

Minutes of the Virtual Regular Board Meeting of the Urban Redevelopment Authority of Pittsburgh.
June 8, 2023 – 2:00 P.M., E.S.T.

Members Present: Chintalapalli, Powell, Lavelle, Williamson, Innamorato
Members Absent: None

Staff Present: Harris, Nemani-Stanger, Link, Grantham, Miller, Geiger, Persson, Freedman, Schacht,
Barkley and Bohince

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

1. Roll Call
2. General
 - a. Approval of the May 11, 2023, URA Board Meeting Minutes
3. Public Comments- See attached
4. Announcements
 - a. Honoring the Life of Joseph “Joey” Balistrieri
 - b. Chair Chintalapalli announced that an Executive Session was held on June 2, 2023, for a briefing on the June 2023 URA Regular Board Meeting Agenda and it is for informational purposes only.
 - c. Request for Qualifications – OwnPGH Banking Partners
 - i. The RFQ will solicit additional banking partners to participate in the OwnPGH Homeownership Program.
 - d. Request for Proposals (RFP) – Greater Hill District Neighborhood Reinvestment Fund Consultant(s)
 - i. The RFP seeks qualified consultant(s) to serve the Greater Hill District Neighborhood Reinvestment Fund as: 1) Resource Navigator and Administrator(s), and/or 2) Quality Control Construction Inspector(s). The anticipated release is in June 2023.
 - e. RFP – Tax Collector and Trustee Services for Tax Diversion Programs
 - i. The RFP seeks qualified financial services firms to serve as a tax collector, trustee, or both for the URA’s tax diversion programs.
 - f. Reopening of the Homeowner Assistance Program
 - i. The Homeowner Assistance Program will be open for applications from Monday, June 26, through Friday, August 4, 2023.
 - g. LA Grocery American Rescue Plan Act Grant Award
 - i. Larimer’s LA Grocery was awarded an American Rescue Plan Act grant by the Pennsylvania Department of Community and Economic Development for its renovation and expansion project.

5. Housing Bond Issuance

- a. Authorization to issue in Urban Redevelopment Authority of Pittsburgh Revenue Bonds, Series 2023, in an amount of up to \$42,000,000, to support affordable housing.
- b. Authorization to enter into a cooperation agreement with the City of Pittsburgh to accept and document funding of \$2.5 million per year for a period of 25 years to service the Urban Redevelopment Authority of Pittsburgh Revenue Bonds, Series of 2023.

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

Quianna Wasler, Chief Housing Officer presented that as part of its mission to increase the availability of quality and safe affordable housing in the City of Pittsburgh, the Urban Redevelopment Authority of Pittsburgh is advancing the issuance of one or more series of bonds to raise between \$25 to \$42 million in new funds to support affordable housing initiatives. The Authority has demonstrated a commitment to responding to the current affordable housing market demands and to adjust its programming as needed. With the City's guidance and leadership, the URA is doing all that it can to empower and incentivize partners that share the values and goals of the City and URA of advancing the mission of safe, quality, and fair affordable housing.

The URA will seek authorization from the City of Pittsburgh in June 2023 for a commitment to pledge \$2.5 million annually over the next 25 years to support this effort. This allocation will create \$25 to \$42 million (based on prevailing market conditions) in new affordable housing funds to support the creation and preservation of affordable housing.

The bond proceeds will be utilized by the URA to enhance its efforts around affordable housing and to bolster new and existing programming that serves the City of Pittsburgh. The estimated time to issue the bonds, and be in receipt of proceeds, is three to five months. As this process commences, the URA will have more information about programmatic opportunities that are availed by this proposed issuance.

The resolution before the URA Board allows for several critical points of action to make this issuance possible:

- Approval of the issuance of the bonds in an amount up to \$42 million to be designated "Urban Redevelopment Authority of Pittsburgh Revenue bonds, Series of 2023" (or a similarly named issuance).
- Approval of a Bond Indenture – The indenture is a legal document that outlines the terms and conditions of a bond issuance and serves as a binding agreement between the issuer of the bonds (the URA) and the bond holders.
- Sale of the Bonds – Authorizes the sale of the bonds to the underwriter to serve as an intermediary between the URA and investors, helping to bridge the gap between the two parties and facilitating the sale of bonds in the primary market.

Funding will be available throughout the City of Pittsburgh and is contingent upon City Council's approval of the above-mentioned cooperation agreement.

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

RESOLUTION NO. 181 (2023)

A Resolution - Authorizing and Approving the Financing for Certain Affordable Housing Projects and Approving the Issuance of Bonds to Finance the Costs Thereof.

WHEREAS, the Urban Redevelopment Authority of Pittsburgh (the “**Authority**”) is a body corporate and politic constituting a public instrumentality of the Commonwealth of Pennsylvania (the “**Commonwealth**”), created under and pursuant to the Pennsylvania Redevelopment Law, as amended, 35 P.S. §1701, *et seq.* (the “**Act**”); and

WHEREAS, the Authority is authorized pursuant to the Act to, among other things, develop, acquire, lease, and operate low-rent housing and to issue bonds in connection therewith; and

WHEREAS, the City of Pittsburgh (the “**City**”), Pennsylvania allocates to the Authority certain moneys on an annual basis for the purpose of financing certain capital projects, including, but not limited to housing within the limits of the City (the “**Project**”); and

WHEREAS, the Authority and the City wish to enter into a cooperation or similar agreement (the “**Cooperation Agreement**”) for the purpose of setting forth the parameters of the Capital Project; and

