

Minutes of the Virtual Regular Board Meeting of the Urban Redevelopment Authority of Pittsburgh.
July 13, 2023 – 2:00 P.M., E.S.T.

Members Present: Chintalapalli, Powell, Lavelle, Innamorato

Members Absent: Williamson

Staff Present: Harris, Nemani-Stanger, Link, Grantham, Miller, Geiger, Persson, Teclay, 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 June 8, 2023, URA Board Meeting Minutes

3. Public Comment

- a. Raymond Moore, Outreach Coordinator, of Fair Housing Partnership of Greater Pittsburgh, was present. Mr. Moore commented on the Berg Place Board Item.
- b. Dr. Kimberly Ellis, Hill District Resident, was present. Dr. Ellis commented on the Hill District Items.
- c. Randall Taylor was present. Mr. Taylor commented on the Hill District – New Granada Theater (Avenues of Hope) Board Item.

4. Announcements

- a. Chair Chintalapalli announced that an Executive Session was held on July 7, 2023, and July 13, 2023, to discuss the July 2023 URA Board Agenda Items, personnel and legal matters.
- b. Request for Proposals (RFPs)
 - URA Real Estate Suite of Services
 - Parking Lot Operator for 610 3rd Avenue (behind 200 Ross Street)
 - Land Care (2023-2025)
 - Appraiser Panel
 - Surveyors
 - Title Agents
- c. Introducing the URA’s Summer Intern Class of 2023
- d. Hays Woods disposition to CitiParks
- e. Housing Opportunity Fund’s “Lawyer of the Day” Initiative

5 Carrick – Berg Place

- a. Authorization to enter into Exclusive Negotiations with CHN Housing Partners, or a related entity, for the sale of Block 94-N, Lot 37, in the 29th Ward for a period of six months. This period can be extended at the discretion of the Executive Director in support of a Low-Income Housing Tax Credit application to Pennsylvania Housing Finance Agency.

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

Borrower/Developer: CHN Housing Partners

Contractor: To Be Determined

Location: 2531 Brownsville Road, Pittsburgh, PA 15210

Neighborhood: Carrick

Council District: 4

Description: Berg Place is a multifamily housing complex located along the Brownsville Road Business Corridor in Carrick. Constructed between 1925 and 1935, the complex originally served as market-rate housing and consisted of 18 two-bedroom, one-bath garden unit apartments with 609 square feet of living space; 14 two-bedroom, one-bath townhouses with 683 square feet of living space; one carriage house unit with one bath and 648 square feet of living space; and 22-23 garages.

On April 27, 2014, the seven buildings comprising Berg Place were condemned and secured by Court Order following years of disrepair. Thereafter, the URA acquired a first lien mortgage position on the property and the City of Pittsburgh placed the property on its April 29, 2016, Treasurer's Sale docket. However, due to delays arising from complications that took several years to resolve, the property was acquired by the URA at the September 2022 Sheriff's sale.

In February 2023, the URA issued a Request for Proposals (**RFP**) for Berg Place, with the goal of selecting a redeveloper able to complete high quality "green" affordable housing or a mixed-income, mixed-use redevelopment that links the residential and business districts along Brownsville Road, and creates density. Three redevelopment proposals were submitted, which were presented to the Carrick community in early May 2023. Later that month, a review committee composed of URA-staff and community representatives convened to discuss the three proposals. A decision was made to recommend CHN Housing Partners, in partnership with Amani Christian Community Development Corporation, as the redeveloper for Berg Place.

Their proposal reimagines the site as an affordable senior independent-living apartment community, including a ground floor community services space operated by Ursuline Senior Services. The development will consist of a 3 ½ story elevator-serviced building designed around naturally lit resident common areas that overlook Brownsville Road and a generous civic plaza. The current parking lot entrance drive will be relocated to the opposite end of the site to provide safe access to resident and visitor parking behind the building, as well as improved visibility and safety at the intersection of Brownsville Road and Churchview Avenue.

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Construction of the three and one-half story elevator-serviced building will necessitate the demolition of all existing structures to regrade and make the site and building fully accessible. Building construction will be wood-frame on concrete and masonry foundations. Exterior design along Brownsville Road is proposed to be brick masonry and aluminum storefront. The development will include approximately 49 apartments, which will house seniors earning up to 60% of Area Median Income. Approximately five units will meet ADA accessibility guidelines.

Required Approvals: Satisfactory completion of URA Disposition Process. This includes future URA Board approval of a redevelopment proposal package, as well as a future Board action approving final evidence of financing, final drawings, and authorization to execute a deed.

