

Minutes of the Regular Board Meeting of the Urban Redevelopment Authority of Pittsburgh, Wherrett Memorial Room, 13<sup>th</sup> Floor, John P. Civic Building, 200 Ross Street.

April 13, 2017 – 2:00 P.M., E.S.T.

Members Present: Messrs. Acklin, Ferlo, Lavelle, Gainey, Mme. Hall-Russell

Members Absent: None

Staff Present: Messrs. Cummings, Kaminski, Short, Pawlak, Hobbes Miller, Mmes. Straussman, Smith Perry, Wilhelm, Ellerbee, McPhee, Saladna, Meier, Edwards, Bohince, Mitchell, O'Leary, Davidson, Fitzgibbons, Segal and Schacht.

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

1. General

- a. The minutes of the Regular Board Meeting of March 9, 2017 were approved as written and previously distributed.

2. Announcements

a. RFP's and Bids

i. South Side – Business District Planning

1. Request for Proposals (RFP) for business district planning services for the East Carson Street business district.

ii. Homewood Pedestrian and Transit Improvements RFP

1. Request for Proposals (RFP) for design and engineering for the Homewood Pedestrian and Transit Improvement project.

iii. Scattered Sites

1. Request for Proposals (RFP) for civil engineering services for various projects throughout the City of Pittsburgh.

Mr. Ferlo is unclear about the Authority's goal in initiating the South Side business district planning request for proposals (RFP). While he appreciates Councilman Kraus for initiating this process, Mr. Ferlo believes that a review is needed of the zoning codes, and how to create a shorter and more specific entertainment district. He feels that the strategic goal for RFPs dealing with the Southside should be around zoning and land use issues. Ms. Krya Straussman, Director of Real Estate, stated that a scope has not been defined yet, and believes Mr. Ferlo's comments can assist with the outcome. She stated that the conversation with Councilman Kraus has been about the success and challenges of the Southside. She stated that the Southside is a unique and busy business district, especially on the weekends. Ms. Straussman said that Mr. Ferlo's concerns will be taken into consideration. Mr. Ferlo stated that fundamentally the problem is the heavy concentration (of bars) and demographics that currently exists. Mr. Ferlo believes that if zoning had been created 20 years ago based on conditional use, not use by right, and the area had been shortened, a more confined district could have been developed.

Upon approval by Mr. Ferlo, seconded by Mr. Lavelle and unanimously carried, the following resolutions were adopted:

RESOLUTION NO. 103 (2017)

RESOLVED: That the issuance of a request for proposals for business district planning services for the East Carson Street business district is hereby approved.

RESOLUTION NO. 104 (2017)

RESOLVED: That the issuance of a request for proposals for design and engineering for the Homewood Pedestrian and Transit Improvement project is hereby approved.

RESOLUTION NO. 105 (2017)

RESOLVED: That the issuance of a request for proposals for civil engineering services for various projects throughout the City of Pittsburgh is hereby approved.

3. West Oakland - Oakland Affordable Living

- a. Provision of Rental Housing Development and Improvement Program Loan to Quippa LP in the amount of up to \$1,360,310.00.

Mr. Cummings requested Board approval of the above item.

Mr. Tom Cummings, Director of Housing stated that authorization is requested to enter into the above-mentioned loan agreement with Quippa LP ("Developer") for the development of Oakland Affordable Living ("OAL"). There are two components of the 49-unit OAL affordable housing development including the preservation/ rehabilitation of 24 existing rental units and the new construction of 25 rental units. The requested Authority loan funds will be used to cover a

portion of the preservation/ rehabilitation development now known as Allequippa Place. The existing configuration of Allequippa Place is 24 two-bedroom units. The new configuration will convert 12 of the two-bedroom units to three-bedroom units. Allequippa Place apartments has been owned and operated by Allequippa Place Associates since 1988. Oakland Planning & Development Corporation ("OPDC") is the general partner of Allequippa Place Associates. The Allequippa Place apartments will be sold to the Developer at the time of construction closing. The units are in need of substantial repairs, including mechanical system replacements, and other updates, including new kitchens and baths.

The second component of OAL is the new construction of a 25-unit apartment building consisting of 24 one-bedroom units and 1 three-bedroom unit. OPDC, Quippa LP's General Partner, purchased six (6) vacant lots and one structure in the 2500 Block of Wadsworth Street to develop the new apartment building. The existing single family property located at 2520 Wadsworth Street (Block & Lot 11-D-160) will be demolished as part of the project.

A portion of the URA financing in the amount of \$525,000 will be provided through the repayment of an existing URA loan to Allequippa Place Associates from the sale of Allequippa Place to the Developer at the time of the construction closing. The source of these funds is Community Development Block Grant ("CDBG") funds. The source of the additional funds in the amount of \$835,310 will be a combination of CDBG and HOME funds. The HOME funds will be allocated to eight (8) designated rehabilitation units.

The Developer was approved by the Pennsylvania Housing Finance Agency ("PHFA") for an allocation of 2016 Low Income Housing Tax Credits ("LIHTC"). PNC Multifamily Capital will provide the tax credit equity and the balance of the construction financing will be provided by the Federal Home Loan Bank of Pittsburgh through its Affordable Housing Program and a seller note being provided by Allequippa Place Associates. The developer has also applied to PHFA for 2017 PA Housing Affordability & Rehabilitation Enhancement/Realty Transfer Tax ("PHARE/RTT") funds. The URA financing is contingent upon the developer receiving these funds and/or achieving cost reductions to the development.

The OAL units will be affordable to households with incomes at or below 60% of the area median income ("AMI"). Five (5) of the units will be targeted to households with incomes at or below 20% of AMI, 20 units will be reserved for households with incomes at or below 50% of AMI and 24 units will be reserved for households with incomes at or below 60% of AMI. Six (6) units in the Wadsworth Street apartment building will be handicapped accessible.

Details of the development are as follows:

Borrower:	Quippa LP
General Partner:	Quippa GP Oakland Planning and Development Corporation

235 Atwood Street  
Pittsburgh, PA 15213  
Wanda Wilson, Executive Director

**Architect:** Loysen + Kreuthmeier  
5115 Penn Avenue  
Pittsburgh, PA 15224  
Peter Kreuthmeier, Principal

**General Contractor:** Sota Construction  
80 Union Avenue  
Pittsburgh, PA 15202  
Ernest Sota, President

**Location:** 2528-2544 Wadsworth Street  
2561 Allequippa Street  
Pittsburgh, PA 15213

**Ward:** 4<sup>th</sup>

**Description:** Preservation/rehabilitation of 24 existing affordable rental units and new construction of a 25-unit affordable apartment building.