WHEREAS, in order to facilitate the Project, the Authority has determined to issue one or more series or subseries of its federally taxable and/or tax-exempt revenue bonds or notes (the “**Bonds**”) pursuant to a trust indenture (the “**Indenture**”) between the Authority and a trustee signatory thereto (the “**Trustee**”); and

WHEREAS, the Bond proceeds will be used by the Authority to undertake the Project and pay certain other costs associated with the Project and the financing thereof as further set forth in the Indenture, including (a) the payment or reimbursement of the costs of the acquisition and rehabilitation of low income housing development projects; (b) the funding of any capitalized interest on the Bonds, if necessary; (c) the funding of a debt service reserve fund for the Bonds, as applicable; (d) the redemption of any outstanding indebtedness of the Authority and (e) the payment of a portion of the costs associated with the issuance of the Bonds; and

WHEREAS, in connection with the offering and sale of the Bonds, the Authority will enter into a bond purchase agreement (the “**Bond Purchase Agreement**”) by and between the Authority and PNC Capital Markets, LLC (the “**Underwriter**”) pursuant to which the Underwriter will offer to purchase the Bonds upon the terms and conditions set forth therein; and

WHEREAS, the Bonds may be offered for sale pursuant to a preliminary official statement (the “**Preliminary Official Statement**”) and an official statement (the “**Official Statement**”); and

WHEREAS, the Authority now desires to authorize and approve the Project, the issuance, execution, and delivery of the Bonds in connection therewith, and the execution and delivery of the Indenture the Bond Purchase Agreement, and such other instruments and documents as shall be necessary or appropriate to effectuate the purposes of this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Authority (the “**Board**”) as follows:

Approval of Development and the Issuance of the Bonds. The Authority hereby authorizes and approves the undertaking of the Project and the issuance of the Bonds to finance all or a portion of the costs of the Project. The Bonds shall be designated “Urban Redevelopment Authority of Pittsburgh Revenue Bonds, Series of 2023”, or some similar designation, and shall be issued in one or more series or subseries of federally taxable and/or tax-exempt bonds or notes and secured pursuant to the Indenture in an aggregate principal amount not to exceed \$42,000,000. The Bonds shall bear interest at variable or fixed rates of interest and shall contain such other terms and conditions as provisions as Bond Counsel and counsel to the Authority and the Authorized Officer of the Authority executing such Bonds shall approve, such approval to be conclusively evidenced by such officer’s execution thereof.

Approval of the Indenture. The Authority hereby authorizes and approves the execution and delivery of the Indenture by and between the Authority and the Trustee, containing such terms and provisions as Bond Counsel and counsel to the Authority and the Authorized Officer of the Authority executing the Indenture shall approve, such approval to be conclusively evidenced by such officer’s execution thereof.

Sale of the Bonds; Approval of the Bond Purchase Agreement. The Authority hereby authorizes and approves the sale of the Bonds to the Underwriter. The Bonds shall be sold to the Underwriter at such rates and on such terms and conditions as are set forth in the Bond Purchase Agreement relating to the Bonds. The Bond Purchase Agreement shall be approved by an Authorized Officer prior to the acceptance of such rates, terms and conditions, and the execution of such Bond Purchase Agreement by the Authority.

The Authority hereby authorizes and approves the execution of the Bond Purchase Agreement containing such terms and provisions as Bond Counsel and counsel to the Authority and the Authorized Officer of the Authority executing the same shall approve, such approval to be conclusively evidenced by such officer’s execution thereof.

Approval of the Preliminary Official Statement and the Official Statement.

The preparation and distribution of the Preliminary Official Statement by the Underwriter in connection with the sale of any Bonds is hereby approved. An Authorized Officer is hereby authorized to certify to the Underwriter that the Preliminary Official Statement, as approved, is deemed final within the meaning of Rule 15c2-12 of the Securities and Exchange Commission (“**Rule 15c2-12**”).

The distribution of the Official Statement by the Underwriter is hereby approved. An Authorized Officer is hereby authorized to execute a final Official Statement with such changes therein as are necessary or appropriate to reflect the final terms of any Bonds and such other changes from the Preliminary Official Statement as such Authorized Officer of the Authority may approve upon advice of counsel to the Authority, the authorization of such changes to be evidenced by the execution of the Official Statement by such Authorized Officer. The Official Statement is hereby deemed final and complete within the meaning of Rule 15c2-12. After the execution of the Official Statement on behalf of the Authority, such Official Statement is authorized to be distributed in connection with the sale of the Bonds.

Approval of the Cooperation Agreement. The Authority hereby authorizes and approves the execution and delivery of the Cooperation Agreement by and between the Authority and the City with respect to the allocation and use of moneys provided to the Authority by the City with respect to financing of the Project. The Authorized Officer of the Authority executing the Cooperation Agreement shall

approve the Cooperation Agreement, such approval to be conclusively evidenced by such officer's execution thereof.

Direction to Authorized Officers. For purposes of this Resolution, the Chair, Vice Chair, Secretary, Assistant Secretary, Executive Director, and Director of Finance of the Authority are, and each of them hereby is, deemed to be an "Authorized Officer." The Board hereby authorizes and directs the Authorized Officer to negotiate, execute and deliver the Bonds, the Indenture, the Bond Purchase Agreement, and, subject to the approval thereof by counsel to the Authority, to negotiate, execute and deliver any other document, agreement, instrument or certificate required to be executed by the Authority in connection with the issuance of the Bonds, and such execution and delivery shall be conclusive evidence of the approval thereof by the Board.

The Board hereby authorizes and directs the Secretary of the Authority to affix and attest the seal of the Authority to any document as required, and to attest the signature of any Authorized Officer where required.

