assistance Program

The Legal Assistance Program will provide housing legal assistance to renters at 50% AMI or below and homeowners at 80% AMI or below to address evictions, foreclosures, and tangled-title issues. The Legal Assistance Program has been operational since May 2021 and has assisted 45 households.

Small Landlord Fund

The URA's Small Landlord Fund provides funding to small landlords for the conversion and/or preservation of existing affordable rental housing in the City of Pittsburgh by providing low interest rate loans to landlords who need to renovate 10 or fewer affordable rental units. Landlords must agree to rent renovated units to either a Housing Authority City of Pittsburgh (HACP) Housing Choice Voucher (HCV) holder or to households that make at or below 80% of Pittsburgh's AMI. Under the URA's Small Landlord Fund program, eight units have been preserved and 17 are in process.

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

RESOLUTION NO. 291 (2021)

RESOLVED: That the Final 2022 Housing Opportunity Fund (HOF) Allocation Plan is hereby approved.

5. 925 Technology Drive – New Parking Garage in Pittsburgh Technology Center
 - a. Four prime contract Agreements for the new construction of a six-story parking garage with CPS Construction Group for an amount up to \$14,335,980 (General Construction); with W.G. Tomko, Inc. for an amount up to \$304,333 (Plumbing Construction); with W.G. Tomko, Inc. for an amount up to \$65,555 (Mechanical Construction); and with Clista Electric for an amount up to \$1,847,000 (Electrical Construction).
 - b. Pittsburgh Development Fund loan to the URA for an amount not to exceed \$2,500,000.

Mr. Flisram requested Board approval of the above items.

Mr. McGarry Luginski, Senior Project Engineer and Ms. Amanda Loutitt, Project Development Manager presented that in June 2019, the URA released a Request for Proposals (RFP) for design and engineering services for a new parking garage in Pittsburgh's Technology Center (PTC). The project is intended to unleash the development potential of PTC's final developable parcels. In December 2019, the parking garage design process commenced with the Board's selection of an architect. In August 2021, the Board authorized the URA to enter into a loan agreement with a bank, in an amount not to exceed \$10 million, to support the garage's construction.

The URA completed a parking study during the project's planning phases. This study demonstrated the need for additional parking spaces at PTC to meet both market demand and the City of Pittsburgh's parking requirements for future PTC parcel developments. This parking structure will provide the 600

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additional spaces necessary to support development potential at the Elmhurst Innovation Center as well as the remaining two vacant lots.

Contract Agreements

The Board is being asked to award the four following contracts, with funding sourced from TC Sale Proceeds, PDF Reserves, TIF Surplus, and Debt Financing, for the new PTC parking garage:

CPS Construction Group – General Construction Contract up to \$14,335,980

Authorization is requested to enter into an Agreement with CPS Construction Group for General Construction services on the new six-story PTC parking garage. MWBE participation in the project is MBE (7%) and WBE (9%). It should be noted that over half the contract value is related to pre-cast concrete fabrication. There are only three local vendors for this specific scope of work on this project. They are not MWBE firms. The MWBE plan has been approved.

W.G. Tomko - Plumbing Contract up to \$304,333 & Mechanical Construction Contract up to \$65,555

Authorization is requested to enter into an Agreement with W.G. Tomko, Inc. for Plumbing Construction on the new six-story PTC parking garage. The project was competitively bid, and bids were opened on July 14, 2021.

Five bids were received for the work. W.G. Tomko, Inc. was the lowest responsible bidder. The work will include plumbing related items. MWBE participation in the project is MBE (16%) and WBE (5%). It should be noted that W.G. Tomko is a self-performing contractor. The MWBE plan has been approved.

Authorization is further requested to enter into an Agreement with W.G. Tomko, Inc. for Mechanical Construction on the new six-story PTC parking garage. The project was competitively bid, and bids were opened on July 14, 2021. Two bids were received for the work. W.G. Tomko, Inc. was the lowest responsible bidder. The work will include but is not limited to equipment installation, elevators, commissioning, etc. The contract value is below the threshold required for a full MWBE plan, but the contractor will provide MBE (13%) and WBE (2%) participation.