**Total Development Cost:** \$15,650,455

**Rent Levels:**  
24 One BR: \$155-\$554  
12 Two BR: \$624-\$641  
13 Three BR: \$147-\$732

**Authority Financing:** \$ 1,360,310 – RHDIP deferred loan, 30 year term, up to 5% interest rate; repayment based on cash-flow.

**Construction Financing**

Low Income Housing Tax Credit Equity (PNC Multifamily Capital)	\$11,464,550
URA – RHDIP loan	\$1,360,310
Seller Note	\$ 1,000,000
Federal Home Loan Bank (Pittsburgh)	\$ 650,000
PHFA – PHARE	\$ 448,714

Deferred Fee	<u>\$ 726,881</u>
Total Sources	\$15,650,455

**Program Benefit:** This development will address the need for quality affordable housing in the West Oakland neighborhood and will increase the City's property tax base. All 49 units will be rented to households with incomes below 60% AMI.

**Real Estate Loan Review Committee Status:** To be presented at the April 12, 2017 Real Estate Loan Review Committee.

**M/WBE Plan Status:** To be submitted for review and approval by URA prior to construction closing.

Mr. Ferlo asked if there will be displacement of any current tenants. Wanda Wilson, Executive Director of Oakland Planning Development Corporation, was present. Ms. Wilson answered that they have vacated Aliquippa Place, and those tenants have been assisted in relocating. She stated that they are also staying in contact with the tenants that qualify under the tax credit requirements. Mr. Ferlo asked how many relocated tenants will have the option of returning. Ms. Wilson answered that all relocated tenants have been invited to return. She stated that some may not return because of income qualifications, but she believes that half of them will. Councilman Lavelle asked what type of financing will allow 20% AMI. Mr. Cummings answered that the PHFA requires 20% of the units at 20% of AMI, which is typically met because of Choice or project based vouchers. Ms. Wilson stated that they won't know until the project is complete. Mr. Ferlo asked how many bedrooms the new units will have. Ms. Wilson answered that twelve units will be two bedrooms, and the other twelve will be three bedrooms. She stated that the apartment building will have one three-bedroom unit, and the rest are one bedroom. Mr. Acklin thanked Ms. Wilson and her team for their hard work.

Upon approval by Mr. Lavelle, seconded by Mr. Gainey and unanimously carried, the following resolution was adopted.

**RESOLUTION NO. 106 (2017)**

**RESOLVED:** That a loan to Quippa LP for the development of Oakland Affordable Living ("OAL"), for an amount not to exceed \$1,360,310.00, payable from the Rental Housing Development and Improvement Program ("RHDIP"), is hereby approved, and the Executive Director or Director of Finance, 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 same and affix the seal of the Authority thereto.

4. Homewood - Comprehensive Community Plan

- a. Engagement of Asakura Robinson Company LLC for an amount not to exceed \$150,000.00.

Mr. Cummings requested Board approval of the above item.

Mr. Cummings stated that authorization is requested to enter into a contract with Asakura Robinson Company LLC to provide consulting services for the Homewood Comprehensive Community Plan. The Homewood Comprehensive Community Plan shall serve as the basis for future planning activities, neighborhood design, and a framework for investment within the Homewood neighborhoods. It is intended that the plan will be formally adopted by the City Planning Commission and incorporated into the City's Comprehensive Plan. The scope for the comprehensive plan will include planning gap analysis, an inventory of community assets, the development of community goals and objectives, and an implementation plan and metric evaluation system.

The planning process will be managed by the Department of City Planning (DCP) and led in partnership with the Homewood Community Development Collaborative (HCDC).

The URA and the DCP released a Request for Proposals (RFP) on December 7, 2016 from qualified consultant firms. The RFP was posted on the URA website, the American Planning Association (APA) website, and emailed to numerous professional consulting firms. On January 13, 2017 fourteen (14) proposals were submitted. A consultant review team was formed including representatives from four Homewood-based organizations, staff from Representative Gainey's Office, the Mayor's Office, Councilman Burgess's Office, DCP, and the URA. The consultant review team reviewed all proposals, convened to create a shortlist, and interviewed the top four firms.

Asakura Robinson Company LLC was selected by the review committee as the most qualified firm to perform the work. Asakura Robinson Company LLC is a planning, urban design, and landscape architecture firm which strengthens environments and empowers communities through innovation, stewardship, and an integrated design and planning process. Asakura Robinson LLC will pair their extensive national experience with local expertise including the Urban Kind Institute and Brean Associates.

The contract is expected to span 8 to 12 months and will not exceed \$150,000. The funding source for this contract is 2012-2013 CDBG Funds – Homewood Brushton.

Principal:

Zakcq Lockrem, AICP

Asakura Robinson Company LLC

Director of Planning

816 Congress Avenue, Suite 1270

Austin, TX 78701

Rashad Byrdsong, of Community Empowerment Association, was present. Mr. Byrdsong stated that the creation of this project has been a long road. He thanked Reverend Burgess, State Representative Gainey and the leadership of the Homewood community for coming to an agreement, and working with the Authority and the Housing Authority of the City of Pittsburgh on this project. Reverend Burgess, City of Pittsburgh Councilman, was present. Reverend Burgess stated that the effort for this project has been ongoing for fifteen years. He stated that there has been a lot of hard work put into it, and he wanted to thank the community organizations that had stayed with the process, and the Authority and politicians that provided the funding to make this project possible. Cheryl Fuller, of the Homewood Concerned Citizens Council, was present. Ms. Fuller thanked all parties who participated in making this project possible. Mr. Ferlo wanted to clarify that this plan will review residential, commercial and retail opportunities and reinvestments. Mr. Gainey acknowledged the hard work and dedication of all parties involved. He also thanked Reverend Burgess for his hard work and dedication. Elwin Green, President of Homewood Nation, was present. Mr. Green stated that as a resident, he is grateful for all the hard work on this project. He appreciates the opportunity that hopefully will be given for all to continue working together. Reverend Burgess stated that hopefully, this will be one of the first recognized community plans in the City of Pittsburgh, and will lead to a significant long term investment. Mr. Acklin stated that this was a big day for Homewood and the City of Pittsburgh. He stated that when a community works together, the result is that things get done.