MWBE: An approved MWBE plan will be required prior to final Disposition action

Commitment Expiration Date: January 13, 2024

Total development costs at this early stage are estimated to be \$20,455,394. The developer intends to apply for Federal Low-Income Housing Tax Credits, Pennsylvania State Housing Tax Credits, as well as pursue additional financing from the Pennsylvania Housing Finance Agency, Housing Authority of the City of Pittsburgh, Federal Home Loan Bank, and the URA. While preliminary financials have been submitted by CHN Housing Partners, this proposed redevelopment is in its early pre-development phase, which makes the identification of sources and uses premature at this time.

The development will be owned by a to-be-established limited partnership, with CHN Housing Partners and Amani Christian Community Development Corporation sharing ownership of the general partner. CHN Housing Partners is a not-for profit affordable housing developer with a principal mailing address of 2999 Payne Avenue, Suite 134, Cleveland, OH 44114. Amani Christian Community Development Corporation is a not-for profit, faith-based community and economic development organization with a mailing address of 733 Clarissa Street, Pittsburgh, PA 15219.

Anthony Coghill, City of Pittsburgh Councilman, District 4, was present. Councilman Coghill voiced his support of this project.

Laura Guralnick, Real Estate Development Manager, of CHN Housing Partners, was present. Ms. Guralnick acknowledged all parties that are involved in this project. Ms. Guralnick also thanked the URA for their support.

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

RESOLUTION NO. 218 (2023)

RESOLVED: That exclusive negotiations with CHN Housing Partners, or a related entity, for the sale of Block 94-N, Lot 37, in the 29th Ward, for a period of six (6) months, with a possible extension at the discretion of the Executive Director is hereby approved.

6. Hill District – Salem’s Market & Grill (Avenues of Hope)

- a. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 11-A, Lot 123, in the 3rd Ward, to Salem’s Market Centre Avenue, LLC, or a related entity, for \$1,900,000 plus costs.

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

Mr. Tom Link, Chief Development Officer presented that authorization is requested to accept final drawings, final evidence of financing, and to execute a deed for the sale of Block 11-A, Lot 123, in the 3rd Ward (Centre Heldman Plaza) to Salem’s Market Centre Avenue, LLC, or a related entity, for \$1,900,000.00 plus costs.

Background

Salem’s Market and Grill currently operates a full-service grocery store and restaurant in the Strip District and is expanding its operations by opening a new grocery store at Centre Heldman Plaza. The URA acquired the Centre Heldman Plaza in November 2019 from Centre Heldman Plaza, LLC. In 2020, the URA issued a Request for Interested Tenants to find new tenants to occupy the storefronts. The URA received 14 responses to the Request for Interested Tenants. The responses were evaluated, and agreements were entered into with the finalists. The sale of Block and Lot 11-A-123 to Salem’s Market Centre Avenue, LLC, requires the buyer to honor all leases entered into via the 2020 Request for Interested Tenants process.

In January 2022, the URA executed a lease with Salem’s Market Centre Avenue, LLC, for the former SHOP 'n SAVE grocery space. Since then, Salem’s has been working towards the opening of a grocery store. In April 2023, the URA Board approved the sale of the Centre Heldman Plaza with acceptance of the Redevelopment Proposal submitted by Salem’s Market Centre Avenue, LLC, and further authorized the execution of a Disposition Contract to sell the Centre Heldman Plaza to Salem’s.

Total project costs are budgeted at approximately \$7,167,642, funded by debt, various grants, a Redevelopment Assistance Capital Program grant, and a URA commercial loan. Salem’s Market and Grill is committed to Minority and Women-owned Business Enterprise (**MWBE**) requirements and is projected to spend \$643,950 in development costs with MWBE firms.

The opening of Salem’s Market and Grill will bring a full-service grocery store back to the Greater Hill District and is expected to create more than 62 jobs. Further, its opening aligns with the vision of both the Greater Hill District Master Plan and the URA’s Avenues of Hope initiative.

Salem’s Market Centre Avenue is a single member Limited Liability Company, registered in Pennsylvania, that was formed on October 6, 2021. It has a mailing address at 2923 Penn Avenue, Pittsburgh, PA 15201. Abdullah Salem is its President and owner. Salem’s Market Centre Avenue, LLC, is a minority developer and operator.

Abdullah Salem, President, of Salem’s Market Centre Avenue, LLC, was present. Mr. Salem thanked all parties that are involved in this project.

