

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

December 8, 2022 – 2:00 P.M., E.S.T.

Members Present: Chintalapalli, Powell, Lavelle, Williamson, Innamorato

Members Absent: None

Staff Present: Harris, Nemani-Stanger, Grantham, Persson, Teclay, Link, Williams, Geiger, Schacht and Bohince

Chair Chintalapalli called the Regular Meeting to order and declared a quorum present.

1. Roll Call
2. General
 - a. Approval of the November 10, 2022, Regular URA Board Meeting Minutes
3. Public Comment – See attached.
4. Announcements
 - a. Chair Chintalapalli announced Executive Sessions, to discuss personnel matters on November 18, 2022, and December 1, 2022, to discuss the URA operating budget.
 - b. Departure of Greg Flisram, Executive Director.
 - c. URA closed from Monday, December 26, 2022, through Monday, January 2, 2023.
5. Centre Avenue – Studio Volcy, LLC – Rhythm Square
 - a. Proposal and form of contract for the sale of Block 10-K, Lots 8, 9, 10, 11, and 12, and Block 10-P, Lots 121-5, 122, 124, 125, 126, 127, and 128, in the 5th Ward, to Studio Volcy, LLC, or a related entity, for \$94,500 plus costs. This action is contingent upon future receipt and/or approval of: 1) the Good Faith Deposit; 2) the Carrying Cost Payment; 3) proposal form; 4) architectural drawings, and; 5) MWBE Cost Calculator.

Ms. Nemani-Stanger requested Board approval of the above item.

Ms. Aster Teclay, Manager of Community Development and Strategy, presented that at its Regular February 2020 meeting, the URA Board authorized Studio Volcy, LLC to enter into exclusive negotiations with the URA for 12 parcels slated to be redeveloped by Studio Volcy into Rhythm Square. With total development costs estimated at \$3.38 million, Rhythm Square will be a mixed-use development consisting of gallery space, micro restaurants, live-work space, and affordable housing units. The project includes the renovation of two existing vacant structures – the former Home Improvement and Centre Builders Lumber Supply warehouses – at 2225 and 2239 Centre Avenue, respectively. 2225 Centre Avenue will be renovated to serve as the new headquarters for Studio Volcy Design & Development, while 2239 Centre Avenue will be adaptively reused and reopened as commercial space.

Since the Board's February 2020 authorization to enter into exclusive negotiations, significant pre-development work has been completed, including:

- Preliminary working drawings;
- MWBE / MWI narrative approval; and
- Fundraising, including a \$500,000 grant submission to the Federal Home Loan Bank (**FHLB**) Board.

Should the Board opt to approve the sale of the 12 parcels, the following items must be addressed by Studio Volcy prior to any future Board action:

1. Submission of the Good Faith Deposit;
2. Submission of the Carrying Cost Payment;
3. Submission and approval of proposal form;
4. Submission and approval of architectural drawings; and
5. Submission and approval of the MWBE Cost Calculator.

While the URA Board would not typically authorize the sale of parcels with these items unresolved, the FHLB grant is a crucial part of Studio Volcy's capital stack and is essential to the project's forward momentum. Because site control is a critical element of FHLB's decision to award grants to projects, the Board's approval of the sale at this time will significantly bolster Studio Volcy's FHLB application.

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

RESOLUTION NO. 316 (2022)

RESOLVED: That the Redevelopment Proposal submitted by Studio Volcy, LLC, or a related entity, for the sale of Block 10-K, Lots 8, 9, 10, 11, and 12, and Block 10-P, Lots 121, 122, 124, 125, 126, 127, and 128, in the 5th Ward, and execution of a disposition contract by sale to Studio Volcy, LLC, or a related entity, for \$94,500 plus costs, are hereby approved, and the Executive Director, Deputy Executive Director, Chief Operating Officer, Chief Development Officer, Senior Counsel, and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents to effectuate the said sale, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

6. Centre Avenue – Letsche School

- a. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 9-R, Lots 163, 164, 165, and 166, in the 3rd Ward to Letsche, LLC, or a related entity, for \$30,000 plus costs.