Upon approval by Mr. Gainey, seconded by Mr. Ferlo and unanimously carried, the following resolution was adopted:

**RESOLUTION NO. 107 (2017)**

**RESOLVED:** That the engagement of Asakura Robinson Company LLC to provide consulting services for the Homewood Comprehensive Community Plan, for an amount not to exceed \$150,000.00, payable from the 2012-2013 CDBG Funds – Homewood Brushton, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

5. Troy Hill - Heinz at 950 North Shore – the Service Building - 950 Progress Street
  - a. Pittsburgh Development Fund (PDF) bridge Loan to SB Development, LP in an amount up to \$1,500,000.00.

Mr. Cummings requested Board approval of the above item.

Mr. Cummings stated that authorization is requested to enter into the above mentioned loan agreement with SB Development, LP to provide up to a \$1,500,000 Pittsburgh Development Fund (PDF) bridge loan to fund costs related to the renovation of Heinz at 950 North Shore. The bridge

loan will provide funding that is expected to be repaid from an anticipated \$1,500,000 Redevelopment Assistance Capital Program (RACP) grant.

The project was awarded a \$1,000,000 RACP grant in 2016 to fund acquisition, demolition, asbestos abatement and site infrastructure for the Project. SB Development, LP originally applied for a \$2,000,000 RACP grant. The award shortage created a funding gap which the developer covered with equity. They have been encouraged to resubmit for a 2017 RACP grant in the amount of \$1,500,000. Because the RACP funds are a reimbursement financing tool, the PDF loan will act as a bridge loan until the RACP funds have been awarded and released. In the event that all or a portion of the additional RACP funds are not awarded to the project, the developer will have to refinance or work with the Authority staff to restructure the PDF loan to amortize over a longer term.

Constructed in 1930 and designed by leading industrial architect Albert Kahn, the Service Building was developed solely for the use and enjoyment of the employees and included such amenities as an auditorium, recreation and educational facilities. In 2005, five of the historic buildings were redeveloped by The Ferchill Group/MCM Company, Inc. into what is now known as Heinz Lofts. As one of Pittsburgh's first and largest multi-family housing developments at that time, the Heinz Lofts spurred a trend for other housing developments adaptively reusing once abandoned historic buildings along the Allegheny River.

Vacant since 2008, MCM hired Sandvick Architects, a firm with over 30 years of experience in historic rehabilitation projects, to transform the Service Building into 151 market-rate apartments. While maintaining the historic features of the building, the renovation provides energy efficient and cutting-edge design features to the existing Heinz complex. The development offers 55 micro apartment units, 59 one bedroom units and 37 two bedroom units and rents range between \$1,100 and \$2,800 per month. The property offers an indoor courtyard with gathering space, an on-site bike repair shop, and fitness centers including virtual fitness. The outdoor green spaces will brighten up the surrounding streets with LED lighting and landscaping, as well as an outdoor courtyard with activities areas including a bocce ball court, fire pit and outdoor theater. Additionally, there will be a rooftop patio with gathering spaces. Located on the North Side of the Allegheny River, directly across from the Strip district, the property is adjacent to the riverfront bike path and less than one mile from the central business district.

The building has been restored in accordance with the Secretary of the Interior's Standards for Rehabilitation making it eligible to receive Federal Historic Tax Credits. The \$39.7 million project generated approximately \$7.7 million in equity from the sale of federal historic tax credits. The project has received \$1 million in RACP grant funding through the State of Pennsylvania and is seeking an additional \$1.5 million. The project created 400 construction jobs and 15 new permanent jobs. The property will generate an estimated \$350,000 in new property taxes annually. The project was placed in service in December 2016 and the units are currently available for rent.

Details of the development are as follows:



<b>Developer:</b>	SB Development, LP The Ferchill Group/MCM Company, Inc. 2425 West 11 <sup>th</sup> Street, Suite 5 Cleveland, OH 44113 Melissa Ferchill, Managing Member
<b>General Contractor:</b>	Mascaro Construction Company 1720 Metropolitan Street Pittsburgh, PA 15233
<b>Architectural Firm:</b>	Sandvick Architects 1265 W. 6 <sup>th</sup> Street #201 Cleveland, OH 44113 Jonathan Sandvick
<b>Location:</b>	950 Progress Street Pittsburgh, PA 15212
<b>Ward:</b>	23 <sup>rd</sup>
<b>Description:</b>	Adaptive reuse and historic renovation of the former Heinz Service Building into 151 market rate apartment units
<b>Rent Levels:</b>	55 Micro: \$1,100 - \$1,220 59 One BR: \$1,260 - \$2,100 37 Two BR: \$1,720 - \$2,800
<b>Authority Financing:</b>	\$1,500,000 – Pittsburgh Development Fund (PDF) 3% interest rate, three year term
<b>Total Construction Costs:</b>	\$39,750,242
<b>Construction Financing Sources:</b>	
Northwest Savings Bank	\$26,641,000
State Historic Tax Credit Equity	\$ 180,802
Federal Historic Tax Credit Equity	\$ 7,745,533
RACP Grant	\$ 1,000,000
URA PDF Loan	\$ 1,500,000
Equity Reserves	\$ 615,000
Equity	<u>\$ 2,067,906</u>
<b>Total</b>	<b>\$39,750,242</b>

**Real Estate Loan Review**

**Committee Status:**

To be presented for approval at the April 12, 2017  
Real Estate Loan Review Committee