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

RESOLUTION NO. 219 (2023)

RESOLVED: That the final drawings and evidence of financing submitted by Salem’s Market Centre Avenue, LLC, or a related entity for the sale of Block 11-A, Lot 123, in the 3rd Ward, for the amount of \$1,900,000.00 plus costs are 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 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. Greater Hill District Master Plan Update

- a. Authorization to enter into a contract(s) and related agreement(s) with HR&A Advisors, or a related entity, for an amount not to exceed \$150,000, for professional services related to the Greater Hill District Master Plan Update and Herron Avenue corridor study.

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

Aster Teclay, Economic Development Strategist Manager, presented that authorization to enter into a contract(s) and related agreement(s) with HR&A Advisors, or a related entity, in an amount not to exceed \$150,000 for professional services related to the Greater Hill District Master Plan Update and Herron Avenue corridor study.

The Greater Hill District Master Plan (**GHDMP**) is an urban planning document created with the purpose of guiding development, community, mobility, and other planning principles within the Hill District area of the City of Pittsburgh. The GHDMP was created over 10 years ago and requires new data and community outreach in order to realign the document with present planning needs and priorities.

HR&A Advisors is a professional urban planning and design firm which will be contracted by the URA to work on the GHDMP update as directed by the Pittsburgh’s Department of City Planning. In addition to an updated GHDMP, this contract will include a Herron Avenue study. Both the updated GHDMP and Herron Avenue study will focus on vacant parcels, corridor activation, commercial development, and residential development. The source of funding for this contract will be 2021-2022 PAYGO, 2022-2023 PAYGO, and URA PAYGO front funding if necessary.

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

RESOLUTION NO. 220 (2023)

RESOLVED: That an agreement(s) with HR&A Advisors, or a related entity for professional services related to the Greater Hill District Master Plan update and Herron Avenue corridor study, in an amount not to exceed \$150,000, payable from 2021-2022 PAYGO, 2022-2023 PAYGO, and URA PAYGO front funding if necessary 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 agreement(s) therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

8. Hill District – New Granada Theater (Avenues of Hope)

- a. Authorization to provide up to \$750,000 in URA financing in support of the New Granada Theater redevelopment project.

Ms. Nemani-Stanger requested Board approval of the above item. Mr. Link presented:

Borrower/Developer The Hill Community Development Corporation, or a related entity

Contractor: TBD

Location: 2007 Centre Avenue, Pittsburgh, PA 15219

Neighborhood: Hill District

Council District: 6

Description: The Hill Community Development Corporation (**CDC**) is working to complete the renovation of the historic New Granada Theater Building ("**project**") that will include various cultural and artistic uses over a total of 56,250 square feet. Project features include:

- A 100-seat "black-box" theater space;
- Conference rooms;
- A 900-seat event space;
- A newly constructed, 3,500 square foot café; and
- Office space for local non-profits and businesses.

Total project costs are approximately \$36 million and fundraising to finance construction and development is ongoing. Sources of financing will include a variety of public and private sources. This authorization will provide critical financing to help the project complete its capital stack. The project is anticipated to close on all construction financing no later than April 2024. The URA Board approved the Project Proposal and Form of Contract in December 2021.

Authority Financing for Review: Up to \$750,000 in grants and/or loans

Collateral: To be determined, including but not limited to project real estate.

Required Approvals:

- Satisfactory completion of URA Disposition process
- URA Real Estate Loan Review Committee review
- URA staff due diligence and underwriting
- Other necessary approvals

Closing and disbursement of all funds is conditioned on demonstration, in a manner acceptable to the URA, of the project's ability to close on construction and development financing on or before April 30, 2024.

Program Sources: Combination of Community Development Block Grant 2021 and 2022 funds, Community Development Block Grant Loan Repayment Account, Enterprise Zone Revolving Loan Fund, and/or future fund raising.

MWBE: An approved MWBE plan will be required prior to final disposition action and final project financing approval.

Commitment April 30, 2024
Expiration Date:

The Hill Community Development Corporation is a non-profit CDC with a mailing address of 2015 Centre Avenue, Suite 201, Pittsburgh, PA 15219. Marimba Milliones is the Hill CDC's President and CEO.

Marimba Milliones President and CEO, of the Hill CDC, was present. Ms. Milliones thanked the URA for their support of this project.

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

RESOLUTION NO. 221 (2023)

RESOLVED: That a loan(s) and/or grant(s) with The Hill Community Development Corporation, or a related entity for the New Granada Theater redevelopment project, in an amount of up to \$750,000, payable from Community Development Block Grant 2021 and 2022 funds, Community Development Block Grant Loan Repayment Account, Enterprise Zone Revolving Loan Fund, and/or future fund raising, 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(s) and related documents and/or grant(s) therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

9. Larimer – Larimer III & Larimer IV Commercial Space Build-out (Avenues of Hope)
 - a. Authorization for a waiver of the Community Development Investment Fund guidelines for Pittsburgh Economic and Industrial Development Corporation to receive up to \$100,000 in Community Development Investment Funds to support commercial space build-out at Larimer III and Larimer IV.