Ms. Nemani-Stanger requested Board approval of the above item.

Mr. Niklas Persson, Lending Analyst, Residential and Consumer Lending, presented that authorization is requested to accept final drawings, final evidence of financing, and to execute a deed for the sale of Block 9-R, Lots 163, 164, 165, and 166, in the 3rd Ward, to Letsche, LLC, or a related entity, for \$30,000

plus costs. The sale of these parcels is in support of a 9% Low-Income Housing Tax Credit (**LIHTC**) application to the Pennsylvania Housing Finance Agency (**PHFA**).

The four URA-owned parcels are located in the Hill District at the intersection of Crawford and Cliff Streets, opposite the Energy Innovation Center. The parcels are adjacent to the former Letsche Elementary School, a three-story building made of red brick and styled with art-deco ornamentation that opened in 1905. The original Letsche School structure underwent several expansions after opening and was entered into the National Register of Historic Places in 1986. Despite its cultural and historical significance to the Hill District and the City of Pittsburgh, the Letsche School shut down and has remained vacant for approximately 15 years. In the years since its closure, the Letsche School's unused interior fell into a poor condition.

In response, the developer, Beacon Communities, has planned to use 9% LIHTC and historic rehabilitation tax credits to rehabilitate and transform the former Letsche School building into a 42-unit mixed-income apartment building and accompanying community space. The developer will also construct four new townhouses on empty parcels of land that lie opposite of Cliff Street. Per Beacon Communities' development plan, the URA-owned parcels will be transformed into an urban garden and tot lot. Of the total 46 planned units, 34 units (74%) will be income-restricted as follows:

- Five units will be set aside for tenants with incomes at or below 20% of Area Median Income (**AMI**);
- 19 units will be set aside for tenants with incomes at or below 50% of AMI, and;
- 10 units will be set aside for tenants with incomes at or below 60% of AMI.

In June 2022, the Board authorized the URA to enter into a disposition contract with Beacon Communities, while also approving a \$953,650 Rental Gap Program loan, serving as gap financing for the redevelopment of Letsche School. Beacon Communities have since submitted their final drawings as well as all evidence of financing for the project, including pre-commitment letters from PHFA, the Housing Authority of the City of Pittsburgh, as well as their equity investor, KeyBank. Total development costs are estimated at \$22.6 million. Furthermore, Beacon obtained all necessary city and zoning approvals, and has had their final MWBE plan submitted and approved by the URA's compliance team. The project is expected to close December 23, 2022 and is expected to be fully occupied by the summer of 2024.

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

RESOLUTION NO. 317 (2022)

RESOLVED: That the final drawings and evidence of financing submitted by Letsche, LLC, or a related entity, for the sale of Block 9-R, Lots 163, 164, 165, and 166, in the 3rd Ward, for the amount of \$30,000 plus costs are hereby approved, and the Executive Director, Deputy Executive Director, Chief Operating Officer, Chief Development Officer, Senior Counsel and/or Director of Finance, 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.

7. Hill District – Bedford Dwellings/Choice Implementation Grant

- a. Commitment of funds from the following programs to the Choice Neighborhoods Initiative in the Hill District:

- i. Authorization to waive Avenues of Hope Commercial Real Estate Program guidelines to exceed the maximum amount of \$200,000 to commit an amount not to exceed \$350,000.
 - ii. Pittsburgh Business Fund financing in an amount not to exceed \$400,000.
- b. Authorization to enter into an option agreement with Reed Roberts Housing, LP, or a related entity, for a period of 12 months, for the sale of certain properties in the 3rd Ward for Bedford Choice Phase I (Reed-Roberts), at a price to be negotiated based on consideration of URA costs to be balanced against the need for a successful application for a Choice Neighborhoods Initiative Implementation grant.
- c. Authorization to enter into an option agreement with the Housing Authority of the City of Pittsburgh, for a period of 12 months, for the sale of certain properties in the 5th Ward for Bedford Choice Phase IV (Herron Avenue), at a price to be negotiated based on consideration of URA costs to be balanced against the need for a successful application for a Choice Neighborhoods Initiative Implementation grant.
- d. Authorization to enter into a Choice Neighborhood Partnership Implementation Agreement with the City of Pittsburgh, the Housing Authority of the City of Pittsburgh, TREK Development Group, or a related entity, and Allies & Ross Management and Development Corporation.
- e. Authorization to execute a tri-party agreement with TREK Development Group, or a related entity, and the Housing Authority of the City of Pittsburgh for activities related to the Bedford Choice Phase I project, for Block 11-E, Lot 350, in the 3rd Ward.

Ms. Nemani-Stanger requested Board approval of the above item.

Mr. Brandon Wilson, Project Manager, Project & Asset Management Department, presented that the Choice Neighborhoods Initiative leverages significant public and private dollars to support locally driven strategies that address neighborhoods with distressed public or U.S. Department of Housing and Urban Development (**HUD**) -assisted housing through a comprehensive approach to neighborhood transformation. The program helps transform neighborhoods by revitalizing severely distressed public and/or assisted housing and by catalyzing critical improvements in the neighborhood, including vacant property, housing, businesses, services, and schools.

Choice Neighborhoods is focused on three core goals:

1. **Housing** – Replace distressed public and assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood.
2. **People** – Improve outcomes of households living in the target housing related to employment and income, health, and children’s education.
3. **Neighborhood** – Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets – including safety, good schools, and commercial activity – that are important to families’ choices about their community.

The Housing Authority of the City of Pittsburgh (**HACP**) and the City of Pittsburgh intend to apply for a Choice Neighborhoods Initiative Implementation grant being offered by HUD for the Bedford Dwellings public housing community and the Hill District. If awarded, the Choice Neighborhood Implementation grant will make available approximately \$350 million to award grants of up to \$50 million each. The grant application is due January 11, 2023.

The URA is working with HACP, TREK Development Group (its selected development partner), and others in the Hill District to complete and submit the Choice Neighborhood Implementation grant application. This application builds on a two-year planning process that ended in June 2018. The Choice Neighborhoods Initiative team has undertaken ongoing engagement within the Hill District since the completion of the planning process and is using this engagement to inform the goals of the Choice Neighborhood Initiative grant. The neighborhood portion of the grant application will focus on the rehabilitation and construction of for-sale single-family housing, façade improvements and full housing rehabilitation for the neighborhood’s homeowners, the construction ground floor commercial space in mixed-use buildings, and the construction of an active recreation space and trails behind the reconstructed Bedford Dwellings.

The above URA funding authorizations are needed to show funding leverage for the application and are contingent upon the award of HUD Choice Neighborhood Initiative grant funds. The funds will need to be expended over a five to seven-year period.

To demonstrate site control for the Choice Neighborhood Initiative grant application, the URA will need to enter into option agreements with:

- Reed Roberts Housing, LP, or a related entity, for the URA- and City-owned properties to be included in Bedford Choice Phase I (Reed Roberts), and;
- HACP for the URA- and City-owned properties to be included in Bedford Choice Phase IV (Herron Avenue).

Accordingly, authorization is requested to enter into an option agreement with Reed Roberts Housing, LP, or a related entity, for the sale of the following 33 properties located in the 3rd Ward:

URA-OWNED PARCELS			
PARCEL #	ADDRESS	PARCEL #	ADDRESS
11-A-35	REED ST	11-E-300-A	COLWELL ST
11-A-37	REED ST	11-E-300-B	COLWELL ST
11-A-38	REED ST	11-E-301	COLWELL ST
11-A-40	REED ST	11-E-305	MILLER ST
11-A-41	REED ST	11-E-307	MILLER ST
11-A-43	HELDMAN ST	11-E-308	MILLER ST
11-A-44	HELDMAN ST	11-E-309	MILLER ST
11-A-46	HELDMAN ST	11-E-310	MILLER ST
11-A-47	HELDMAN ST	11-E-311	MILLER ST
11-A-48	HELDMAN ST	11-E-312	MILLER ST
11-A-151	HELDMAN ST	11-E-313	MILLER ST
11-E-297-B	KEARNEY WAY	11-E-314	MILLER ST
11-E-298	1717 COLWELL ST	11-E-318	MILLER ST
11-E-298-A	COLWELL ST	11-E-319	MILLER ST
11-E-299	COLWELL ST		

CITY-OWNED PARCELS	
PARCEL #	ADDRESS
11-A-36	73 REED ST
11-A-42	REED ST
11-E-304	MILLER ST
11-E-306	81 MILLER ST

Authorization is also requested to enter into an option agreement with HACP for the sale of the following 47 properties in the 5th Ward:

URA-OWNED PARCELS			
PARCEL #	ADDRESS	PARCEL #	ADDRESS
10-D-340	WYLIE AVE	27-A-115	WYLIE AVE
10-D-341	WYLIE AVE	27-A-116	GRANITE ST
10-D-342	WYLIE AVE	27-A-116-A	WYLIE AVE
10-D-342-A	WYLIE AVE	27-A-117	WYLIE AVE
10-D-343	WYLIE AVE	27-A-164	HERRON AVE
10-D-345	WYLIE AVE	27-A-165	HERRON AVE
10-D-346	ORBIN ST	27-A-166	HERRON AVE
10-D-348	OBRIN ST	27-A-168	HERRON AVE
10-D-349	ORBIN ST	27-A-169	HERRON AVE
10-D-350	ORBIN ST	27-A-170	HERRON AVE
10-D-351	ORBIN ST	27-A-171	HERRON AVE
27-A-53	HERRON AVE	27-A-172	HERRON AVE
27-A-56	HERRON AVE	27-A-173	HERRON AVE
27-A-58	HERRON AVE	27-A-195	OSSIPEE ST
27-A-60	HERRON AVE	27-A-196	OSSIPEE ST
27-A-61	HERRON AVE	27-A-197	OSSIPEE ST
27-A-62	HERRON AVE	27-A-198	OSSIPEE ST
27-A-63	HERRON AVE	27-A-199	OSSIPEE ST
27-A-64	HERRON AVE	27-A-201	OSSIPEE ST
27-A-98	CROCKETT ST	27-A-202	OSSIPEE ST
27-A-105	HERRON AVE	27-A-204	OSSIPEE ST
27-A-107	WYLIE AVE	27-A-207	OSSIPEE ST
27-A-107-A	CROCKETT ST		

CITY-OWNED PARCELS	
PARCEL #	ADDRESS
27-A-108	WYLIE AVE
27-A-109	WYLIE AVE

The Choice Neighborhood Partnership Implementation Agreement outlines the roles and responsibilities of each co-applicant, including the URA, the City of Pittsburgh, HACP, and Allegheny County Department of Human Services.

The tri-party agreement for activities related to the Bedford Choice Phase I project for Block 11-E, Lot 350, allows the URA to accept \$1,000,000 in full satisfaction of a \$3,466,601 loan used to purchase the parcel. In consideration for the exchange, HACP will agree to subject the site to such additional rent and income limitations as the URA may reasonably request, in addition to any rent or income limitations that may be required in connection with the Low-Income Housing Tax Credit program.

Background

The Choice Neighborhoods Implementation Grant is a highly competitive grant to implement a neighborhood plan centered around rebuilding distressed public housing over a seven-year period.

HACP and TREK Development Group intend to use these properties to develop over 260 units of low/moderate-income and market-rate housing under the Choice Neighborhood Initiative project in the Hill District, with ground-floor commercial space on the Herron Avenue site. The option period will

extend for 12 months. These properties, along with the on-site replacement units to be developed on the Bedford Dwellings site, will lead to the addition of 832 low-income and market-rate housing units in Crawford Roberts, Bedford Dwellings, and the Middle Hill.