**M/WBE Review**

**Committee Status:**

To be presented for internal approval

Mr. Ferlo asked what Redevelopment Assistance Capital Program (RACP) grant monies are being used for this project. Mr. Cummings answered that the Authority has already received \$1 million dollars and \$1.5 million dollars in State funding. Mr. Cummings stated that this loan includes corporate and personal guarantees from the developer, in the event the RACP grant is not received. Ms. Melissa Ferchill, of SB Development, LP, was present. Ms. Ferchill thanked the Authority for filling the short term financial gap for this project. She stated that this development is a little different than other properties they have developed; it is a smaller unit concept that is more driven toward attracting young working class professionals to the Pittsburgh downtown market they felt was underserved. She stated that the leasing process is going well, and they expect to be stabilized sometime in early June. Mr. Ferlo asked if any of the units have an affordable rate. Mr. Cummings answered that the units will be more of an affordability rate for the workforce. He stated that the lowest price is \$1,100.00 a month for a micro unit. Mr. Ferlo asked to describe a micro unit. Ms. Ferchill answered that a micro unit is a one bedroom that has all the features of a traditional one bedroom unit, which is about 650 to 750 square feet in the Pittsburgh market. She stated that their micro one bedroom units range from 450 to 550 square feet. Mr. Ferlo stated that there is always an ongoing public debate about affordable units, and feels there should be a review of monies being spent. Mr. Cummings stated that this is a forty million dollar project, which includes \$27,000,000.00 from private financing, and federal historical tax credit equity that was raised by renovating this historic structure in conformance with the Secretary of the Interior's guidelines. They are not receiving new markets tax credits because the property is all residential. Mr. Acklin stated that he considers this project a short term low risk investment. Mr. Ferlo wants to approve this project today, but would like a discussion about the status of the PDF Fund, and whether there are opportunities to make appropriate strategic investments in regards to moderate and affordable housing.

Upon motion made by Mr. Lavelle, seconded by Mr. Ferlo and unanimously carried, the following resolution was adopted, as amended:

**RESOLUTION NO. 108 (2017)**

**RESOLVED:** That a loan to SB Development, LP to bridge a Redevelopment Assistant Capital Project (RACP) Grant, to fund costs related to the renovation of the Service Building at the former Heinz facility campus, located at 950 Progress Street, for an amount not to exceed \$1,500,000.00, payable from the Pittsburgh Development Fund (PDF), is hereby approved, and the Executive Director or Director of Finance, 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 same and affix the seal of the Authority thereto.

6. Replace Old Lead Lines Program

a. Revision of Replace Old Lead Lines (ROLL) Program Guidelines

Mr. Cummings requested Board approval of the above item.

Mr. Cummings stated that at the March 9, 2017 meeting, this Board approved program guidelines for a new initiative – the Replace Old Lead Lines (ROLL) program, to help borrowers finance the costs of replacing private lead water service lines from the curb to the house. Such work is intended to be coordinated with the Pittsburgh Water and Sewer Authority’s efforts to replace lead water lines that run from the service main under the street to the curb. By coordinating the PWSA work with the private work, the cost of the private work would be reduced as PWSA would be responsible for digging up the street and sidewalk and repairing same.

The ROLL guidelines presented in March, 2017 proposed borrower income limitations of 120% of area median income (AMI). Several Authority board members expressed concern that this income level was not high enough and that those households with incomes above 120% AMI might also have difficulty in financing such an expenditure. Staff is proposing that the program guidelines be revised to provide for a maximum borrower income limit of 150% AMI.

The income limits by family size for 150% AMI are as follows:

One person	\$74,800
Two persons	\$85,500
Three persons	\$96,150
Four persons	\$106,800
Five persons	\$115,400

Waivers of maximum borrower income could be considered under extenuating circumstances.

Mr. Gainey asked what extenuating circumstances would qualify for a waiver for homeowners that are at the maximum AMI. Mr. Cummings answered that a waiver would be considered on a case to case basis if a homeowner was not able to obtain a private loan or had medical bills. Mr. Acklin thanked the Board for approving last month’s board item. He stated that legislation is being advanced in Harrisburg that would allow PWSA to enter, with consent, onto private property to remove lead lines. Mr. Gainey asked if this bill passes what the outcome is for homeowners already involved in this process. Mr. Acklin stated that there is a companion piece of legislation relating to the Penn Vest Program as additional financing, which will expand the responsibility of PWSA to replace the lines on private property. Mr. Ferlo stated that this is a good idea for homes that sit at the curb, but raised a concern about homes that sit quite a few feet back from the main. He believes this will be an issue in Harrisburg, and is not sure how to address it. Mr. Ferlo stated that there is a constitutional issue that might not have been addressed legally about public dollars being spent on this project. Mr. Lavelle asked if there is a

way to proactively notify homeowners about PWSA work on their side of the block. Mr. Acklin answered yes. Mr. Cummings answered that PWSA is currently working on this. Mr. Gainey asked that if legislation is passed, could a homeowner receive reimbursement for a loan obtained upfront. Mr. Acklin answered that this matter can be discussed. Mr. Ferlo stated that Penn Vest bonding has always been an option, but PWSA, historically, can receive a better bond rate than going through Penn Vest. Mr. Acklin stated that the first step in this process is to locate the lead water lines by using test kits and putting into place the financing needed.

Upon approval by Mr. Ferlo, seconded by Mr. Lavelle and unanimously carried, the following resolution was adopted.

#### RESOLUTION NO. 109 (2017)

RESOLVED: That revision of the Replace Old Lead Lines (ROLL) Program Guidelines, to provide for a maximum borrower income limit of 150% area median income (AMI), is hereby approved.

#### 7. Cultural District – Eighth and Penn

- a. Redevelopment Proposal, final drawings, evidence of financing, and authorization for McNally Bonn, LLC to commence construction for redevelopment of Block 8-S, Lot 164, in the 2<sup>nd</sup> Ward.

Mr. Cummings requested Board approval of the above item.

Ms. Straussman stated that in 1994, pursuant to Resolution 316 (1994), the URA conveyed this property, an approximately 7,400 square foot parcel at 150-154 8<sup>th</sup> Street in the Cultural District, to the Pittsburgh Trust for Cultural Resources (the "Trust"). The 1994 deed requires that the Trust obtain the URA's written approval before transferring any interest in the Property. The deed further requires that, prior to beginning any construction on the property, the Trust submit a Redevelopment Proposal containing the proposed uses of the property, a mutually agreeable timetable for the start and completion of construction, final plans and drawings, and evidence of financing.