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

Larimer III

Ms. Teclay presented that located in the Larimer Avenues of Hope corridor, Larimer/East Liberty Phase III is a new construction mixed-used development consisting of 37 housing units above 4,800 square feet of affordable, ground-floor commercial space. This project is the final phase of a four-phased Choice Neighborhoods Initiative to revitalize the Larimer neighborhood. Pittsburgh Economic and Industrial Development Corporation (**PEIDC**), an affiliate of the URA, has signed a 19-year master lease with McCormack Baron Salazar (**MBS**) for the 4,800 square feet of affordable commercial space, with PEIDC taking possession on October 1, 2023. Per their original scope of work, MBS was to complete the 4,800 square feet of commercial space in vanilla shell form. Due to value engineering efforts during the course of construction, several items were removed from the scope of work, leaving a substantial amount of work to be added to the tenant improvement scope. The CDIF exemption will permit the commercial space to be delivered in vanilla shell form.

Larimer IV

The Larimer Phase IV commercial redevelopment includes the renovation of the third wing of the Larimer School, which includes a former gymnasium and auditorium, into commercial space of approximately

8,000 square feet. Phase IV is a part of the Larimer/East Liberty Choice Neighborhood Implementation Grant. PEIDC has signed a 19-year master lease with MBS for this space. Per their original scope of work, MBS was to complete the 8,000 square feet of commercial space in vanilla shell form. Due to value engineering efforts during the course of construction, several items were removed from the scope of work, leaving a substantial amount of work to be added to the tenant improvement scope. PEIDC took possession of the space February 1, 2023.

PEIDC, established in 1995 to serve as the City of Pittsburgh's industrial development corporation for real estate development, is a member-based 501 c (3) nonprofit corporation and certified by the Pennsylvania Industrial Development Authority (PIDA). Donita Thomas serves as President of PEIDC.

Guidelines Waiver

The Community Development Investment Fund (**CDIF**) Program is designed to assist nonprofit, community-based organizations to participate in residential, commercial, and industrial real estate projects that benefit low- and moderate-income persons. The return on CDIF Program investment will assist community development organizations in becoming more self-sufficient.

The URA requests a waiver to the following CDIF criteria:

A. Eligibility

1. Nonprofit community development corporations (**CDCs**) participating in commercial, industrial and/or residential real estate development projects as a developer, co-developer, or subordinate lender to the developer who meet the CDIF Program's requirements.

B. Matching Investment

1. Commercial Projects: For every CDIF dollar invested in a commercial project, there must be at least two dollars in other private or public investment. Commercial establishments include businesses engaged in hospitality, retail, service, and/or wholesale trade.

Program Funding

The program is funded in part through the City of Pittsburgh, the U.S. Department of Housing and Urban Development's Community Development Block Grant (**CDBG**) 2021 program funds, and the URA. All grantees will be subject to CDBG eligibility and compliance requirements.

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

RESOLUTION NO. 222 (2023)

RESOLVED: That the eligibility and matching investment requirements of the Community Development Investment Fund guidelines for Pittsburgh Economic and Industrial Development Corporation (PEIDC) are hereby waived for the Larimer III and Larimer IV project.

10. Upper Hill District – 646 Herron Avenue Commercial Space Build-out

- a. Authorization for a waiver of Community Development Investment Fund guidelines for Allen Enterprises & Development, LLC to receive up to \$50,000 in Community

Development Investment Funds to support the commercial space build-out at 646 Herron Avenue.

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

646 Herron Avenue

The structure, located in the Upper Hill District, contains vacant first floor commercial space with residential units above. The funds from the CDIF Program will be used to rehabilitate the first-floor facades and to fit out one vanilla shell space. The project is owned by Allen Enterprises & Development, LLC, a Pittsburgh-based real estate development company dedicated to providing affordable housing and economic advancement opportunities for residents of the Hill District and its surrounding area. Tony Ford is principal of Allen Enterprises & Development, LLC.

Guidelines Waiver

The Community Development Investment Fund (**CDIF**) Program is designed to assist nonprofit, community-based organizations to participate in residential, commercial, and industrial real estate projects that benefit low- and moderate-income persons. The return on CDIF Program investment will assist community development organizations in becoming more self-sufficient.

The URA requests a waiver to the following CDIF criteria:

A. Eligibility

1. Nonprofit community development corporations (**CDCs**) participating in commercial, industrial and/or residential real estate development projects as a developer, co-developer, or subordinate lender to the developer who meet the CDIF Program's requirements.