Further Action. The Authorized Officers are, and each of them hereby is, authorized and directed to take such actions and execute such other documents, certificates or filings as may be necessary or appropriate to effectuate the matters contemplated hereby, to implement and complete the Project, to issue and sell the Bonds, or to otherwise effectuate the purposes of this Resolution.

Prior Actions. All actions heretofore taken and all documents and instruments heretofore executed by an Authorized Officer or his or her designee on behalf of the Authority in connection with the Project and the Bonds are hereby ratified and approved.

Limitation of Liability of Authority and Officials of the Authority. Notwithstanding anything to the contrary contained herein or in any other document executed in connection with the issuance and sale of the Bonds (collectively, the "**Bond Documents**"), the Bonds shall be limited obligations of the Authority payable solely out of revenues as set forth in the Indenture, any amounts, including proceeds of the sale of the Bonds, held by the Trustee for the benefit of the holders of the Bonds (but subject to the provisions of the Indenture) and from any other collateral as may now or hereafter be given to secure the payment of Bonds; no other property or assets of the Authority shall be subject to levy, execution or other enforcement proceedings for any payment required to be made with respect to the Bonds or under the Bond Documents or for the performance of any of the Authority's covenants, obligations or agreements contained in any Bond Documents. No covenant, obligation or agreement contained in this Resolution or any Bond Documents shall be deemed to be a covenant, obligation or agreement of any board member, officer, attorney, agent or employee of the Authority in his or her individual capacity and neither the board members of the Authority nor any officer executing the Bonds or any Bond Documents shall be liable personally on the Bonds or such Bond Documents or be subject to any personal liability by reason of the issuance, execution and/or performance thereof.

Effective Date of Resolution. This Resolution shall take effect immediately.

RESOLUTION NO. 182 (2023)

RESOLVED: That the execution of an agreement with the City of Pittsburgh for the acceptance and documentation of funding of the Urban Redevelopment Authority of Pittsburgh (URA) Revenue Bonds, Series of 2023, for the amount of \$2,500,000 per year, for twenty five (25) years is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or

Chief Financial Officer, on behalf of the Authority is authorized to execute an cooperation agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

6. Hill District – Bedford Dwellings Phase IA/IB

- a. Authorization to enter into a Rental Gap Program loan agreement with the borrower, Bedford Dwellings Phase IA, LLC, or a related entity, in an amount not to exceed \$1 million for the new construction of Bedford Dwellings Phase IA. The authorized Rental Gap Program loan may be increased by up to \$1 million, for a total loan amount not to exceed \$2 million, if the URA receives Community Development Block Grant Fiscal Year 2023 funds in support of Bedford Choice Neighborhoods Initiative.
- b. Authorization to enter into a Rental Gap Program loan agreement with the borrower Bedford Dwellings Phase IB, LLC, or a related entity, in an amount not to exceed \$1 million dollars for the new construction of Bedford Dwellings Phase IB. The authorized Rental Gap Program loan may be increased by up to \$4 million, for a total loan amount not to exceed \$5 million, if the URA receives Community Development Block Grant Fiscal Year 2023 funds in support of Bedford Choice Neighborhoods Initiative.

Ms. Nemani-Stanger requested Board approval of the above items. Niklas Persson, Lending Analyst, Residential and Consumer Lending presented.

Borrower/Developer: Bedford Dwellings Phase IA/IB LLC are single purpose limited liability companies formed by the developer Trek Development Inc., and the nonprofit Housing Authority of the City of Pittsburgh-affiliated Allies & Ross Management and Development Corporation.

Contractor: Mistick Construction Company

Location: The intersections of Reed, Miller, Roberts & Heldman Streets

Neighborhood: Crawford-Roberts

Council District: 6

Description: Bedford Dwellings Phase I is the first development ahead of an application to the Department of Housing and Urban Development for a \$50 million Choice Neighborhood Implementation Grant (**CNI Grant**). While Bedford Dwellings Phase I will go forward with or without the CNI Grant award, the CNI Grant would, if awarded, be used towards the redevelopment of the Bedford Dwellings site, and add additional units at other sites within the neighborhood. The full CNI Grant housing plan calls for a one-for-one replacement of all 411 units at Bedford Dwellings, as well as additional affordable, market-rate, and owner-occupied units. If awarded, the CNI Grant is anticipated to help bring 823+ new units of housing to the Greater Hill District.

Bedford Dwellings Phase I will deliver 123 units via a twinning strategy that uses both 9% and 4% Low-Income Housing Tax Credits (**LIHTC**) from the Pennsylvania Housing Finance Agency (**PHFA**).

The 9% LIHTC Phase (**Phase IA**) includes:

- 61 one-, two-, and three-bedroom general occupancy units in an elevator-served apartment building; and
- 15 townhome units.

The 4% LIHTC Phase (**Phase IB**) includes:

- 62 units in an elevator-served 55-and-older senior apartment community; and
- Nine general occupancy three-bedroom townhomes.

Of the 123 units constructed in Phases IA and IB, 99 will be rented affordably to tenants with incomes no greater than 30%, 50% and 60% of the Area Median Income. 90 of 99 units will hold Project-Based Vouchers and will serve as one-for-one replacement housing for residents living in the Somers Drive units at the current Bedford Dwellings complex. Residents of Somers Drive units shall remain in their units during construction of Phase I. Once construction is complete, residents will be able to move into their new units.

