

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

April 14, 2022 – 2:00 P.M., E.S.T.

Members Present: Chintalapalli, Powell, Williamson, Innamorato

Members Absent: Lavelle

Staff Present: Walker, Flisram, Geiger, Saladna, Serbin, Grantham, Morgan, Bohince, and Schacht

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

1. Roll Call

2. General

- a. Approval of the March 10, 2022, Annual/Regular URA Board Meeting Minutes.

3. Announcements

- a. Mr. Chintalapalli announced that an Executive Sessions was held on March 28, 2022, April 3, 2022, April 6, 2022, and April 14, 2022, regarding personnel matters. Mr. Chintalapalli announced that there was an Executive Session held on April 11, 2022, for a briefing on the April 2022 Regular Board Meeting Agenda.

- a. Departure of Dr. Diamonte Walker, Deputy Executive Director.

4. Middle Hill - 21 Rose

- a. Approval of final drawings, approval of final evidence of financing, and authorization to execute a deed for Block 10-P, Lots 186, 187, 188, 189, and 190 in the 5th Ward, to R Kyndall Development Group (dba “Rose Street Ventures”).
- b. Approval of a Housing Opportunity Fund (HOF) For-Sale Development Program (FSDP) grant agreement with R Kyndall Development Group (dba “Rose Street Ventures”) in the amount of \$260,000 for the new construction of six (6) townhomes in the Middle Hill neighborhood of the City of Pittsburgh.

Ms. Walker requested Board approval of the above items.

Mr. Brett Morgan, Senior Lending Analyst presented that in July 2019, the URA released a Request for Qualifications (RFQ) seeking multiple developers to purchase and redevelop any portion of 170 publicly owned parcels along the Centre Avenue Corridor in the Middle Hill neighborhood. The goal of the RFQ was to select developers to work to implement uses and further concepts articulated by the community as described in the 2015 Centre Avenue Corridor Redevelopment and Design Plan and the 2011 Greater Hill District Master Plan. Central to the plans are the following priorities:

- Creating opportunities for minority and local developers;

- Revitalizing Centre Avenue as the neighborhood’s primary retail, institutional, and cultural node as well as a strong residential neighborhood;
- Building upon the African American cultural legacy;
- Creating family-friendly housing without displacement;
- Fostering economic empowerment; and
- Producing comprehensive sustainability and quality design.

At its August 2021 meeting, the URA Board of Directors approved the redevelopment proposal and the execution of a disposition contract for the conveyance of Block 10-P, Lots 186, 187, 188, 189, and 190 in the 5th Ward (the “Property”) to R Kyndall Development Group (dba “Rose Street Ventures, LP”) for the new construction of six (6) for-sale townhomes along Rose Street in Pittsburgh’s Middle Hill neighborhood (the “Project”).

Following approval of the second disposition action, the developers worked closely with the URA on a For-Sale Development Program (FSDP) grant application to complete its capital stack. On April 7, 2022, the Housing Opportunity Fund (HOF) Advisory Board provided a recommendation for a \$260,000 FSDP grant, sourced with HOF 2019 funds, to be presented to the URA Board of Directors. This grant will require a Declaration and Agreement of Restrictive Covenants to be recorded at closing, ensuring that two (2) townhomes remain affordable at or below 80% of Area Median Income (“AMI”) for 99 years.

URA Board authorization is now requested for the approval of final drawings, approval of final evidence of financing, and authorization to execute a deed in addition to the \$260,000 FSDP grant, sourced with HOF 2019.

Project Description

The Project involves the new construction of six (6) townhomes, two (2) of which will be affordable to homebuyers at or below 80% AMI. Four (4) townhomes will be sold at market rate. All six townhomes are to include three (3) bedrooms and three (3) bathrooms, and the units will be 1,390-1,460 square feet. Pittsburgh Housing Development Corporation (PHDC) is providing technical assistance to Rose Street Ventures and serves as the Project’s nonprofit applicant, as required by the FSDP guidelines and requirements. Cipriani Studios serves as the Project’s architect, and MedCo Commercial Group is the Project’s general contractor and, along with R Kyndall Development Group, serves as a co-construction manager. The total development cost is \$2,819,578.

Rose Street Ventures, LP is a Pennsylvania Limited Partnership with a mailing address of 186 42nd St., Suite 40227, Pittsburgh, PA 15201. R Kyndall Development Group, LLC is the Managing General Partner and is a Pennsylvania Limited Liability Company with a mailing address of 186 42nd St., Suite 40227, Pittsburgh, PA 15201. R Kyndall Development Group, LLC is a certified PA Minority Business Enterprise (MBE). Steffan Johnson is the Founder and CEO.