Clista Electric - Electric & Electrical Construction Contract up to \$1,847,000

Authorization is requested to enter into an Agreement with Clista Electric for Electrical Construction on the new six-story PTC parking garage. The project was competitively bid, and bids were opened on July 14, 2021. Six bids were received for the work. Clista Electric was the lowest responsible bidder. The work will include but is not limited to electrical installation work, electrical vehicle charging stations, lighting, automated signage, etc. Clista Electric's MWBE participation on the project is MBE (18%) and WBE (7%).

Pittsburgh Development Fund Loan

The Pittsburgh Development Fund (PDF) loan, in an amount not to exceed \$2,500,000, is an essential piece of the 925 Parking Garage's funding plan. The funding plan includes:

- PTC Sale Proceeds totaling \$8,464,624.55
- PDF Loan totaling \$2,500,000
- PTC TIF Surplus totaling \$1,077,377.02
- Pending RACP Funding Request totaling \$5,000,000
- Construction Loan in final stages of underwriting totaling approximately \$8,100,000

The Construction Loan amount bridges the pending RACP grant as well as the TIF Surplus Amount, which will be available in 2024 after current TIF debt obligations are met. The PTC TIF will sunset in 2026.

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Barring any additional PTC improvements eligible for TIF funding, approximately \$2.5 million in additional surplus can be available to further pay down garage debts in 2026.

Construction of the 925 Technology Drive garage is expected to last 10 months once site work commences.

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

RESOLUTION NO. 292 (2021)

RESOLVED: That an agreement with CPS Construction Group for general construction of a parking garage, at 925 Technology Drive, Pittsburgh Technology Center, for an amount up to \$14,335,980, is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 293 (2021)

RESOLVED: That an agreement with W.G. Tomko, Inc. for plumbing construction of a parking garage, at 925 Technology Drive, Pittsburgh Technology Center, for an amount up to \$304,333, is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 294 (2021)

RESOLVED: That an agreement with W.G. Tomko, Inc. for mechanical construction of a parking garage, at 925 Technology Drive, Pittsburgh Technology Center, for an amount up to \$65,555, is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 295 (2021)

RESOLVED: That an agreement with Clista Electric for electrical construction of a parking garage, at 925 Technology Drive, Pittsburgh Technology Center, for an amount up to \$1,847,000, is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 296 (2021)

RESOLVED: That a loan with the URA for construction of a parking garage, at 925 Technology Drive, Pittsburgh Technology Center, in an amount of up to \$2,500,00, payable from the Pittsburgh Development Fund (PDF) is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance, on behalf of the Authority, is hereby authorized to execute a loan

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

6. 1602 - 1606 Broadway Avenue

- a. Option Agreement for the sale of Block 35-F, Lot 267, in the 19th Ward, to Casa San Jose or a related entity for \$1 plus costs.

Mr. Flisram requested Board approval of the above item.

Ms. Loutitt presented that in Spring 2021, Casa San Jose approached the URA to express interest in developing 1602-1606 Broadway Avenue, a property located in Pittsburgh's Beechview neighborhood. The URA executed a Hold from Market Letter on May 6, 2021, with the intent to provide Casa San Jose sufficient time to perform due diligence activities for the potential development of the property into office space. Casa San Jose has since completed its feasibility study and gained approval from its Board to proceed with development and acquisition.

Initial estimates for the proposed redevelopment project are \$3,400,000. These estimates include the addition of an elevator, stair tower, and other ADA-compliant improvements. The City of Pittsburgh allocated \$1,000,000 in American Rescue Plan Act (ARP) funding to the URA for use in developing the site for Casa San Jose. Casa San Jose has launched a capital fundraising campaign to generate the remainder of funding for the development and acquisition.

The URA has been asked to develop the site for Casa San Jose, who will in turn lease the property until the end of their fundraising campaign, at which time they will exercise their option to purchase the property at cost. Completion of construction for Phase 1 (exterior) and Phase 2 (interior) is expected within 12 months of Lease Agreement execution. The Lease Agreement allows for the URA to leverage pledged revenue to bridge the project's financing gap while Casa San Jose continues to fundraise for its purchase. The leasing period will begin at the end of construction.

Casa San Jose is a Pennsylvania nonprofit corporation with a mailing address of 2116 Broadway Avenue, Pittsburgh, PA 15216. Monica Ruiz is Executive Director.