The developer has approached the URA requesting additional gap financing through the Rental Gap Program (**RGP**). Two RGP loans, both in amounts not to exceed \$1 million will be structured as cash-flow repayment with a term of 40 years and a 0% interest rate. A deed restriction will secure long term affordability over a period of 40 years. Should the URA receive Community Development Block Grant (**CDBG**) Fiscal Year 2023 funds to support the Bedford Choice Neighborhoods Initiatives, the two \$1 million RGP loans amounts may increase to \$2 million for Phase 1A and \$5 million for Phase 1B.

The Project is scheduled to close at the end of Summer 2023, with construction starting immediately thereafter. The construction period is anticipated to last 20 months, with expected occupancy of units occurring in summer or fall 2025.

Authority Financing for Review:

- Phase 1A - \$1 million RGP loan
 - Subject to increase to \$2 million if the URA receives CDBG Fiscal Year 2023 funds from the City of Pittsburgh
- Phase 1B - \$1 million RGP loan
 - Subject to increase to \$5 million if the URA receives CDBG Fiscal Year 2023 funds from the City of Pittsburgh

Collateral:

Recorded Open-End Mortgage and Declaration of Restrictive Covenants

Required Approvals:

- Approval of the Housing Opportunity Fund (**HOF**) Advisory Board – June 1, 2023
- Approval from the Real Estate Loan Review Committee – June 7, 2023
- Closing and disbursement of all funds is conditioned upon demonstration of the project's ability to close on construction and development financing on or before December 31, 2023.

Program Sources:

- \$1 million – HOME Investment Partnership Program (**HOME**) Fiscal Year 2022 funds
- \$1 million – HOF Fiscal Year 2022 funds
- \$5 million – CDBG Fiscal Year 2023 funds (conditional upon receipt of City funds)

MWBE:

Minority and Women-owned Business Enterprise (**MWBE**) Narrative approved on May 2, 2023. An approved MWBE final plan will be required prior to closing.

Commitment

December 31, 2023

Expiration Date:

Sources and Uses – Bedford Dwellings Phase IA

Sources of Funds	
Equity (LIHTC)	\$13,363,664
Allies & Ross Management and Development Corporation loan – second lien	\$7,410,321
Permanent financing – PHFA loan – first lien	\$3,650,000
PHFA Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) fund	\$1,200,000
Pennsylvania State Tax Credits	\$1,050,000
URA RGP cash flow loan (HOME 2022) [Pending] – third lien	\$1,000,000
URA RGP cash flow loan (CDBG 2023) [Pending] – third lien	\$1,000,000
Equity (45L and 48E tax credits)	\$533,923
Equity (Developer)	\$292,923
Allies & Ross Management and Development Corp. loan proceeds/deferred developer fee	\$100,000
Total Project Financing	\$29,600,831

Uses of Funds	
Hard Costs	\$22,101,520
Developer Fee	\$2,042,923
Fees	\$1,676,455
Construction & permanent loan financing charges	\$1,449,797
Acquisition	\$1,136,600
Reserves	\$641,763
Miscellaneous development expenses	\$353,273
Syndication fee and expenses	\$198,500
Total Project Uses	\$29,600,831

Sources and Uses – Bedford Dwellings Phase IB

Sources of Funds	
Equity (LIHTC)	\$12,608,513
Allies & Ross Management and Development Corp. loan – second lien	\$6,962,298
URA RGP cash flow loan (CDBG 2023) [Pending] – third lien	\$4,000,000
Permanent financing – PHFA loan – first lien	\$2,600,000
URA RGP cash flow loan (HOF 2022) [Pending] – third lien	\$1,000,000
Equity (45L and 48E Tax Credits)	\$431,077
Allies & Ross Management and Development Corp. loan proceeds/deferred developer fee	\$250,000
Total Project Financing	\$27,851,888

Uses of Funds	
Hard Costs	\$19,608,565
Developer Fee	\$2,550,000
Fees	\$1,739,829
Construction & permanent loan financing charges	\$1,738,953
Acquisition	\$976,600
Reserves	\$748,634
Miscellaneous development expenses	\$287,807
Syndication fee and expenses	\$201,500
Total Project Uses	\$27,851,888

TREK Development Group, Inc. is a privately held corporation with a mailing address of 130 7th Street, Suite 300, Pittsburgh, PA 15222. Bill Gatti is the President and CEO. Allies & Ross Management and Development Company is a nonprofit instrumentality of the Housing Authority of the City of Pittsburgh with a mailing address of 412 Blvd. of the Allies, Pittsburgh, PA 15219. Caster Binion is the Executive Director.

Upon a motion made by Mr. Lavelle seconded by Mr. Williamson, the following resolutions were adopted by those present, except for Ms. Ms. Innamorato, who abstained.

RESOLUTION NO. 183 (2023)

RESOLVED: That a loan with Bedford Dwellings Phase IA, LLC, or a related entity, for the new construction of Bedford Dwellings Phase IA, in an amount of up to \$1,000,000.00, payable from the Housing Opportunity Fund (HOF) Rental Gap Program (RGP) with a possible increase of \$1,000,000.00 if the URA receives a Community Development Block Grant (CDBG) for the fiscal year of 2023 in support of Bedford Choice Neighborhoods Initiative, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 184 (2023)

RESOLVED: That a loan with Bedford Dwellings Phase IA, LLC, or a related entity, for the new construction of Bedford Dwellings Phase IB, in an amount of up to \$1,000,000.00, payable from the Housing Opportunity Fund (HOF) Rental Gap Program (RGP) with a possible increase of \$4,000,000.00 if the URA receives a Community Development Block Grant (CDBG) for the fiscal year of 2023 in support of Bedford Choice Neighborhoods Initiative, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

7. Shadyside – Hunt Armory

- a. Option for the sale of Block 84-L, Lot 283, in the 7th Ward to the Pittsburgh Penguins, or a related entity, for \$2 million dollars plus costs.