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

RESOLUTION NO. 79 (2022)

RESOLVED: That the final drawings and evidence of financing submitted by R Kyndall Development Group (dba “Rose Street Ventures”), for the sale of Block 10-P, Lots 186, 187, 188, 189, and 190 in the 5th Ward, are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance, on behalf of the Authority, is hereby authorized to execute 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.77 (2022)

RESOLVED: That a For-Sale Development Program Grant with R Kyndall Development Group (dba “Rose Street Ventures”) for the new construction of six (6) for-sale, mixed-income three (3) bedroom/three (3) bathroom townhomes, in an amount of \$260,000, payable from the Housing Opportunity Fund 2019 funds 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 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. Fairywood - Fairywood Industrial Site

- a. Authorization to execute a deed for the conveyance of Block 107-H, Lot 100, and Block 70-E, Lots 300 and 325, to RIDC Southwestern Pennsylvania Growth Fund, as straw party for Fairywood Industrial Park I, LLC and Fairywood Industrial Park II, LLC for consideration of \$1.00.

Ms. Walker requested Board approval of the above item. Mr. David Serbin, Director of Development Services presented.

Location: Fairywood Street, Pittsburgh, PA 15205

Neighborhood: Fairywood

Council District: 2

Description: Per Resolution 199, adopted June 17, 2021, and as amended on December 16, 2021, by Resolution 346, the Board authorized the URA to enter into a joint venture with the Regional Industrial Development Corporation of Southwestern Pennsylvania (RIDC) for the development of the Fairywood Industrial Site (the “Property”). The Property is comprised of the following parcels in the 2nd Ward of the City of Pittsburgh:

- Block 107-H, Lot 100, and
- Block 70-E, Lots 300 and 325

To advance the joint venture, the URA executed a Limited Liability Company Operating Agreement with RIDC, allowing Fairywood Industrial Park I, LLC and Fairywood Industrial Park II, LLC (the “Developers”) to serve as the project’s developers. The Developers will be jointly owned by the URA and RIDC.

Authorization is now requested to execute a deed with the RIDC Southwestern Growth Fund to transfer the Property, which will then be consolidated, re-subdivided, and transferred out

to the Developers. URA is contributing the Property to the development and the Developers as a capital contribution in exchange for an ownership interest in the Developers.

Current plans call for this development to start construction on or about November 2022. Plans include site work and construction of a 150,000 square foot flex-use warehouse. Preparations will be made for the potential construction on the site of a second 150,000 square foot flex-use warehouse.

The URA has agreed to lead the development's MWBE Enterprise Plan preparation and submission.

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

RESOLUTION NO. 78 (2022)

RESOLVED: That the conveyance of Block 107-H, Lot 100, and Block 70-E, Lots 300 and 325, to RIDC Southwestern Pennsylvania Growth Fund, for \$1.00 plus costs is hereby approved, and the Executive Director, Executive Deputy 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.

DISCLOSURES AGENDA

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

1. Authorization to amend the disposition contract executed by and between URA 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 April 30, 2022, to December 31, 2022.

RESOLUTION NO. 80 (2022)

RESOLVED: That a second amended Redevelopment Proposal submitted by MidPoint Group of Companies, Inc. for the sale of Block 2-H, Lot 108, in the 3rd Ward, and execution of a restated disposition contract for the sale of the property, to extend the closing date deadline from April 30, 2022, to December 31, 2022, are hereby approved, and the Executive Director, Deputy Executive Director and/or Director of Finance on behalf of the Authority, is hereby authorized to execute said disposition contract, and related documents to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

2. Outdoor Dining and Retail Grant Program
 - a. Approval of guidelines for the Outdoor Dining and Retail Grant Program

RESOLUTION NO. 81 (2022)

RESOLVED: That Outdoor Dining and Retail Grant Program guidelines are hereby approved.

3. Avenues of Hope Neighborhoods

- a. Authorization to approve the appointment of the following technical assistance providers for Developers that are advancing projects that include publicly owned land.
- Alpine Allegheny, Inc.
 - Buzzelli Group LLC
 - Communion LLC
 - Community Charge PGH
 - DJS Ventures, Inc.
 - Duane Morris Government Strategies
 - Key Environmental Inc.
 - Klavon Design Associates
 - KU Resources, Inc.
 - Penn Environmental & Remediation Inc.
 - Red Swing Consulting Services, LLC
 - Third Sector Development LLC
 - Tresbri Development Corporation

RESOLUTION NO. 82 (2022)

RESOLVED: That the appointment of the following technical assistance providers for developers that are advancing projects that include publicly owned land is hereby approved:

- Alpine Allegheny, Inc.
- Buzzelli Group LLC
- Communion LLC
- Community Charge PGH
- DJS Ventures, Inc.
- Duane Morris Government Strategies
- Key Environmental Inc.
- Klavon Design Associates
- KU Resources, Inc.
- Penn Environmental & Remediation Inc.
- Red Swing Consulting Services, LLC
- Third Sector Development LLC
- Tresbri Development Corporation

4. URA Signatories

- a. Amendment of Resolutions Nos. 255, 256, 257,258 and 399 (2020) to add Chief Financial Officer as an authorized signatory of all URA documents.