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

RESOLUTION NO. 297 (2021)

RESOLVED: That an option agreement with Casa San Jose or a related entity for the sale of Block 35-F, Lot 267, in the 19th Ward, for an amount up to \$1.00 plus costs, is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

7. SouthSide Works - Multifamily Project

- a. Proposal and form of contract for the sale of Block 26-E, Lot 9 (part), commonly referred to as Parcel B3b, in the 16th Ward to Pittsburgh SSW Waterfront, LLC for \$425,000 per acre plus costs.

Mr. Flisram requested Board approval of the above item.

Adelaide Roddy, Project Manager, presented that Authorization is requested to accept the Redevelopment Proposal and enter into a disposition contract with Pittsburgh SSW Waterfront, LLC or a related entity for the sale of a portion of Block 26-E, Lot 9 (B3b) estimated to total 1.7792 acres or \$756,160. Pittsburgh SSW Waterfront, LLC is an affiliate entity of SomeraRoad Inc. ("SomeraRoad").

SomeraRoad proposes constructing a seven-story, 246-unit residential building along the Southside Works riverfront in the South Side Flats neighborhood. The complex will be privately financed and include:

- 49 studio, 170 one-bedroom, and 27 two-bedroom market-rate units
- Parking for 180 vehicles
- Over 30,000 square feet of indoor and outdoor residential amenity space
- Upgrades to the South Water Street scape and linkages to the South Shore Riverfront Park & Heritage Trail

The development will advance the URA's mission by accomplishing several public goals. SomeraRoad will, in its redevelopment of the Southside Works site:

- Leverage more than \$26 million in private investment to revitalize a former brownfield steel mill site, which will require major geotechnical and remediation work. The land currently sits vacant and represents an environmental liability to the URA.
- Generate significant tax revenue for the City of approximately \$922,500 per year or \$9.225 million over the 10 years.
- Deliver 17 affordable units to the area at the neighboring property, The Flats. These units will become low-income housing upon tenant turnover, which will likely happen before the new development is occupiable.
- Increase MWBE participation by 7% - from 18% to 25% - and increase women-owned business participation by 3% - from 7% to 10%
- Invest \$4.7 million in public infrastructure and improvements, including, but not limited to public art, streetlights, an ice-skating rink, a playground, and a town square for community events.
- Contribute \$1.5 million towards annual maintenance over a 10-year period keeping South Shore Riverfront Park, Tunnel Park, and surrounding greenspace in clean condition.
- Reserve 5,000 square feet of below market-rate retail space for locally owned businesses (\$15 NNN per square foot—market rate is \$30 NNN per square foot).

Where appropriate, the disposition contract will contain requirements for the above referenced goals. The disposition contract will also require SomeraRoad to resolve any property boundary matters and complete a subdivision for the property.

Total development costs are estimated to be \$75.3 million.

Background

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On July 2020, the URA executed a Development Agreement with SomeraRoad, assigning development rights to several SouthSide Works parcels including B3b and D3a. Due to the global pandemic, labor shortages, rising materials costs, and unforeseen geotechnical conditions, which have increased the overall project budget, URA staff recommend making the following changes to the Development Agreement:

- Convert the B3b annual lease price of \$27,072/acre into a fee simple purchase price of \$425,000/acre and extend the term through May 31, 2022.
- Extend the D3a development rights through April 12, 2026.
- Reduce the D3a annual lease price of \$78,209/acre to \$37,564/acre and hold the term through April 12, 2024, after which the lease price will increase to \$93,913 until the development rights expire.

The above changes will increase the viability of the project and help the URA further its agencywide goals, including creating more affordable housing. Approval will be contingent upon SomeraRoad providing B3b equity and lender letters of interest by December 17, 2021.

Prior to the sale of the property, the proposed development will again be presented to the URA Board for approval of final drawings and evidence of financing and for authorization to execute the deed. Further, such final approvals will not include authorization to begin construction on infrastructure improvements, unless designs have been thoroughly vetted by URA staff.

The MWBE Program Officer has reviewed and approved an MWBE Narrative for this project.

Pittsburgh SSW Waterfront, LLC is a limited liability company with a mailing address of 130 West 42nd Street Floor 22, New York, New York 10036. Ian Ross is principal/founder of both Pittsburgh SSW Waterfront, LLC and SomeraRoad Inc.