B. Matching Investment

1. Commercial Projects: For every CDIF dollar invested in a commercial project, there must be at least two dollars in other private or public investment. Commercial establishments include businesses engaged in hospitality, retail, service, and/or wholesale trade.

Program Funding

The program is funded in part through the City of Pittsburgh, the U.S. Department of Housing and Urban Development's Community Development Block Grant (**CDBG**) 2021 program funds and the URA. All grantees will be subject to CDBG eligibility and compliance requirements.

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

RESOLUTION NO. 223 (2023)

RESOLVED: That the eligibility and matching investment requirements of the Community Development Investment Fund guidelines for Pittsburgh Economic and Industrial Development Corporation (PEIDC) are hereby waived for the 646 Herron Avenue project.

DISCLOSURES AGENDA

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

1. Authorization to amend Resolution 66 (2021), which amended Resolutions 238 and 239 (2017), to authorize the Executive Director, Chief Operating Officer, and Chief Financial Officer to execute contracts and agreements for amounts not to exceed \$150,000.00, upon reception of supporting documentation and legal review. Previously, under Resolution 66 (2021), the Executive Director and Chief Financial Officer were authorized to execute contracts and agreements in amounts not to exceed \$250,000.00.

RESOLUTION NO. 224 (2023)

RESOLVED: That Resolution No. 66 (2021), is hereby amended to authorize the Executive Director, Chief Operating Officer, and Chief Financial Officer to execute contracts and agreements for amounts not to exceed \$150,000.00, upon reception of supporting documentation and legal review. Previously, under Resolution 66 (2021), the Executive Director and Chief Financial Officer were authorized to execute contracts and agreements in amounts not to exceed \$250,000.00.

2. Authorization to amend Resolution 67 (2021), which amended Resolutions 238 and 239 (2017), to authorize the Executive Director, Chief Operating Officer, and Chief Financial Officer to execute contracts and agreements for amounts between \$150,000.01 and \$250,000.00, upon reception of supporting documentation, legal review, and the approval (via sign-off) of the URA Board's Chair or Vice Chair. Previously, under Resolution 67 (2021), the Executive Director, Chief Financial Officer, and the URA Board's Chair or Vice Chair were authorized to execute contracts and agreements in amounts between \$250,000.01 and \$500,000.00.

RESOLUTION NO. 225 (2023)

RESOLVED: That Resolution No. 67 (2021), is hereby amended to authorize the Executive Director, Chief Operating Officer, and Chief Financial Officer to execute contracts and agreements for amounts between \$150,000.01 and \$250,000.00, upon reception of supporting documentation, legal review, and the approval (via sign-off) of the URA Board's Chair or Vice Chair. Previously, under Resolution 67 (2021), the Executive Director, Chief Financial Officer, and the URA Board's Chair or Vice Chair were authorized to execute contracts and agreements in amounts between \$250,000.01 and \$500,000.00.

3. PAYGO 2023-24 Coop
 - a. Authorization to enter into a 2023 cooperation agreement with the City of Pittsburgh, for the provision of PAYGO funds to the Authority in an amount up to \$750,000.

RESOLUTION NO. 226 (2023)

RESOLVED: That the execution of an agreement with the City of Pittsburgh for the provision of PAYGO funds to the Urban Redevelopment Authority of Pittsburgh (URA), for the amount of \$750,000 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 cooperation agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

4. Authorization to enter into the following contracts with service providers for the Legal Assistance Program. The Funding source is the 2023 Housing Opportunity Fund Legal Assistance Program line item:
- i. Neighborhood Legal Services - \$90,000
 - ii. Just Mediation Pittsburgh - \$77,500
 - iii. Ebony Law - \$137,500
 - iv. RentHelpPGH- \$172,500
 - v. Pittsburgh Hispanic Development Corporation - \$22,500

RESOLUTION NO. 227 (2023)

RESOLVED: That an agreement with Neighborhood Legal Services for the Legal Assistance Program, for the amount of \$90,000, payable from the 2023 Housing Opportunity Fund (HOF) Legal Assistance Program 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. 228 (2023)

RESOLVED: That an agreement with Just Mediation Pittsburgh for the Legal Assistance Program, for the amount of \$77,500, payable from the 2023 Housing Opportunity Fund (HOF) Legal Assistance Program 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. 229 (2023)

RESOLVED: That an agreement with Ebony Law for the Legal Assistance Program, for the amount of \$137,500, payable from the 2023 Housing Opportunity Fund (HOF) Legal Assistance Program 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. 230 (2023)

RESOLVED: That an agreement with RentHelpPGH for the Legal Assistance Program, for the amount of \$172,500, payable from the 2023 Housing Opportunity Fund (HOF) Legal Assistance Program 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. 231 (2023)

RESOLVED: That an agreement with Pittsburgh Hispanic Development Corporation for the Legal Assistance Program, for the amount of \$22,500, payable from the 2023 Housing Opportunity Fund (HOF) Legal Assistance Program 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.