The Trust has assigned its development rights for this parcel to TREK Development Group and Q Development, who are now looking to start construction. These entities, via ownership entity McNally Bonn, LLC, plan to restore the historic McNally and Bonn buildings at 711-713 Penn Avenue, with infill construction completing the corner and continuing down 8<sup>th</sup> on adjoining existing parking lots that they are acquiring from the Trust, including the property that is the subject of this proposed Board action. Although the buildings will have four distinct facades, they will function as one building on the interior and will include approximately 136 residential units, with retail space at the street level and one level of below grade parking. Total development costs are budgeted at approximately \$46.2 million. Construction is expected to start by June, 2017 and to be completed by April, 2019.

We are requesting authorization to accept the redeveloper's proposal, approve their final drawings and evidence of financing, and permit them to start construction.

McNally Bonn, LLC, is a Pennsylvania limited liability company whose principal partners are TREK Development Group and Q Development. TREK Development Group, Inc., is a Pennsylvania corporation with an address of 130 7<sup>th</sup> Street, Suite 300, Pittsburgh, PA 15222. William J. Gatti, Jr., is President. Q Development, LLC, is a Pennsylvania limited liability company with an address of 1008 Brianna Lane, Bethel Park, PA 15102. Matthew Quigley, Richard Belloli, and Douglas Duerr are principals.

F. Brooks Robinson, Jr., of the Pittsburgh Cultural Trust, was present. Mr. Robinson thanked the Board for their consideration of this project. He stated that they have worked hard with TREK Development Group in making sure the design for this project is first class. He stated that they are confident that this project will be catalytic with the 8<sup>th</sup> Street block development.

Mr. Ferlo asked if the property would be conveyed back to the Authority were this development not completed. Ms. Straussman answered that there is a requirement in the deed that the property be conveyed back to the Authority. Mr. Ferlo asked for the number of parking units. Mr. Robinson answered that he was not sure of the number. Ms. Straussman stated that this project is fully titled. Mr. Ferlo asked, what material is being used for the façade. Mr. Robinson answered that the design requires terracotta, because of the preservation of the two buildings. Mr. Robinson stated that there are five additional parcels that are also a part of this development, and they will come back to the Board with any developments.

Upon approval by Mr. Lavelle, seconded by Ms. Hall-Russell and unanimously carried, the following resolution was adopted:

#### RESOLUTION NO. 110 (2017)

RESOLVED: That the Redevelopment Proposal, final drawings and evidence of financing submitted by McNally Bonn, LLC for Block 8-S, Lot 164, in the 2<sup>nd</sup> Ward, which parcel was previously conveyed to the Pittsburgh Trust for Cultural Resources (Resolution No. 316 (1994)), are hereby approved, and the Executive Director, or his designee, is hereby authorized to grant permission to McNally Bonn, LLC to commence construction in accordance with said Redevelopment Proposal and final drawings, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

#### 8. Manchester – Hamlin Street

- a. Redevelopment Proposal and form of disposition contract for the sale of Block 7-B, Lot 364, in the 21<sup>st</sup> Ward, to Nancy Ream for \$1,800.00.

Mr. Cummings requested Board approval of the above item.

Ms. Straussman stated that a homeowner who acquired and renovated a tax-foreclosed property on West North Avenue in Manchester and now lives there has submitted a proposal to acquire this approximately 1,240-square-foot vacant parcel on Hamlin Street, adjoining and behind her property, for construction of a detached two-car garage. Authorization is requested to accept the proposal and enter into a disposition contract for the sale of the property to Nancy Ream for \$1,800.00. Development costs, excluding site acquisition, are budgeted at \$25,500.00.

Nancy Ream, an individual, resides at 1316 West North Avenue, Pittsburgh, PA 15233.

There was no discussion among the Members.

Upon approval by Mr. Ferlo, seconded by Mr. Lavelle and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 111 (2017)

RESOLVED: That the Redevelopment Proposal submitted by Nancy Ream for Block 7-B, Lot 364, in the 21<sup>st</sup> Ward, and the sale of said property for \$1,800.00 are hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a disposition contract by sale therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

9. Manchester – Bidwell Street Presbyterian Church

- a. Final drawings, evidence of financing, and execution of deed for the sale of Block 22-L, Lots 320, 321, 330, 331, and 337, in the 21<sup>st</sup> Ward to Bidwell Street Presbyterian Church for \$7,780.00 plus costs.

Mr. Cummings requested Board approval of the above item.

Ms. Straussman, Director of Real Estate stated that at its meeting of May 9, 2013, this Board approved a proposal and a form of disposition contract for the sale of Block 22-L, Lots 320, 321, 330, 331, and 337 in the 21<sup>st</sup> Ward, to Bidwell Street United Presbyterian Church for \$7,780.00 plus costs. These parcels, located at 1415-1417 Allegheny Avenue and along Warlo and Liverpool streets, contain approximately 12,086 square feet and are vacant. The redeveloper is the owner of the church on adjacent land and will use these parcels to expand their existing parking area. The total development costs, exclusive of site acquisition, are budgeted at \$151,748.00.

We are now requesting that the Board approve the final drawings and evidence of financing and authorize the execution of a deed to Bidwell Street Presbyterian Church for \$7,780.00 plus costs. Bidwell Street Presbyterian Church is a nonprofit religious entity with a mailing address at 1025 Liverpool Street, Pittsburgh, PA 15233. Rev. B. De Neice Welch is the Senior Pastor.

Mr. Ferlo asked if this property meets zoning requirements. Ms. Straussman answered that this

property meets the requirements of the Authority's redevelopment proposal process, which includes zoning.

Upon approval by Ms. Hall-Russell, seconded by Mr. Ferlo and unanimously carried, the following resolution was adopted:

**RESOLUTION NO. 112 (2017)**

**RESOLVED:** That the final drawings and evidence of financing submitted by Bidwell Street Presbyterian Church for Block 22-L, Lots 320, 321, 330, 331, and 337, in the 21<sup>st</sup> Ward, are hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a deed and all documents necessary to effectuate the sale thereof, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

**10. Larimer/East Liberty – Choice Neighborhoods**

- a. Acquisition of Block 124-J, Lot 210, in the 12<sup>th</sup> Ward, from East Liberty Development Incorporated, for \$30,000.00, plus costs.
- b. Acquisition of Block 124-K, Lot 60, in the 12<sup>th</sup> Ward, from Fred Ivory, for \$20,000.00, plus costs.
- c. Acquisition of Block 124-K, Lot 59, in the 12<sup>th</sup> Ward, from Leonard Mack, for \$20,000.00, plus costs.
- d. Amendment of agreement with East Liberty Development Incorporated for acquisition consulting services, for an amount not to exceed \$30,000.00.
- e. Acquisition of Block 124-J, Lot 196, in the 12<sup>th</sup> Ward, from Pittsburgh Housing Development Corporation, for \$12,475.15, plus costs.