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

RESOLUTION NO. 298 (2021)

RESOLVED: That the Redevelopment Proposal submitted by SSW Waterfront, LLC, for the sale of Block 26-E, Lot 9 (part), commonly referred to as Parcel B3b, in the 16th Ward, and execution of a disposition contract by sale to SSW Waterfront, LLC, for \$425,000 per acre plus costs, are hereby approved, and the Executive Director, Director of Finance and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

8. Approval of 2021 Neighborhood Initiatives Fund Grantees

- a. Authorization to enter into NIF grant agreements and related contracts with the seven organizations at respective NIF grant award amounts.

Mr. Flisram requested Board approval of the above item.

Ms. Josette Fitzgibbons, Business Program Officer, presented that the Neighborhood Initiative Fund (NIF) program provides grants to community driven projects and programs to help unlock economic and

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placemaking potential within neighborhood commercial corridors, and support vision-to-action community investment strategies that build an equitable Pittsburgh.

This authorization requests an initial round of NIF investments as a result of the 2021 NIF funding round process announced June 15, 2021, with applications due August 31, 2021, and September 2021 application review.

Twenty-three applications were received, totaling \$1.6 million in requests. Fifteen of those are in AOH corridors.

This authorization requests approval for an initial 7 projects, totaling \$500,000 in NIF investments as follows:

GROUP	PROJECT	NEIGHBORHOOD	AoH PROJECT?	AMOUNT
Jazmine Nyree	Jasmine Nyree Community Access Project	Sheraden	yes	\$100,000
Mt. Washington CDC	MWBE Stage II Incubator in Mount Washington	Mount Washington	no	\$30,000
OBID	Pods of Opportunity	Central Oakland	no	\$40,000
S. Hilltop Men's Group	Beltzhoover Institute for Arts and Science	Beltzhoover	yes	\$100,000
Neighborhood Allies	Big Tom's	Hill District	yes	\$100,000
Larimer Consensus Group with Larimer LLC	Facade Restoration at 523-527 Larimer	Larimer	yes	\$100,000
Perry Hilltop Citizens Council	2115 Perrysville Renovation	Perry Hilltop/Perry South	yes	\$30,000
			TOTAL:	\$500,000

Additional investments may be recommended for award in the future subject to availability of funding. NIF projects can be funded by local and Federal dollars, including City PAYGO and Community Development Block Grant dollars.

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

RESOLUTION NO. 299 (2021)

RESOLVED: That a grant with Jazmine Nyree for the Jasmine Nyree Community Access Project, for an amount up to \$100,000, payable from NIF grant funding is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 300 (2021)

RESOLVED: That a grant with Mt. Washington CDC for the MWBE Stage II Incubator, for an amount up to \$30,000, payable from NIF grant funding is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 301 (2021)

RESOLVED: That a grant with OBID for Pods of Opportunity, for an amount up to \$40,000, payable from NIF grant funding is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 302 (2021)

RESOLVED: That a grant with Neighborhood Allies for Big Tom's, for an amount up to \$100,000, payable from NIF grant funding is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 303 (2021)

RESOLVED: That a grant with S Hilltop Men's Group for Beltzhoover institute for Arts and Science, for an amount up to \$100,000, payable from NIF grant funding is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 304 (2021)

RESOLVED: That a grant with Larimer Consensus Group with Larimer LLC for the Facade Restoration at 523-527 Larimer, for an amount up to \$100,000, payable from NIF grant funding is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 305 (2021)

RESOLVED: That a grant with Perry Hilltop Citizens Council for the 2115 Perrysville Renovation, for an amount up to \$30,000, payable from NIF grant funding is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

DISCLOSURES AGENDA

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

1. **Garfield – North Negley Residences**

- a. Authorization to amend Resolution 291 (2020) to increase the Rental Gap Program loan with 327 NN LLC from \$1,225,000 to \$ 1,725,000.

RESOLUTION NO. 306 (2021)

RESOLVED: That Resolution No. 291 (2020), is hereby amended to increase the Rental Gap Program loan with 327 NN LLC from \$1,225,000 to \$ 1,725,000.

2. **Agreements with Housing Stabilization Program Administrators:**

- a. Authorization to amend a contract by \$214,509.52 from \$410,000 to \$624,509.52 for the YWCA of Greater Pittsburgh to be sourced by HOF 2021 in the amount of \$180,000 and \$34,509.52 to be sourced with reallocated HOF 2020 funds.

RESOLUTION NO.307 (2021)

RESOLVED: That amendment of Agreement with the YWCA of Greater Pittsburgh, for an increase of \$214,509.52, with a total amount of up to \$624,509.52 payable by HOF 2021 funds and reallocated HOF 2020 funds is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

- b. Authorization to amend a contract by \$150,000 from \$165,000 to \$315,000 for Chartiers to be sourced by HOF 2021.