Ms. Nemani-Stanger requested Board approval of the above item. Tom Link, URA Chief Development Officer presented.

Borrower/Developer: Pittsburgh Penguins, or related entity

Location: 324 Emerson St., Pittsburgh, PA 15206

Neighborhood: Shadyside

Council District: 8

Description: The Hunt Armory, a National Historic Landmark, served as the home of the Army National Guard’s 107th Field Infantry between 1922 and 2008 and the 28th Infantry of the Army National Guard until 2013. Following the National Guard’s vacation of the facility, the URA acquired the Hunt Armory from the Commonwealth of Pennsylvania in 2016.

Since 2021, the URA has licensed the Hunt Armory to the Pittsburgh Penguins to operate a seasonal indoor ice rink. The Hunt Armory Ice Rink is the first indoor community ice rink to operate within the City of Pittsburgh in 25 years and is home to

public skating, and several local collegiate, high school, and youth hockey teams. The rink also serves as the venue for a variety of community engagement programs.

This authorization allows the URA to enter into an option agreement to sell the Hunt Armory to the Pittsburgh Penguins, or related entity, for an amount of \$2 million.

Authority Financing for Review: The purchaser is not seeking public funds to support the project at this time.

Commitment Expiration Date: May 2024. The commitment expiration date can be extended by the URA’s Executive Director.

The Pittsburgh Penguins, or related entity, is a National Hockey League team with a mailing address of PPG Paints Arena, 1001 Fifth Avenue, Pittsburgh, PA 15219. Kevin Acklin serves as its President of Business Operations.

Craig Dunham, of the Pittsburgh Penguins, was present. Mr. Dunham commented on this project.

Kevin Acklin, President of Business Operations, Pittsburgh Penguins, was present. Mr. Acklin commented on this project.

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

RESOLUTION NO. 185 (2023)

RESOLVED: That the execution of an option agreement with the Pittsburgh Penguins, or a related entity , to acquire Block 84-L, Lot 283, in the 7th Ward, for \$2,000,000 plus costs, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority is authorized to execute an option agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

8. Beechview – 1602-1606 Broadway Avenue

- a. Authorization to enter into a Consultant Agreement with Lab 8 Designs, Inc., in an amount not to exceed \$167,000, for architectural services related to Block 35-F, Lot 267, in the 19th Ward.
- b. Authorization to enter into a Memorandum of Understanding/Agreement with Casa San Jose to clarify roles and responsibilities in relation to the core-and-shell construction scope of Block 35-F, Lot 267, in the 19th Ward.

Ms. Nemani-Stanger requested Board approval of the above items. Lilly Freedman, Manager of Development Projects, Development Services presented.

Borrower/Developer: Casa San Jose

Contractor: Lab 8 Designs, Inc.

Location: 1602-1606 Broadway Ave., Pittsburgh, PA 15216

Neighborhood: Beechview

Council District: 4

Description: Casa San Jose is a community resource center that advocates for and empowers Latinx communities by promoting integration and self-sufficiency through a variety of programs. The renovation and addition of the building at the 1602-1606 Broadway Ave. will provide Casa San Jose the opportunity to expand services and offer additional programming for all ages with new offices and community gathering spaces.

The URA intends to complete the first phase of the Casa San Jose redevelopment, which includes the core-and-shell scope of work, using American Rescue Plan Act (**ARPA**) and Redevelopment Assistance Capital Program (**RACP**) funding.

These authorizations allow:

1. The URA to enter into a Consultant Agreement, in an amount not to exceed \$167,000, with Lab 8 Designs, Inc., to complete architectural drawings of the core-and-shell build out. This Services Agreement's funding source is ARPA.
2. The URA to enter into a Memorandum of Understanding/Agreement with Casa San Jose to clarify roles and responsibilities of the project phasing, including:
 - a. Casa San Jose's fronting of the RACP grant award; and
 - b. Casa San Jose's intention to purchase the property upon completion of the first phase of construction.

Authority Financing for Review: Developer has not requested URA program financing.

Sources of Funds	
ARPA	\$2,000,000
RACP	\$1,000,000
Total Project Financing	\$3,000,000

Uses of Funds	
Core-and-Shell Construction	\$2,303,050
URA ARPA Administration Fee	\$300,000
Construction Contingency	\$229,950
Architecture Services Contract with Lab 8 Designs, Inc.	\$167,000
Total Project Uses	\$3,000,000

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

Dennis Stover, Treasurer, of Casa San Jose, was present. Mr. Stover commented on this project and thanked the URA Board for the opportunity.

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

RESOLUTION NO. 186 (2023)

RESOLVED: That the execution of an agreement with Lab 8 Designs, Inc., for architectural services of the Casa San Jose Building project, for an amount not to exceed \$167,000, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 187 (2023)

RESOLVED: That URA clarification of roles and responsibilities in relation to the core-and-shell scope of the Casa San Jose Building project is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a Memorandum of Understanding/agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

- 9. Upper Lawrenceville – Friends of the Pittsburgh Urban Forest, d/b/a Tree Pittsburgh
 - a. Authorization to enter into a Contract for Disposition by Sale of Land with Friends of the Pittsburgh Urban Forest d/b/a Tree Pittsburgh and to execute a deed for the sale of Block 120-G, Lot 155, in the 10th Ward, for \$365,000 pursuant to Tree Pittsburgh’s exercise of its 2020 option to purchase this property. Upon recordation of the deed, the previous Contract for Disposition by Lease of Land for the property with Tree Pittsburgh will terminate.