5. Homewood – Hale Street Playground

- a. Authorization to approve final drawings and final evidence of financing and to execute a deed for the sale of Block 175-C, Lot 308, in the 13th Ward, to One Call Handles It All Landscaping and Trucking, LLC, for \$2,000 plus costs.

RESOLUTION NO. 232 (2023)

RESOLVED: That the final drawings and evidence of financing submitted by One Call Handles It All Landscaping and Trucking, LLC for the sale of Block 175-C, Lot 308, in the 13th Ward, for the amount of \$2,000 plus costs are hereby approved, and the Acting Executive Director, Executive Director, Deputy Executive Director, Chief Operating Officer, Chief Development Officer, Senior Counsel and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a deed and all documents necessary to effectuate the sale thereof, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

- b. Authorization to enter into an agreement with One Call Handles It All Landscaping and Trucking, LLC, in the amount of \$50,000 of Community Development Block Grant funds to purchase playground equipment.

RESOLUTION NO. 233 (2023)

RESOLVED: That an agreement with One Call Handles It All Landscaping and Trucking, LLC for the purchase of playground equipment, for the amount of \$50,000, payable from Community Development Block Grant funds (CDBG) 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.

6. Authorization to amend Resolution No. 179 (2020) to remove the expiration date from Resolution 357, 358, and 359 (2019) to allow for the advancement of a Parking Tax Diversion for the Lower Hill – Block E development project, including authorization for the Executive Director and/or Chief Financial Officer to execute a Cooperation Agreement with the City of Pittsburgh; a Funding Agreement with an affiliate of the Buccini/Pollin Group, Inc., and Parking Partners XXIII Block E, LLC, to include, among other things, an administrative fee; and the related documents, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 234 (2023)

RESOLVED: That Resolution No. 179 (2020), is hereby amended to remove the expiration date from Resolution 357, 358, and 359 (2019) to allow for the advancement of a Parking Tax Diversion for the Lower Hill – Block E development project, including authorization for the Executive Director and/or Chief Financial Officer to execute a Cooperation Agreement with the City of Pittsburgh; a Funding Agreement with an affiliate of the Buccini/Pollin Group, Inc., and Parking Partners XXIII Block E, LLC, to include, among other things, an administrative fee; and the related documents, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

7. For-Sale Development Program for Community Land Trusts
- a. Authorization to amend the American Rescue Plan Act funded For-Sale Development Program for Community Land Trusts to clarify that financing provided will be only in the form of grants.

RESOLUTION NO. 235 (2023)

RESOLVED: That the American Rescue Plan Act (ARPA) funded For-Sale Development Program for Community Land Trusts is hereby amended to clarify that financing provided will only be grants.

8. Authorization to rescind Resolution No. 113 (2023), which previously amended Resolutions 301 (2022), 302 (2022), and 303 (2022), to increase the grant amount from \$2,500,000 to \$5,500,000.

RESOLUTION NO. 236 (2023)

RESOLVED: That Resolution No. 113 (2023) which previously amended Resolutions 301 (2022), 302 (2022), and 303 (2022), to increase the grant amount from \$2,500,000 to \$5,500,000 is hereby rescinded.

9. Authorization to rescind Resolution No. 125 (2023), which previously amended Resolutions 73 (2022), 74 (2022), and 75 (2022), to increase the grant amount from \$2,000,000 to \$3,000,000.

RESOLUTION NO. 237 (2023)

RESOLVED: That Resolution No. 125 (2023) which previously amended Resolutions 73 (2022), 74 (2022), and 75 (2022), to increase the grant amount from \$2,000,000 to \$3,000,000 is hereby rescinded.

10. Astrobotic Capital Expansion Redevelopment Assistance Capital Program (RACP) Grant - \$3,000,000
- a. Authorization to file an application with and enter into a contract with the State Budget Office for a \$3,000,000 RACP grant.
- b. Authorization to enter into a Subgrant Agreement with Astrobotic Technology, Inc. for the \$3,000,000 RACP grant and to contract for Administrative Fees.
- c. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh concerning the application and grant of \$3,000,000.