Mr. Cummings requested Board approval of the above items.

Ms. Straussman stated that by an Agreement for Services dated December 8, 2016, the URA contracted with East Liberty Development Incorporated ("ELDI"), for ELDI to negotiate assignable sale agreements on behalf of the URA for the acquisition of parcels to be included in the Zone C area of the Larimer/East Liberty Parks and Open Space System. ELDI has negotiated such agreements for three parcels, and Authorization is now requested for the URA to enter into agreements of sale, or assignments of the existing agreements of sale, for these parcels.

Block 124-J, Lot 210, at 601 Larimer Avenue, is an approximately 3,075 square foot parcel with an existing one story structure that is being used for storage. ELDI will acquire this parcel initially, and then convey it to the URA following planned site clearance and demolition. ELDI is a

Pennsylvania non-profit corporation with an address of 100 N. Sheridan Ave., 4<sup>th</sup> Floor, Pittsburgh, PA 15206.

Block 124-K, Lot 60 is an approximately 2,155 square foot vacant parcel at 613 Larimer Avenue. Fred Ivory is an individual with a mailing address of P.O. Box 59474, Pittsburgh, PA 15210.

Block 124-K, Lot 59 is an approximately 2,178 square foot vacant parcel at 615 Larimer Avenue. Leonard Mack is an individual with an address of 1330 Sherman Street, Pittsburgh, PA 15221.

The neighborhoods of Larimer and East Liberty are the site of a Federal Choice Neighborhoods Implementation Grant award in the amount of \$30 million for the comprehensive redevelopment of the Choice Neighborhoods area. The comprehensive redevelopment will focus on three core goals/components: housing, people, and neighborhood. Parks planning and development is a key strategy in the neighborhood component, which seeks to address issues of vacant land, public infrastructure needs, and greening/park goals.

As part of the planning process for Choice Neighborhoods a network of parks and open space was recommended as a strategy. A robust community and stakeholder process led by Wallace Roberts & Todd (WRT) was completed to design a master plan for this parks and open space system. The master plan calls for active recreation in the Zone C area of the park development. This area, known as the Bluff, is bordered by Shetland Street, Lenora Street, Orphan Street, and Larimer Avenue.

Based on strong community feedback, the proposed design for the Bluff includes new multiuse sports fields, the relocated Larimer Park basketball courts, access to woodland trails, and a Larimer Avenue wellness circuit that connects the entire park system with the neighborhood. Site acquisition is necessary for the development of the Bluff, and the URA is currently seeking site acquisition to allow for future implementation. Our current Agreement for Services with ELDI is under \$10,000.00. As noted above, ELDI has successfully negotiated sales agreements for several parcels. As they continue this complex work, we are now seeking authorization to amend our current agreement to revise the scope and increase the total contract amount by \$20,000.00, for a total amount not to exceed \$30,000.00.

Authorization is also requested to acquire Block 124-J, Lot 196, at 9 Shetland Avenue, from Pittsburgh Housing Development Corporation ("PHDC") for \$12,475.15, plus costs. This approximately 3,360 square foot parcel, improved with a house that will be demolished prior to conveyance, is also within the Bluff area and will be acquired directly from PHDC. PHDC is a nonprofit housing development corporation with an address of 200 Ross Street, 10<sup>th</sup> Floor, Pittsburgh, PA 15219.

The funding source for these acquisitions is Leased Land, Larimer Project Funds and/or other funds.

Mr. Lavelle asked if the Larimer Consensus Group was ok with this project. Ms. Straussman answered yes.



Mr. Ferlo is concerned that this project is not sufficiently integrated into Larimer to make it a green community. Reverend Burgess stated that this is what the community wants, and they have been leading the process. Mr. Cummings stated that this is zoned specifically for recreational fields.

Upon approval by Mr. Gainey, seconded by Mr. Lavelle, the following resolution was adopted by those present, except for Mr. Ferlo, who abstained:

**RESOLUTION NO. 113 (2017)**

**RESOLVED:** That the acquisition of Block 124-J, Lot 210, in the 12<sup>th</sup> Ward, from East Liberty Development Incorporated, for \$30,000.00, plus costs, payable from Leased Land, Larimer Project Funds and/or other funds, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute an agreement of sale, a deed, and all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

**RESOLUTION NO. 114 (2017)**

**RESOLVED:** That the acquisition of Block 124-K, Lot 60, in the 12<sup>th</sup> Ward, from Fred Ivory, for \$20,000.00, plus costs, payable from Leased Land, Larimer Project Funds and/or other funds, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute an agreement of sale (or an assignment of agreement of sale with East Liberty Development Incorporated), a deed, and all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

**RESOLUTION NO. 115 (2017)**

**RESOLVED:** That the acquisition of Block 124-K, Lot 59, in the 12<sup>th</sup> Ward, from Leonard Mack, for \$20,000.00, plus costs, payable from Leased Land, Larimer Project Funds and/or other funds, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute an agreement of sale (or an assignment of agreement of sale with East Liberty Development Incorporated), a deed, and all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

**RESOLUTION NO. 116 (2017)**

**RESOLVED:** That the acquisition of Block 124-J, Lot 196, in the 12<sup>th</sup> Ward, from Pittsburgh Housing Development Corporation, for \$12,475.15, plus costs, payable from Leased Land, Larimer Project Funds and/or other funds, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute an agreement of sale, a deed, and all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

## RESOLUTION NO. 117 (2017)

RESOLVED: That amendment of the Agreement with East Liberty Development Incorporated, dated December 8, 2016, for acquisition consulting services, for an increase of \$20,000.00, payable from Leased Land, Larimer Project Funds and/or other funds, for a total Agreement amount not to exceed \$30,000.00, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

### 11. Citywide - The Pittsburgh Land Bank

- a. Transfer of funds to the Pittsburgh Land Bank in the amount of \$60,662.44.
- b. Amendment of Resolution No. 319 (2015) to replace the term Memorandum of Understanding with the term Memorandum of Agreement.
- c. Amendment of Memorandum of Agreement with The Pittsburgh Land Bank, dated February 12, 2016, originally authorized by Resolution No. 319 (2015), to renew the term for one year, to be further renewable for one year terms at the discretion of this Authority's Executive Director.