Ms. Nemani-Stanger requested Board approval of the above item. ML Meier, Director of Real Estate presented.

Borrower/Developer: Friends of the Pittsburgh Urban Forest d/b/a Tree Pittsburgh

Contractor: EcoCraft

Location: 32 62nd Street, Pittsburgh, PA 15201

Neighborhood: Upper Lawrenceville

Council District: 7

Description: This narrow 5.05-acre parcel is located between the Allegheny Valley Railroad right of way and the Allegheny River at 62nd Street in the 10th Ward. It is part of the larger 62nd Street/former Tippins site that the URA acquired in 2008.

Tree Pittsburgh began leasing the property for a tree nursery in January 2015. In September 2015, the URA Board approved Tree Pittsburgh’s redevelopment proposal and authorized a lease and form of Contract for Disposition by Lease of Land for Private Redevelopment of the property. In March 2017, the Board approved final drawings, evidence of financing, and the lease, along with an option agreement for Tree Pittsburgh’s eventual purchase of the property. Tree Pittsburgh redeveloped the property with a campus facility designed to achieve LEED Platinum and Net-zero Energy

certifications that includes office and classroom space, workshop, special events/rental space, and a Heritage Nursery that is a model for sustainable agriculture. In May 2020, the Board authorized a Certificate of Completion, which has been recorded.

Tree Pittsburgh has notified the URA of its intent to exercise its option to purchase the property, and authorization is now sought to enter into a Contract for Disposition by Sale of Land with Tree Pittsburgh and to execute a deed for the sale of the property for \$365,000, per the terms of the option agreement. Upon recordation of the deed, the previous Contract for Disposition by Lease of Land for the property with Tree Pittsburgh will terminate.

Friends of the Pittsburgh Urban Forest d/b/a Tree Pittsburgh is a Pennsylvania nonprofit corporation having a mailing address of 32 62nd Street, Pittsburgh, PA 15219. Danielle Crumrine is Executive Director.

Danielle Crumrine, Executive Director, Pittsburgh Urban Forest d/b/a Tree Pittsburgh, was present. Ms. Crumrine thanked the URA for their support.

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

RESOLUTION NO. 188 (2023)

RESOLVED: That execution of a disposition contract with Friends of the Pittsburgh Urban Forest d/b/a Tree Pittsburgh for the sale of Block 120-G, Lot 155, in the 10th Ward, for \$365,000 is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

10. Avenues of Hope American Rescue Plan Act Grant Awards

- a. Authorization to enter into 21 Avenues of Hope American Rescue Plan Act Grant agreements and related contracts with 20 organizations in a cumulative not-to-exceed amount of \$2,425,958.

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

Talia O'Brien, Neighborhood Business District Program Analyst, presented that in February 2023, the application window for the first funding round for the Avenues of Hope (AoH) American Rescue Plan Act (ARPA) Grant Program opened. The goal of the AoH ARPA Grant Program is to advance projects in the seven AoH commercial corridors that accomplish any of the following while complying with Federal ARPA requirements:

- Assist in the revitalization of commercial corridors that were impacted by the COVID-19 pandemic;
- Make improvements to vacant and/or abandoned commercial spaces and/or public infrastructure in disproportionately impacted communities;
- Provide commercial corridor support for recovery from COVID-19 pandemic hardships; and

- Invest in AoH neighborhoods to improve health outcomes in disproportionately impacted communities, specifically through the creation and/or improvement of parks and open spaces near or within the commercial corridor(s).

The URA received 45 applications across the seven corridors by the April 30, 2023, deadline. Upon closure of the funding round, URA Neighborhood Business District Services first reviewed all 45 submissions to verify general eligibility. During the second week of May 2023, Neighborhood Business District Services staff met with Community Advisory Committees representing each AOH corridor. The Advisory Committees, which include up to 10 stakeholders from each corridor, reviewed summaries of the projects and provided input and information about each of the applications.

On May 18, 2023, staff convened the ARPA Review Committee, which included representatives from the Mayor's Office, City Law Department, City Planning, the Office of Management and Budget, and URA staff representing the Development Services and Commercial Lending departments. Based on input from the Community Advisory Committees as well as ongoing URA staff assessment, 30 of 45 submissions were reviewed in detail for compliance with the program guidelines and ARPA regulations. The 30 projects were further evaluated for viability and readiness. Following this month-long review process, the 21 projects listed below received recommendations for funding.

CORRIDOR	PROJECT NAME	ORGANIZATION	ROUND I MAX. AWARD
Centre Avenue	Hill House Redevelopment	HH Main LLC	\$180,000
	Herron Village	Allen Enterprises & Development	\$143,475
	Hill District Federal Credit Union Building Renovation	Hill District Federal Credit Union	\$100,000
	Black Beauty Café	Black Beauty Café & Lounge	\$82,465
	Pioneering Progress: Where Creativity Meets Data for Disadvantaged Businesses	First Sip Studios	\$28,572
	Gallery on Centre Improvements	Catapult Greater Pittsburgh	\$25,000
Centre Avenue Corridor Total:			\$559,512

Perrysville Avenue	Avenue Café Premier Center & Day Care Center	Perry Hilltop Citizens Council	\$190,000
	Observatory Hill Coffee Shop	Three Pears, LLC	\$100,000
	Wilson's Barbecue	Perry Hilltop Citizens Council	\$80,000
	COVID Relief	Ida's Sandwich Shop LLC	\$50,000
	COVID Relief	Observatory Hill Deli LLC	\$30,000
	Pioneering Progress: Where Creativity Meets Data for Disadvantaged Businesses	First Sip Studios	\$28,572
Perrysville Avenue Corridor Total:			\$478,572