RESOLUTION NO.308 (2021)

RESOLVED: That amendment of Agreement with Chartiers, for an increase of \$150,000, with a total amount of up to \$315,000 payable by HOF 2021 funds is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

- c. Authorization to amend a contract by \$303,000 from \$700,000 to \$1,003,000 for Urban League of Greater Pittsburgh to be sourced by HOF 2021.

RESOLUTION NO. 309 (2021)

RESOLVED: That amendment of Agreement with Urban League of Greater Pittsburgh, for an increase of \$303,000, with a total amount of up to \$1,003,000 payable by HOF 2021 funds is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority,

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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.

3. Authorization to amend the Community Development Investment Fund (CDIF) Guidelines to include the URA and affiliates (including PEIDC and PHDC) as eligible applicants; increase maximum grant award to \$500,000; eliminate maximum awards per calendar year; add 2% closing fee; and change program statement of purpose to include "to a create neighborhood business district sustaining development and affordable commercial space for local small businesses."

RESOLUTION NO. 310 (2021)

RESOLVED: That amendment of the Community Development Investment Fund (CDIF) Guidelines to include the URA and affiliates (including PEIDC and PHDC) as eligible applicants; increase maximum grant award to \$500,000; eliminate maximum awards per calendar year; add 2% closing fee; and change program statement of purpose to include "to a create neighborhood business district sustaining development and affordable commercial space for local small businesses." is hereby approved.

4. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh concerning the sale of the Troy Hill Fire Station (Parcel 48-N-10).

RESOLUTION NO. 311 (2021)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the sale of the Troy Hill Fire Station (Parcel 48-N-10) is hereby approved and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute a cooperation agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

5. Temporary Easement Agreement with Michelle and John Connor, favoring the Urban Redevelopment Authority of Pittsburgh, for Block 26-N, Lot 150 in the 5th Ward for staircase improvements.

RESOLUTION NO. 312 (2021)

RESOLVED: That an temporary easement agreement with Michelle and John Connor favoring the Urban Redevelopment Authority of Pittsburgh for staircase improvements of Block 26-N, Lot 150 in the 5th Ward, is hereby approved and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute an temporary easement agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

6. Authorization for the URA to apply for grant funding from the Redevelopment Authority of Allegheny County (RAAC) Gaming Economic Development Tourism Fund. In the event of a grant award, this authorization provides for an agreement and related grant expenditures in an amount not to exceed \$500,000.

RESOLUTION NO. 313 (2021)

RESOLVED: That application to the Redevelopment Authority of Allegheny County (RAAC) for a Gaming Economic Development Tourism Fund grant, for an amount not to exceed \$500,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute 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 Tourism Fund grant from the Redevelopment Authority of Allegheny County (RAAC), for an amount not to exceed \$500,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

7. Authorization for the URA to apply for grant funding from the Pennsylvania Housing Finance Agency Community Revitalization Fund. In the event of a grant award, this authorization provides for an agreement and related grant expenditures in an amount not to exceed \$1 million.

RESOLUTION NO. 314 (2021)

RESOLVED: That application to the Pennsylvania Housing Finance Agency for a Community Revitalization Fund grant, for an amount not to exceed \$1,000,000, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Community Revitalization Fund grant from the Pennsylvania Housing Finance Agency, for an amount not to exceed \$1,000,000, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

8. Authorization to submit a grant application and enter into related grant contract with the U.S. Department of Commerce for an Economic Development Administration Public Works grant of up to \$3 million for the construction of a pedestrian bridge between Bakery Square and the Larimer neighborhood.
 - a. Subgrant Agreement with entities to be determined.
 - b. Fee Agreement with Walnut Capital, Aspire Grants & Development LLC and/or a related entity.