Mr. Cummings requested Board approval of the above items.

Ms. Straussman stated that at its November 12, 2015, meeting, this Board authorized entering into a Memorandum of Understanding with the Pittsburgh Land Bank (the "PLB") for a limited scope of administrative duties, including serving as fiscal agent for all contracting (Res. 319 of 2015). As fiscal agent, this Authority has been holding and managing financial resources for the PLB since February 2016. As the PLB moves closer to independent day-to-day operations, it will soon open its own bank accounts. As such, the PLB has requested that this Authority transfer out of URA accounts, and to the PLB, the remaining monies that the URA has been holding on behalf of the PLB. This transfer will enable the PLB to continue moving towards independent fiscal management.

Currently this Authority is holding \$33,040.40 in funds from a 2016 Heinz Endowments Grant that was awarded for the PLB, and it is holding \$27,622.04 in funds in Leased Land for the PLB - a combination of \$60,662.44 remaining between the two accounts that has been specifically committed to PLB activities.

Authorization is now requested to transfer these funds to the PLB. Although the PLB is moving towards independent fiscal management, it continues to require the URA's ongoing administrative and fiscal agent assistance. At this time, we are requesting authorization to amend

the existing Memorandum of Agreement to clarify that the initial term of the agreement was for one year, to renew the term of the agreement for an additional year, and permit additional terms at the discretion of the Authority's Executive Director.

Reverend Burgess thanked the Authority for their partnership and Kyra Straussman for her leadership with this project. He stated that they are ready to formalize the policies and procedures of the Pittsburgh Land Bank. He stated that they will send the information to City Council soon. Mr. Acklin appreciates Reverend Burgess's leadership as Chairman. He stated that they are looking for changes in the State law to operationalize the process, and he will be in Harrisburg next week. He stated that this was the first piece of legislation passed in the beginning of this Administration, and it has taken time to move forward, but he is confident with the strides the Authority has taken. Mr. Ferlo stated that he was involved in creating the Land Bank legislation, but wanted to know what the Pittsburgh Land Bank's legal status is currently. Ms. Straussman answered that the Pittsburgh Land Bank is incorporated, but does not have a taxable status. Mr. Ferlo asked if he could have copies of those documents. Ms. Straussman stated that she will provide those documents. Mr. Acklin stated that City Ordinance created a Board, who would meet monthly with Reverend Burgess, as the Chairman, and the body is a separate nonprofit corporation under Pennsylvania law. Mr. Ferlo asked if the Land Bank is part of the Annual Capital Report for the City. Mr. Acklin answered that it is not, and the information will be on a separate balance sheet. Mr. Ferlo asked if there is a transfer of land resolution or ordinance passed by Council. Mr. Acklin answered there is not, but the matter is being worked on. He stated that there have been meetings with various communities to review the policies and procedures, which are the by-laws of the governing entity. Mr. Ferlo is concerned that this process may interrupt whatever the Authority's strategic goals are on land assembly. Ms. Straussman stated that the policies and procedures show a clear division of land assembly between the Land Bank and the Authority, which has been vetted through a community driven process, so major site assembly will continue under the leadership of the Authority.

Upon approval by Mr. Lavelle, seconded by Mr. Ferlo and unanimously carried, the following resolutions were adopted:

**RESOLUTION NO. 118 (2017)**

**RESOLVED:** That the transfer of \$60,662.44 to the Pittsburgh Land Bank from Leased Land funds and the 2016 Heinz Endowments Grant is hereby approved.

**RESOLUTION NO. 119 (2017)**

**RESOLVED:** That Resolution No. 319 (2015) is hereby amended to replace the term "Memorandum of Understanding" with the term "Memorandum of Agreement".

## RESOLUTION NO. 120 (2017)

RESOLVED: That amendment of the Memorandum of Agreement with the Pittsburgh Land Bank, dated February 12, 2016, to renew the term for one year, and to be further renewable for one year terms at the discretion of the Authority's Executive Director, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

### 12. Shadyside – Hunt Armory

- a. Engagement of Revive Marketing Group LLC to provide event marketing and management services relating to the Hunt Armory, Block 84-L, Lot 283, in the 7<sup>th</sup> Ward, for 12 months, for an amount not to exceed \$25,000.00.

Mr. Cummings requested Board approval of the above item.

Ms. Straussman stated that authorization is requested to enter into an agreement with Revive Marketing Group LLC to provide event marketing and management services for Hunt Armory, an approximately 90,094 square foot, National Register of Historic Places and City Historic Landmark designated building located on a 1.84 acre lot at 324 Emerson Street in Shadyside, that the URA acquired from the Commonwealth of Pennsylvania in July 2016.

Revive Marketing Group has successfully marketed URA Next Three Days events, and we are now requesting authorization to engage the firm to market and manage events at Hunt Armory while we position the property for eventual redevelopment. The engagement will include a 60-day assessment and application phase, during which Revive will evaluate the event potential of the property; prepare application forms and permitting, insurance, and vendor guides; list likely partnerships and in-market event opportunities; and project annual event rental revenue. The fee for this phase of the engagement is \$10,000.00. Following the assessment period, the firm will book and manage events; the contract amount for this phase is up to \$15,000.00, including 30% of rental revenues, with the 70% remainder offering the URA an opportunity to offset some or all the initial contract expense.

The funding source is Leased Land Funds.

Revive Marketing Group LLC, is a Pennsylvania limited liability company with an address at 1552 Trinity Street, Pittsburgh, PA 15206. Eileen French Jordan is Partner.