RESOLUTION NO. 83 (2022)

RESOLVED: That Resolution Nos. 255, 256, 257,258, and 399 (2020), are hereby amended to add Chief Financial Officer as an authorized signatory of all URA documents.

- b. Amendment of Resolution Nos. 198 (2008) 451 (2018) and 209 (2019) to add Chief Strategy Officer and Chief Lending & Solutions Officer as authorized signatories of all URA documents.

RESOLUTION NO. 84 (2022)

RESOLVED: That Resolution Nos. 198 (2008), 451 (2018) and 209 (2019), is hereby amended to add Chief Strategy Officer and Chief Lending & Solutions Officer as authorized signatories of all URA documents.

5. Amendment of URA Wire Transfer/Check Signers

- a. Amendment of Resolution No. 450 (2018) and 255 (2020) by inserting a new subparagraph A as follows:

“All accounts of this Corporation – any two of the following: one of which is to be one of the following: Executive Director, Deputy Executive Director, Director of Housing Lending, Director of Business Solutions, or Chairperson of the Board of Directors and the second signature to be that of one of the following, so long as it is not the same as the first signature: Executive Director, Deputy Executive Director, Director of Housing Lending, Director of Business Solutions, Chairperson of the Board of Directors, Vice Chairperson of the Board of Directors, or Chief Legal Officer; excepting the accounts designated “Contractor’s Disbursement Account” and “PHRP Disbursement Account” and the “HOME Disbursement Account” which shall require only one signature to be one of the following: Executive Director, Deputy Executive Director, Director of Housing Lending, or Director of Business Solutions”.

RESOLUTION NO. 85 (2022)

RESOLVED: That Resolution Nos. 450 (2018) and 255 (2020) are hereby amended to insert a new subparagraph A as follows:

“All accounts of this Corporation – any two of the following: one of which is to be one of the following: Executive Director, Deputy Executive Director, Director of Housing Lending, Director of Business Solutions, or Chairperson of the Board of Directors and the second signature to be that of one of the following, so long as it is not the same as the first signature: Executive Director, Deputy Executive Director, Director of Housing Lending, Director of Business Solutions, Chairperson of the Board of Directors, Vice Chairperson of the Board of Directors, or Chief Legal Officer; excepting the accounts designated “Contractor’s Disbursement Account” and “PHRP Disbursement Account” and the “HOME Disbursement Account” which shall require only one signature to be one of the following: Executive Director, Deputy Executive Director, Director of Housing Lending, or Director of Business Solutions”.

6. The appointment of Olivia Benson of the Greater Pittsburgh Nonprofit Partnership, Craig Markovitz of Carnegie Mellon University, Jeffrey McDaniel of Innovation Works, Stephen Mueller of Pries Capital, and Leigh Solomon Pugliano of The Equity Impact Center to the URA Ventures Investment Advisory Committee.

RESOLUTION NO. 86 (2022)

RESOLVED: That the appointment of Olivia Benson of the Greater Pittsburgh Nonprofit Partnership, Craig Markovitz of Carnegie Mellon University, Jeffrey McDaniel of Innovation Works, Stephen Mueller of Pries Capital, and Leigh Solomon Pugliano of The Equity Impact Center to the URA Ventures Investment Advisory Committee is hereby approved.

7. Certificate of Completion and return of Good Faith Deposit for Smithfield Oliver Phase 2 Partners, LP, for Block 2-A, Lots 127-A-1 and 127-A-2 (Airpocket Estates A-1 and A-2), in the 2nd Ward (residential condominium development – Lumiere – 350 Oliver Street).