Homewood Avenue	James T. Givner Building	Operation Better Block	\$200,000
	Community Empowerment Association Plaza & Facade	Community Empowerment Association	\$200,000

	Pioneering Progress: Where Creativity Meets Data for Disadvantaged Businesses	First Sip Studios	\$28,572
Homewood Avenue Corridor Total:			\$428,572

Second Avenue	Pulsus Digital Studio	DeLoJe, LLC	\$141,000
	Equity One-Stop Shop	P.O.O.R.L.A.W.	\$137,000
	Pioneering Progress: Where Creativity Meets Data for Disadvantaged Businesses	First Sip Studios	\$28,572
	Commercial Property Improvements	Hazelwood Initiative	\$22,750
Second Avenue Corridor Total:			\$329,322

Larimer Avenue	Larimer IV White Box Improvements	Pittsburgh Economic & Industrial Development Corp.	\$198,764
	Urban Academy's Community Development & Revitalization	Urban Academy of Greater Pittsburgh Charter School	\$100,000
	Pioneering Progress: Where Creativity Meets Data for Disadvantaged Businesses	First Sip Studios	\$28,572
Larimer Avenue Corridor Total:			\$327,336

CORRIDOR	PROJECT NAME	ORGANIZATION	ROUND I MAX. AWARD
E. Warrington Avenue / Brownsville Road	Building Strong Communities Through Entrepreneurship	Paramount Pursuits LLC	\$99,000
	Small Business Signage & Support Grants	Hilltop Alliance & Knoxville Community Council	\$47,500
	Pioneering Progress: Where Creativity Meets Data for Disadvantaged Businesses	First Sip Studios	\$28,572
E. Warrington Avenue / Brownsville Road Corridor Total:			\$175,072

Chartiers Avenue	Building Strong Communities Through Entrepreneurship	Paramount Pursuits LLC	\$99,000
	Pioneering Progress: Where Creativity Meets Data for Disadvantaged Businesses	First Sip Studios	\$28,572
Chartiers Avenue Corridor Total:			\$127,572

TOTAL ROUND I AWARDS: \$2,425,958

The not-to-exceed funding amounts listed above were determined based on the eligibility of activities described in each proposal, as well as overall availability of funding. Following Board approval, URA staff will work with the awardees, City Law, and the Office of Management and Budget to further ensure that all of the activities in the final contracts are compliant with grant guidelines and ARPA regulations.

Please also note that the application deadline for the second round of AoH ARPA grant funding is June 30, 2023. Subsequent quarterly application deadlines are September 29 and December 29, 2023, pending the availability of funds.

Lateresa Blackwell was present. Ms. Blackwell commented on her project, Avenue Café Premier Center & Day Care Center project.

Rashad Byrdsong, Founder and CEO, Community Empowerment Association, was present. Mr. Byrdsong stated his excitement for the Community Empowerment Association Plaza & Façade project.

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

RESOLUTION NO. 189 (2023)

RESOLVED: That a grant to HH Main LLC, for the Hill House Redevelopment project, for an amount not to exceed \$180,000, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority is authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 190 (2023)

RESOLVED: That a grant to Allen Enterprises & Development, for the Herron Village project, for an amount not to exceed \$143,475, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority is authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 191 (2023)

RESOLVED: That a grant to the Hill District Federal Credit Union, for the Hill District Federal Credit Union building renovation, for an amount not to exceed \$100,000, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority is authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 192 (2023)

RESOLVED: That a grant to Black Beauty Café & Lounge, for the Black Beauty Café project, for an amount not to exceed \$70,465, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority is authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 193 (2023)

RESOLVED: That a grant to Catapult Greater Pittsburgh, for the Gallery on Centre improvements, for an amount not to exceed \$25,000, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority is authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 194 (2023)

RESOLVED: That a grant to Perry Hilltop Citizens Council for the Avenue Café Premier Center & Day Care Center, for an amount not to exceed \$190,000, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority is authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 195 (2023)

RESOLVED: That a grant to Three Pears, LLC for the Observatory Hill Coffee Shop, for an amount not to exceed \$100,000, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority is authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 196 (2023)

RESOLVED: That a grant to Perry Hilltop Citizens Council for the Wilson's Barbecue project, for an amount not to exceed \$80,000, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority is authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 197 (2023)

RESOLVED: That a grant to Ida's Sandwich Shop LLC for Covid-19 relief, for an amount not to exceed \$50,000, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority is authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 198 (2023)

RESOLVED: That a grant to Observatory Hill Deli LLC for Covid-19 relief, for an amount not to exceed \$30,000, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority is authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 199 (2023)

RESOLVED: That a grant to First Sip Studios for Pioneering Progress: Where creativity meets data for disadvantaged businesses, for an amount not to exceed \$28,572, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority is authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 200 (2023)

RESOLVED: That a grant to Operation Better Block for the James T. Givner Building project, for an amount not to exceed \$200,000, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority is authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 201 (2023)

RESOLVED: That a grant to the Community Empowerment Association for the CEA Community Plaza & Façade project, for an amount not to exceed \$200,000, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority is authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 202 (2023)

RESOLVED: That a grant to DeLoJe LLC for the Pulsus Digital Studio project, for an amount not to exceed \$141,000, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority is authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 203 (2023)