RESOLUTION NO. 238 (2023)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$3,000,000, for the Astrobotic Capital Expansion 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 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 Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$3,000,000, for the Astrobotic Capital Expansion 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 grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 239 (2023)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Astrobotic Technology, Inc. for the Astrobotic Capital Expansion project, for an amount not to exceed \$3,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel, and/or Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 240 (2023)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Astrobotic Capital Expansion 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 said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

11. Yeshiva Schools Greenfield Campus Rehabilitation 3 RACP Grant - \$1,000,000
 - a. Authorization to file an application with and enter into a contract with the State Budget Office for a \$1,000,000 RACP grant.
 - b. Authorization to enter into a Subgrant Agreement with Yeshivath Achei Tmimim of Pittsburgh for the \$1,000,000 RACP grant and to contract for Administrative Fees.
 - c. Authorization to enter into a Cooperation Agreement with the City of Pittsburgh concerning the application and grant of \$1,000,000.

RESOLUTION NO. 241 (2023)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,000,000, for the Yeshiva Schools – Greenfield Campus Rehabilitation 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 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 Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000, for the Yeshiva Schools – Greenfield Campus Rehabilitation 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 grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 242 (2023)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Yeshivath Achei Tmimim of Pittsburgh for the Yeshiva Schools – Greenfield Campus Rehabilitation project, for an amount not to exceed \$1,000,000, and an administrative fee to be paid to the Authority, are 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 subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 243 (2023)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Yeshiva Schools – Greenfield Campus Rehabilitation 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 said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

12. Amendment of Resolution 38 (2020) to extend the expiration date for a slate of consultants from February 13, 2023, to February 13, 2025.

RESOLUTION NO. 244 (2023)

RESOLVED: That Resolution No. 38 (2020), is hereby amended to extend the expiration date for a slate of consultants from February 13, 2023, to February 13, 2025.

13. Homewood – N. Homewood Avenue Site Assemblage
 - a. Acquisition of the following publicly owned property for \$1.00 plus costs using Leased Land funds:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
13 th	174-J-134	N. Homewood Ave.
13 th	174-J-135	710 N. Homewood Ave.
13 th	174-J-243	N. Homewood Ave.
13 th	174-J-244	N. Homewood Ave.
13 th	174-J-279	Bennett St.
13 th	174-J-281	Bennett St.
13 th	174-J-282	Bennett St.
13 th	174-J-283	Felicia Way
13 th	174-J-283-A	Bennett St.
13 th	174-J-298	800 N. Homewood Ave.
13 th	174-J-299	802 N. Homewood Ave.
13 th	174-J-307	805 N. Homewood Ave.
13 th	174-N-85	N. Homewood Ave.
13 th	174-N-86	N. Homewood Ave.

RESOLUTION NO. 245 (2023)

RESOLVED: That the acquisition of the following publicly property for \$1.00 plus cost, payable from Leased Land funds, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Counsel and/or the Chief Financial Officer on behalf of the Authority, is authorized to execute all documents required for the said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
13 th	174-J-134	N. Homewood Ave.
13 th	174-J-135	710 N. Homewood Ave.
13 th	174-J-243	N. Homewood Ave.
13 th	174-J-244	N. Homewood Ave.
13 th	174-J-279	Bennett St.
13 th	174-J-281	Bennett St.
13 th	174-J-282	Bennett St.
13 th	174-J-283	Felicia Way
13 th	174-J-283-A	Bennett St.
13 th	174-J-298	800 N. Homewood Ave.
13 th	174-J-299	802 N. Homewood Ave.
13 th	174-J-307	805 N. Homewood Ave.
13 th	174-N-85	N. Homewood Ave.
13 th	174-N-86	N. Homewood Ave.

14. Upper Hill – Herron Avenue Bedford Choice Phase IV

- a. Acquisition of the following publicly owned property for \$1.00 plus costs using Leased Land funds:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
5 th	27-A-108	0 Wylie Ave.
5 th	27-A-109	0 Wylie Ave.

RESOLUTION NO. 246 (2023)

RESOLVED: That the acquisition of the following publicly property for \$1.00 plus cost, payable from Leased Land funds, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Counsel and/or the Chief Financial Officer on behalf of the Authority, is authorized to execute all documents required for the said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
5 th	27-A-108	0 Wylie Ave.
5 th	27-A-109	0 Wylie Ave.