TREK Development Group is a private real estate development firm with a mailing address of 130 7th Street, Suite 300, Pittsburgh, PA 15222. William J. Gatti is the President and CEO.

HACP is a public housing authority with a mailing address at 200 Ross Street, Pittsburgh, PA 15219. Caster D. Binion is the Executive Director.

Greater Hill District Neighborhood Reinvestment Fund

At the December 1, 2022, meeting of the Greater Hill District Neighborhood Reinvestment Fund (GHDNRF) Advisory Board, the Chief Economic Development Officer, Kyle Chintalapalli, on behalf of the Office of Mayor Gainey, and with the support of Councilman R. Daniel Lavelle, informed the Advisory Board that the GHDNRF will be reflected in the Bedford Dwelling Choice Neighborhood Initiative grant application as leverage.

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

RESOLUTION NO. 318 (2022)

RESOLVED: That the commitment of funds from the Avenues of Hope Commercial Real Estate Program, for an amount of \$350,000, to the Choice Neighborhood Initiative in the Hill District is hereby approved.

RESOLUTION NO. 319 (2022)

RESOLVED: That the commitment of funds from the Pittsburgh Business Fund Program, in an amount of \$400,000, to the Choice Neighborhood Initiative in the Hill District is hereby approved.

RESOLUTION NO. 320 (2022)

RESOLVED: That execution of an option agreement with Reed Roberts Housing, LP, or a related entity, for the sale of certain properties in the 3rd Ward, for Bedford Choice Phase I (Reed-Roberts), for a period of 12 months, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Operating Officer, Chief Development Officer, Senior Counsel, and/or Director of Finance, 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.

RESOLUTION NO. 321 (2022)

RESOLVED: That execution of an option agreement with the Housing Authority of the City of Pittsburgh, for the sale of certain properties in the 5th Ward, for Bedford Choice Phase IV (Herron Avenue), for a period of twelve months, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Operating Officer, Chief Development Officer, Senior Counsel, and/or Director of Finance, 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.

RESOLUTION NO. 322 (2022)

RESOLVED: That an agreement with the Housing Authority of the City of Pittsburgh, TREK Development Group, or a related entity, and Allies & Ross Management and Development Corporation, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Operating Officer, Chief Development Officer, Senior Counsel, and/or Director of Finance, on behalf of the Authority, is authorized to execute a Choice Neighborhood Partnership Implementation Agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 323 (2022)

RESOLVED: That an agreement with TREK Development Group, or a related entity, and the Housing Authority of the City of Pittsburgh, for activities related to the Bedford Choice Phase I project, for Block 11-E, Lot 350, in the 3rd Ward, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Operating Officer, Chief Development Officer, Senior Counsel and/or Director of Finance, on behalf of the Authority, is authorized to execute a tri-party agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

8. 2023 Operating Budget

a. Authorization to approve the 2023 Operating Budget

Ms. Nemani-Stanger requested Board approval of the above item.

Ms. Damara Carter, Director of Finance presented that the URA's 2023 Operating Budget of \$15,910,915 includes revenues from government grants, URA-managed property (such as parking garage income), net proceeds from sales of land sold by the URA, fees for programs and services, and income from URA investments. The Operating Budget does not include restricted government and other grants/funding sources for programs, projects, and services. The Operating Budget primarily covers costs and expenses associated with personnel, operations, and administration. In 2023, these expenses are estimated to total \$15,910,915, indicating a balanced budget for 2023.