RESOLUTION NO. 87 (2022)

RESOLVED: That issuance of a Certificate of Completion to Smithfield Oliver Phase 2 Partners, LP for Block 2-A, Lots 127-A-1 and 127-A-2 (Airpocket Estates A-1 and A-2), in the 2nd Ward, and return of the Good Faith Deposit (residential condominium development – Lumiere – 350 Oliver Street) are 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 said Certificate of Completion, and the Secretary or the Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

8. Certificate of Completion for Manchester Row House Renaissance, LLC for Block 22-K, Lots 132A and 133, in the 21st Ward (residential rehab – 1426 and 1428 Rush Street)

RESOLUTION NO. 88 (2022)

RESOLVED: That issuance of a Certificate of Completion to Manchester Row House Renaissance, LLC for Block 22-K, Lots 132A and 133, in the 21st Ward, and return of the Good Faith Deposit (residential rehab – 1426 and 1428 Rush Street) are 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 said Certificate of Completion, and the Secretary or the Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

9. Ratification of Certificate of Completion for Manchester Row House Renaissance, LLC for Block 22-K, Lot 133A, in the 21st Ward (residential rehab – 1424 Rush Street).

RESOLUTION NO. 89 (2022)

RESOLVED: That issuance of a Certificate of Completion to Manchester Row House Renaissance, LLC for Block 22-K, Lot 133A, in the 21st Ward, and return of the Good Faith Deposit (residential rehab – 1424 Rush Street) are hereby ratified, and the Executive Director, Deputy Executive Director and/or the Director of Finance, on behalf of the Authority, is hereby authorized to execute said Certificate of Completion, and the Secretary or the Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

10. Resolution amending Resolution 41 (2022), authorizing the Urban Redevelopment Authority of Pittsburgh to apply for funding from the Department of Community and Economic Development (DCED) Statewide Local Share Account program on behalf of nonprofit project leads, in an amount not to exceed \$1,000,000 per project. Resolution 41 (2022) is hereby amended to identify the nonprofit subgrantee leads and project-specific request amounts.
 - i. NABTU Workforce Development Pre-Apprenticeship Program - \$500,000
 - ii. WQED Multimedia Production and Education Initiatives - \$100,000
 - iii. Industrial Arts Workshop Mobile Welding Lab - \$150,000
 - iv. The Academy Transportation Upgrades - \$43,000
 - v. Bethlehem Haven Women’s Shelter Renovations - \$750,000
 - vi. Jubilee Association Renovation and Expansion - \$1,000,000
 - vii. Latin American Cultural Center Roof Repairs - \$500,000
 - viii. Amachi Pittsburgh - \$150,000
 - ix. Pittsburgh Opera Elevator Replacement - \$99,220
 - x. Pittsburgh Parks Conservancy McKinley Park - \$227,828
 - xi. Steel City Squash Larimer Complex - \$500,000
 - xii. St. Paul Baptist Church Roof Replacement - \$200,000

RESOLUTION NO. 90 (2022)

RESOLVED: That Resolution No. 41 (2022), is hereby amended to identify the following nonprofit subgrantees and project-specific request amounts:

- i. NABTU Workforce Development Pre-Apprenticeship Program - \$500,000
 - ii. WQED Multimedia Production and Education Initiatives - \$100,000
 - iii. Industrial Arts Workshop Mobile Welding Lab - \$150,000
 - iv. The Academy Transportation Upgrades - \$43,000
 - v. Bethlehem Haven Women’s Shelter Renovations - \$750,000
 - vi. Jubilee Association Renovation and Expansion - \$1,000,000
 - vii. Latin American Cultural Center Roof Repairs - \$500,000
 - viii. Amachi Pittsburgh - \$150,000
 - ix. Pittsburgh Opera Elevator Replacement - \$99,220
 - x. Pittsburgh Parks Conservancy McKinley Park - \$227,828
 - xi. Steel City Squash Larimer Complex - \$500,000
 - xii. St. Paul Baptist Church Roof Replacement - \$200,000
11. Authorization to apply for grant funding from the Pennsylvania Department of Conservation and Natural Resources (DCNR) Community Conservation Partnership Program (C2P2) in the amount of \$162,000 for the development of a stormwater management area to replicate natural systems at the former St. John’s Hospital site and, if awarded, authorize the Executive Director and Director of Finance of the Urban Redevelopment Authority of Pittsburgh to execute related grant, subgrant and fee agreements.

RESOLUTION NO. 91 (2022)

RESOLVED: That application to the Pennsylvania Department of Conservation and Natural Resources (DCNR) for a Community Conservation Partnership Program (C2P2) grant, for an amount not to exceed \$162,000, for the development of a stormwater management area to replicate natural systems at the former St. John's Hospital site project, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Community Conservation Partnership Program (C2P2) grant from the Pennsylvania Department of Conservation and Natural Resources (DCNR), for an amount not to exceed \$162,000, for the development of a stormwater management area to replicate natural systems at the former St. John's Hospital site project, is hereby approved, and the Executive Director, Deputy Executive Director, and/ or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

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

DocuSigned by:
Theresa Schacht
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Assistant Secretary