15. Perry South – Charles Street Area Corporation

- a. Acquisition of the following publicly owned property for \$1.00 plus costs using Leased Land funds:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
26 th	45-M-99	N. Charles St.
26 th	45-M-100	N. Charles St.
26 th	45-M-101	N. Charles St.
26 th	45-M-102	N. Charles St.
26 th	45-M-103	N. Charles St.
26 th	45-M-104	N. Charles St.
26 th	45-M-105	N. Charles St.
26 th	45-M-106	N. Charles St.
26 th	45-M-107	N. Charles St.
26 th	45-M-109	N. Charles St.
26 th	45-M-110	N. Charles St.
26 th	45-M-114	N. Charles St.
26 th	45-M-116	N. Charles St.
26 th	45-M-117	N. Charles St.
26 th	45-M-118	N. Charles St.
26 th	45-M-132	Cross St.
26 th	45-M-133	Cross St.
26 th	45-M-134	Cross St.
26 th	45-M-134-A	Cross St.
26 th	45-M-137	Strauss St.
26 th	45-M-138	Strauss St.
26 th	45-M-139	Strauss St.
26 th	45-M-140	Strauss St.
26 th	45-M-141	Strauss St.
26 th	45-M-142	Strauss St.
26 th	45-M-143	Strauss St.
26 th	45-M-145	Strauss St.
26 th	45-M-152	Strauss St.

RESOLUTION NO. 247 (2023)

RESOLVED: That the acquisition of the following publicly property for \$1.00 plus cost, payable from Leased Land funds, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Counsel and/or the Chief Financial Officer on behalf of the Authority, is authorized to execute all documents required for the said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
26 th	45-M-99	N. Charles St.
26 th	45-M-100	N. Charles St.
26 th	45-M-101	N. Charles St.
26 th	45-M-102	N. Charles St.
26 th	45-M-103	N. Charles St.
26 th	45-M-104	N. Charles St.
26 th	45-M-105	N. Charles St.
26 th	45-M-106	N. Charles St.
26 th	45-M-107	N. Charles St.
26 th	45-M-109	N. Charles St.
26 th	45-M-110	N. Charles St.
26 th	45-M-114	N. Charles St.
26 th	45-M-116	N. Charles St.
26 th	45-M-117	N. Charles St.
26 th	45-M-118	N. Charles St.
26 th	45-M-132	Cross St.
26 th	45-M-133	Cross St.
26 th	45-M-134	Cross St.
26 th	45-M-134-A	Cross St.
26 th	45-M-137	Strauss St.
26 th	45-M-138	Strauss St.
26 th	45-M-139	Strauss St.
26 th	45-M-140	Strauss St.
26 th	45-M-141	Strauss St.
26 th	45-M-142	Strauss St.
26 th	45-M-143	Strauss St.
26 th	45-M-145	Strauss St.
26 th	45-M-152	Strauss St.

16. Certificate of Completion for University of Pittsburgh – of the Commonwealth System of Higher Education – for Block 29-B, Lots 306 and 308 (also known as Lots A-1 and A-2 in the Pittsburgh Technology Center Plan of Lots No. 2, Rev. No. 3), in the 4th Ward (Technology Drive – driveway improvements).

RESOLUTION NO. 248 (2023)

RESOLVED: That issuance of a Certificate of Completion to University of Pittsburgh – of the Commonwealth System of Higher Education for Block 29-B, Lots 306 and 308 (also known as Lots A-1 and A-2 in the Pittsburgh Technology Center Plan of Lots No. 2, Rev. No. 3), in the 4th Ward, and return of the Good Faith Deposit (Technology Drive – driveway improvements) are hereby approved, and the

July 13, 2023

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 Certificate of Completion therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

- 17. Authorization to convey Block 9-B, Lots 7, 14, 15, 16, 19, 52, 53, 55, 56, 57, and 58, in the 23rd Ward by sale in lieu of condemnation to ALCOSAN for \$619,300 plus costs for utilization in ALCOSAN’s \$2 billion Clean Water Plan. ALCOSAN will receive, at closing, a \$75,000 credit for the fronting of funds required for URA to exit a 2005 Option Agreement held by The Buncher Company on the aforementioned properties.

RESOLUTION NO. 249 (2023)

RESOLVED: That the conveyance of Block 9-B, Lots 7, 14, 15, 16, 19, 52, 53, 55, 56, 57, and 58, in the 23rd Ward, by sale in lieu of condemnation to ALCOSAN for \$619,300 plus costs for utilization in ALCOSAN’s \$2 billion Clean Water Plan. ALCOSAN will receive, at closing, a \$75,000 credit for the fronting of funds required for URA to exit a 2005 Option Agreement held by The Buncher Company on the aforementioned properties, is hereby approved, and the Executive Director, Chief Operating Officer, Chief Development Officer, Senior Legal Counsel and/or the Chief Financial Officer, 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.

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

DocuSigned by:

Theresa Schacht

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Assistant Secretary