Operating Budget Details

URA Operational Revenues for 2023 include:

REVENUE TYPE	REVENUE SUBTYPE	2023 REVENUES	% OF TOTAL REVENUE
Government Grants	Federal Grants	\$6,093,940	38%
	State	\$40,000	<1%
	Local	\$1,448,700	9%
URA Assets	Managed Property Revenue	\$763,440	5%
	Net Proceeds from Sale	\$1,400,000	9%
Programs & Services	Program Admin Fees	\$1,837,500	11%
	Service Fees	\$1,882,700	12%
	URA Affiliate Admin Fees	\$ 1,244,635	8%
Other Sources	Investment Income	\$1,200,000	8%
TOTAL REVENUE:		\$15,910,915	100%

URA Operational Expenses for 2023 include:

EXPENSE TYPE	EXPENSE SUBTYPE	2023 EXPENSES	% OF TOTAL EXPENSES
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Personnel	Salaries, Benefits & Taxes	\$12,823,375	81%
	Other Staff Benefits	\$57,000	<1%
	Temporary Staff & Interns	\$50,000	<1%
	Trainings	\$77,500	<1%
Operational & Administrative Expenses	General & Administrative	\$ 1,158,550	7%
	Occupancy	\$ 522,683	3%
	Professional Fees	\$ 544,353	4%
	Technology	\$ 677,454	4%
TOTAL EXPENSES:		\$15,910,915	100%

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

RESOLUTION NO. 324 (2022)

RESOLVED: That the 2023 Operational Budget, as presented to the Board, is hereby approved.

DISCLOSURES AGENDA

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

1. Authorization to amend the disposition contract executed by and between the Urban Redevelopment Authority of Pittsburgh and MidPoint Group of Companies, Inc., dated July 26, 2018, and amended December 7, 2021, for Block 2-H, Lot 108, in the 3rd Ward, to extend the deadline for Financial Closing from December 31, 2022, to May 31, 2023.

RESOLUTION NO. 325 (2022)

RESOLVED: That the disposition contract with MidPoint Group of Companies, Inc., dated July 26, 2018, and amended December 7, 2021, for Block 2-H, Lot 108, in the 3rd Ward is hereby amended to extend the deadline for Financial Closing from December 31, 2022, to May 31, 2023.

2. Larimer – LA Grocery
 - a. Authorization for the Executive Director, Deputy Executive Director, and/or Director of Finance of the Urban Redevelopment Authority of Pittsburgh to apply for Business Assistance funding, related to the COVID-19 pandemic, from the Pennsylvania Department of Community and Economic Development to secure project funding for LA Grocery in Larimer. In the event that a grant is awarded, this resolution provides for the execution of a grant agreement and grant expenditures in an amount not to exceed \$250,000, for the stated purpose.
 - b. Authorization to enter into any additional agreements to implement this grant agreement and expend the secured grant amount.

RESOLUTION NO. 326 (2022)

RESOLVED: That application to the Pennsylvania Department of Community and Economic Development for a business assistance grant, for an amount not to exceed \$250,000, related to the COVID-19 pandemic, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Operating Officer, Senior Counsel 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 business assistance grant from the Pennsylvania Department of Community and Economic Development, for an amount not to exceed \$250,000, related to the COVID-19 pandemic, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Operating Officer, Senior Counsel 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.

3. North Homewood – Greater Pittsburgh Coliseum

- a. Authorization for the Executive Director, Deputy Executive Director, and/or Director of Finance of the Urban Redevelopment Authority of Pittsburgh to apply to the Community and Economic Assistance Program from the Pennsylvania Department of Community and Economic Development to secure project funding for the Greater Pittsburgh Coliseum in North Homewood. In the event that a grant is awarded, this resolution provides for the execution of a grant agreement and grant expenditures in an amount not to exceed \$2,000,000, for the stated purpose.
- b. Authorization to enter into any additional agreements to implement this grant agreement and expend the secured grant amount.

RESOLUTION NO. 327 (2022)

RESOLVED: That application to the Pennsylvania Department of Community and Economic Development for a Community and Economic Assistance Program grant, for an amount not to exceed \$2,000,000, for the Greater Pittsburgh Coliseum, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Operating Officer, Senior Counsel 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 and Economic Assistance Program grant from the Pennsylvania Department of Community and Economic Development, for an amount not to exceed \$2,000,000, for the Greater Pittsburgh Coliseum, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Operating Officer, Senior Counsel 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.