RESOLVED: That a grant to P.O.O.R.L.A.W. for the Equity on-stop shop project, for an amount not to exceed \$137,000, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority is authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 204 (2023)

RESOLVED: That a grant to Hazelwood Initiative for commercial property improvements, for an amount not to exceed \$22,750, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority is authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 205 (2023)

RESOLVED: That a grant to the Urban Academy of Greater Pittsburgh Charter School for the Urban's Community Development & Revitalization project, for an amount not to exceed \$100,000, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority is authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 206 (2023)

RESOLVED: That a grant to Pittsburgh Economic Industrial Development Corporation (PEIDC) for the Larimer IV White Box Improvements project, for an amount not to exceed \$198,764, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority is authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 207 (2023)

RESOLVED: That a grant to Paramount Pursuits LLC for the Building Strong Communities Through Entrepreneurship project, for an amount not to exceed \$99,000, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority is authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 208 (2023)

RESOLVED: That a grant to Hilltop Alliance & Knoxville Community Council for the Small Business Signage & Support Grants, for an amount not to exceed \$47,500, payable from the Avenues of Hope American Rescue Plan Act (ARPA) funds, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority is authorized to execute a grant agreement therefor, 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 Disclosure Agenda upon motion made by Mr. Williamson, seconded by Ms. Powell, and unanimously carried, the following resolutions were adopted: 3a pull

1. Authorization to approve Gracie Reis to receive a Down Payment and a Closing Cost Assistance loan in the amount of \$7,500, and assistance from the OwnPGH program in the amount of \$50,000, to purchase a home in the City of Pittsburgh. (Gracie Reis is a relative of a Pittsburgh Housing Development Corporation staff member.)

RESOLUTION NO. 209 (2023)

RESOLVED: That a Down Payment and a Closing Cost Assistance Loan to Gracie Reis (a relative of a Pittsburgh Housing Development Corporation staff member), for the purchase of a residential home in the City of Pittsburgh, in the amount of \$7,500, is hereby approved.

RESOLUTION NO. 210 (2023)

RESOLVED: That a loan to Gracie Reis (a relative of a Pittsburgh Housing Development Corporation staff member) for the purchase of a residential home in the City of Pittsburgh, in the amount of \$50,000, payable from the OwnPGH program fund is hereby approved.

2. Authorization to amend the Hilltop Alliance's Homeowner Assistance Program administration contract to increase the contract amount from \$1.6 million to \$2.1 million. The contract increase will be funded by the Housing Opportunity Fund 2023 dollars.

RESOLUTION NO. 211 (2023)

RESOLVED: That amendment of Agreement with Hilltop Alliance, for an increase of \$500,000, with a total amount of up to \$2,100,000, payable from the 2023 Housing Opportunity Fund (HOF) is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

3. Authorization to amend the For-Sale Development Program guidelines to reflect the changes made to the For-Sale Development Program for Community Land Trusts.

RESOLUTION NO. 212 (2023)

RESOLVED: That the Housing Opportunity Fund (HOF) For-Sale Development Program guidelines are hereby amended to reflect the changes made to the For-Sale Development Program for Community Land Trusts.

4. Amendment of Resolution No. 290 (2022), which authorized the URA to hold a reverter deed for the reconveyance of Block 10-P, Lots 25, 26, and 27, in the 5th Ward, from Amani Christian Community Development Corporation, or a related entity, to extend the deadline for financial closing from June 30, 2023, to December 31, 2023.

RESOLUTION NO. 213 (2023)

RESOLVED: That Resolution No. 290 (2022), is hereby amended to extend the deadline for financial closing from June 30, 2023, to December 31, 2023.

5. Authorization to amend Resolution 169 (2021) to increase the amount of the 2021-2022 PAYGO Cooperation Agreement with the City of Pittsburgh from \$1,500,000 to \$1,580,000 to add funds for the performance of certain work in connection with the Hill District Master Plan.

RESOLUTION NO. 214 (2023)

RESOLVED: That Resolution No. 169 (2021), is hereby amended to increase the amount of the 2021-2022 PAYGO Cooperation Agreement with the City of Pittsburgh from \$1,500,000 to \$1,580,000 to add funds for the performance of certain work in connection with the Hill District Master Plan.

6. Authorization to amend Resolution 31 (2022) to increase the amount of the 2022-23 PAYGO Cooperation Agreement with the City of Pittsburgh from \$1,237,000 to \$1,307,000 to add funds for the performance of certain work in connection with the Hill District Master Plan.

RESOLUTION NO. 215 (2023)

RESOLVED: That Resolution No. 31 (2022), is hereby amended to increase the amount of the 2022-23 PAYGO Cooperation Agreement with the City of Pittsburgh from \$1,237,000 to \$1,307,000 to add funds for the performance of certain work in connection with the Hill District Master Plan.

7. Authorization to appoint Quianna Wasler to the Board of the Pittsburgh Housing Development Corporation (three-year term). Quianna Wasler is the URA's Chief Housing Officer.

RESOLUTION NO. 216 (2023)

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

8. Authorization to enter exclusive negotiations with Communion LLC until December 31, 2023, for the sale of Block 27-A, Lot 124 in the 5th Ward (addition of a 644-square-foot vacant parcel to the Communion Place project that already includes Block 27-A, Lots 125 and 126).

RESOLUTION NO. 217 (2023)

RESOLVED: That exclusive negotiations with Communion LLC, for the sale of Block 27-A, Lot 124 in the 5th Ward (addition of a 644-square-foot vacant parcel to the Communion Place project that already includes Block 27-A, Lots 125 and 126), until December 31, 2023, 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