RESOLUTION NO. 315 (2021)

RESOLVED: That application to the U.S. Department of Commerce for an Economic Development Administration Public Works grant, for the construction of a pedestrian bridge between Bakery Square

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and the Larimer neighborhood, for an amount not to exceed \$3,000,000, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an 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 an Economic Development Administration Public Works grant from the U.S. Department of Commerce, for the construction of a pedestrian bridge between Bakery Square and the Larimer neighborhood, for an amount not to exceed \$3,000,000, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 316 (2021)

RESOLVED: That a subgrant to entities to be determined, for an Economic Development Administration Public Works grant from the U.S. Department of Commerce, for the construction of a pedestrian bridge between Bakery Square and the Larimer neighborhood for an amount not to exceed \$3,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 317 (2021)

RESOLVED: That a fee agreement with Walnut Capital, Aspire Grants & Development LLC and/or a related entity for an Economic Development Administration Public Works grant from the U.S. Department of Commerce, for the construction of a pedestrian bridge between Bakery Square and the Larimer neighborhood, is hereby approved and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute a fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

9. Authorization to convey Block 23-F, Lot 301 (0 Jacksonia Street) in the 25th Ward to Pittsburgh Land Bank for \$1.00 plus costs. - 320

RESOLUTION NO. 318 (2021)

RESOLVED: That the conveyance of Block 23-F, Lot 301 (0 Jacksonia Street) in the 25th Ward, to the Pittsburgh Land Bank, for \$1.00 plus costs, is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is authorized to take any and all actions and execute such documents as are necessary to effectuate the terms of the conveyance, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

10. Authorization to convey Block 23-F, Lot 336 (0 Arch Street) in the 25th Ward to Pittsburgh Land Bank for \$1.00 plus costs.

RESOLUTION NO. 319 (2021)

RESOLVED: That the conveyance of Block 23-F, Lot 336 (0 Arch Street) in the 25th Ward, to the Pittsburgh Land Bank, for \$1.00 plus costs, is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is authorized to take any and all actions and execute such documents as are necessary to effectuate the terms of the conveyance, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

11. Authorization to convey Block 27-B, Lot 18 (3312 Camp Street) in the 5th Ward to Pittsburgh Land Bank for \$1.00 plus costs. -322

RESOLUTION NO. 320 (2021)

RESOLVED: That the conveyance of Block 27-B, Lot 18 (3312 Camp Street) in the 5th Ward, to the Pittsburgh Land Bank, for \$1.00 plus costs, is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is authorized to take any and all actions and execute such documents as are necessary to effectuate the terms of the conveyance, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

12. Authorization to convey Block 27-B, Lot 19 (3314 Camp Street) in the 5th Ward to Pittsburgh Land Bank for \$1.00 plus costs. -323

RESOLUTION NO. 321 (2021)

RESOLVED: That the conveyance of Block 27-B, Lot 19 (3314 Camp Street) in the 5th Ward, to the Pittsburgh Land Bank, for \$1.00 plus costs, is hereby approved, and the Executive Director, Deputy Executive Director, and/or Director of Finance, on behalf of the Authority, is authorized to take any and all actions and execute such documents as are necessary to effectuate the terms of the conveyance, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

13. Acquisition of the following privately owned properties from Hilltop Housing Ventures for \$1.00 plus costs using Strategic Site Acquisition funds:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
18	14-E-159	Beltzhoover Avenue
18	14-E-160	Beltzhoover Avenue
18	14-E-163	Beltzhoover Avenue
18	14-E-164	Beltzhoover Avenue
18	14-E-165	Beltzhoover Avenue
18	14-E-167	Beltzhoover Avenue
18	14-E-239	329 Beltzhoover Avenue
18	14-E-241	335 Beltzhoover Avenue
18	14-E-242	339 Beltzhoover Avenue
18	14-E-244	345 Beltzhoover Avenue

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RESOLUTION NO. 322 (2021)

RESOLVED: That the acquisition of the following privately owned properties from Hilltop Housing Ventures to the URA, for \$1.00 plus cost, payable from Strategic Site Acquisition funds, is hereby approved, and the Executive Director, Deputy Executive Director and/or the Director of Finance, on behalf of the Authority, is authorized to execute 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>Address</u>
18	14-E-159	Beltzhoover Avenue
18	14-E-160	Beltzhoover Avenue
18	14-E-163	Beltzhoover Avenue
18	14-E-164	Beltzhoover Avenue
18	14-E-165	Beltzhoover Avenue
18	14-E-167	Beltzhoover Avenue
18	14-E-239	329 Beltzhoover Avenue
18	14-E-241	335 Beltzhoover Avenue
18	14-E-242	339 Beltzhoover Avenue
18	14-E-244	345 Beltzhoover Avenue

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

DocuSigned by:

Theresa Schacht

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Assistant Secretary