4. Hill District – Centre Avenue Revitalization

- a. Authorization for the Executive Director, Deputy Executive Director, and/or Director of Finance of the Urban Redevelopment Authority of Pittsburgh to enter into a Community Project Funding grant agreement with the U.S. Department of Housing and Urban Development Office of Economic Development, Congressional Grants Division, for the Centre Avenue Revitalization project. The resolution provides for the execution of a grant agreement and grant expenditures in an amount not to exceed \$2,000,000, for the stated purpose.
- b. Authorization to enter into any additional agreements to implement this grant agreement and expend the secured grant amount.

RESOLUTION NO. 328 (2022)

RESOLVED: That application to the U.S. Department of Housing and Urban Development Office of Economic Development for a Community Project Funding grant, for an amount not to exceed \$2,000,000, for the Centre Avenue Revitalization project, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Operating Officer, Senior Counsel 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 Project Funding grant from the U.S. Department of Housing and Urban Development Office of Economic Development, for an amount not to exceed \$2,000,000, for a Community Project Funding grant, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, Chief Operating Officer, Senior Counsel 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.

5. Hazelwood – Hazelwood Initiative

- a. Acquisition of the following publicly owned properties in the 15th Ward for \$1.00 plus costs using Leased Land funds:

<u>Block/Lot</u>	<u>Address</u>	<u>Block/Lot</u>	<u>Address</u>
56-C-224	Flowers Avenue	56-C-228	Flowers Avenue
56-C-226	Flowers Avenue	56-C-229	Flowers Avenue
56-C-227	Flowers Avenue	56-C-230	Flowers Avenue

RESOLUTION NO. 329 (2022)

RESOLVED: That the acquisition of the following properties in the 15th Ward, for \$1.00 plus cost, payable from Leased Land funds, is hereby approved, and the Executive Director, Deputy Executive Director, Chief Strategy Officer, 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>Block/Lot</u>	<u>Address</u>	<u>Block/Lot</u>	<u>Address</u>
56-C-224	Flowers Avenue	56-C-228	Flowers Avenue
56-C-226	Flowers Avenue	56-C-229	Flowers Avenue
56-C-227	Flowers Avenue	56-C-230	Flowers Avenue

- 6. Authorization for a five percent 2022 salary bonus and two months of COBRA payments for Greg Flisram, Executive Director of the URA.

RESOLUTION NO. 330 (2022)

RESOLVED: That a five percent 2022 salary bonus and two months of COBRA payments for Greg Flisram, Executive Director of the URA is hereby approved.

- 7. Authorization to appoint Michelle Porter to the Board of the Pittsburgh Housing Development Corporation (three-year term).

RESOLUTION NO. 331 (2022)

RESOLVED: That appointment of Michelle Porter to the Pittsburgh Housing Development Corporation Board for a three-year term is hereby approved.

- 8. Authorization to appoint Jodi Lincoln to the Board of the Pittsburgh Housing Development Corporation (three-year term).

RESOLUTION NO. 332 (2022)

RESOLVED: That appointment of Jodi Lincoln to the Pittsburgh Housing Development Corporation Board for a three-year term is hereby approved.

- 9. Authorization to reappoint Andrew Dash to the Board of the Pittsburgh Housing Development Corporation (three-year term).

RESOLUTION NO. 333 (2022)

RESOLVED: That appointment of Andrew Dash to the Pittsburgh Housing Development Corporation Board for a three-year term is hereby approved.

- 10. Authorization to approve a change order with CPS Construction Group, Inc. for general construction services for the new PTC parking garage for an amount of \$3,034,202.40.

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RESOLUTION NO. 334 (2022)

RESOLVED: That a change order with CPS Construction Group, Inc. for general construction services for the new PTC parking garage for the amount of \$3,034,202.40 is hereby approved.

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

DocuSigned by:

Theresa Schacht

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Assistant Secretary