Mr. Ferlo asked if a request for proposals was sent out for this project. Ms. Straussman answered there was not. Mr. Ferlo stated that the Authority has maintained this building for a decade, which has been very costly, and thought there was pressure to have a legal transaction with the State on its acquisition by June of this year. Ms. Straussman stated that the Authority does own the property. Mr. Acklin stated that there is a deadline set under a State contract. Mr. Acklin agrees on moving forward with a final developer, and the Authority staff is working on an RFP

that will be reviewed and authorized, hopefully next month. He stated that there is an RACP request currently submitted that could benefit any potential use, and at this point the Authority is taking advantage of the facility. Mr. Ferlo stated that he does not like the fact there is an engagement without an RFP. He believes that it is disingenuous to this property being partly residential. Ms. Hall-Russell asked if it is anticipated that the rentals will reimburse the \$25,000.00. Ms. Straussman answered that this engagement seems promising. She stated that this building holds an interesting and singular event space. Jack Bellas, of Revive Marketing Group LLC, was present. Mr. Bellas stated that they had a preliminary walk through this facility, and determined that the space would be viable for charity events and fundraisers. He stated that they had spoken with Councilman Gilman and he is in support of events being held in this space to generate revenue. Ms. Straussman stated that this is an opportunity to display this space since it has been closed for a long time. Mr. Ferlo believes there still is a zoning issue to determine what types of events can be held in this facility. Mr. Acklin stated that the RFP's are being finalized by the Authority staff.

Upon approval by Mr. Ferlo, seconded by Ms. Hall-Russell and unanimously carried, the following resolution was adopted:

#### RESOLUTION NO. 121 (2017)

RESOLVED: That the engagement of Revive Marketing Group LLC to provide event marketing and management services relating to the Hunt Armory, Block 84-L, Lot 283, in the 7<sup>th</sup> Ward, for twelve (12) months, for an amount not to exceed \$25,000.00, payable from Leased Land Funds, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

#### 13. Fairywood

- a. Request for Proposals for the sale and redevelopment of Block 70-A, Lots 3 and 10, and Block 70-E, Lots 185 and 241, in the 28<sup>th</sup> Ward.

Mr. Cummings requested Board approval of the above item.

Ms. Straussman stated that in September 2016, the Authority purchased the former Fairywood School site located at 1865 Broadhead Fording Road in the 28<sup>th</sup> Ward in Fairywood. This property is a vacant parcel containing approximately 3.72 acres. The Authority owns two contiguous vacant parcels on Von Bonnhorst Street and Broadhead Fording Road, which, when combined with the school site, create a development parcel containing approximately 4.1 acres.

Authorization is requested to issue a Request for Proposals for this property to seek a redeveloper to purchase and redevelop it.

Mr. Ferlo asked about zoning requirements for this property. Ms. Straussman answered that she believes this property is zoned as residential. Mr. Ferlo asked if there was any opposition to a different zone status. Ms. Straussman answered that there have been no discussions about changing the zoning status, but there has been some interest shown in regards to residential and recreational status. Mr. Acklin recognized Councilwoman Kail-Smith's leadership on this project.

Upon approval by Mr. Ferlo, seconded by Mr. Lavelle and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 122 (2017)

RESOLVED: That the issuance of a request for proposals for the sale and redevelopment of Block 70-A, Lots 3 and 10, and Block 70-E, Lots 185 and 241, in the 28<sup>th</sup> Ward, is hereby approved.

14. Gaming Economic Development Fund (GEDF) Grant Applications:

- a. Application(s) for and acceptance of Allegheny County Gaming Economic Development Fund (GEDF) grants, through the Redevelopment Authority of Allegheny County (RAAC). Authorization to enter into subgrant and fee agreements with appropriate entities for the following projects and in the following amounts (if grant is awarded):
  - i. Smallman Street Improvements Project in the amount of up to \$500,000.00.
  - ii. East Liberty Two-Way Conversion in the amount of up to \$500,000.00
  - iii. Esplanade Development Project in the amount of up to \$500,000.00.
- b. Subgrants to appropriate entities for the aforesaid projects.
- c. Collection of administrative fees from subgrantees.

Mr. Cummings requested Board approval of the above items.

Mr. Cummings stated that the Allegheny County Department of Economic Development, on behalf of the Redevelopment Authority of Allegheny County (RAAC), administers the Gaming Economic Development Fund (GEDF) program which provides loan and grant funds for development projects in the City of Pittsburgh and the surrounding County. Authorization is requested to submit the following applications and enter into agreements with RAAC, subgrant agreements and fee agreements (if grants are awarded).

- i. Smallman Street Improvements Project - \$500,000  
The overall roadway and public space improvement project will seek to

increase safety, improve the pedestrian experience and enhance circulation while also retaining the unique character of Smallman Street. It is our intent to fix the known deficiencies of the current conditions by advancing a thoughtful character approach and improve the public realm. The improvements will enhance conditions for existing businesses and accommodate new development.

Upon approval by Mr. Lavelle, seconded by Ms. Hall-Russell and unanimously carried, the following resolutions were adopted:

**RESOLUTION NO. 123 (2017)**

**RESOLVED:** That application to the Redevelopment Authority of Allegheny County for an Allegheny County Gaming Economic Development Fund (GEDF) grant for an amount up to \$500,000.00, to be used for the Smallman Street Improvements Project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto; and it is

**RESOLVED FURTHER:** That acceptance of an Allegheny County Gaming Economic Development Fund (GEDF) grant through the Redevelopment Authority of Allegheny County for an amount up to \$500,000.00, to be used for the Smallman Street Improvements Project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

**RESOLUTION NO. 124 (2017)**

**RESOLVED:** That an Allegheny County Gaming Economic Development Fund subgrant to the appropriate entity, for an amount up to \$500,000.00, to be used for the Smallman Street Improvements Project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a subgrant agreement therefor, to include an administrative fee payable to the Authority, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto and it is

**RESOLVED FURTHER:** That collection of an administrative fee from the subgrantee for said subgrant is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

**ii. East Liberty Two-Way Conversion - \$500,000**

The URA of Pittsburgh is currently using TRID funds to continue the design and engineering of the two-way conversation of Penn Circle, the large loop

road that circles the core of East Liberty. The objective is to fix the flawed road design that separated the neighborhood by creating a one-way, faster-than-necessary ring road. The new design will allow for two-way traffic and will add stoplights at certain intersections that currently lack them. This new design will make it easier for pedestrians and cyclists to safely navigate the neighborhood. These GEDF funds would be used for the construction of the new street infrastructure.

Upon approval by Mr. Lavelle, seconded by Ms. Hall-Russell and unanimously carried, the following resolutions were adopted:

**RESOLUTION NO. 125 (2017)**

**RESOLVED:** That application to the Redevelopment Authority of Allegheny County for an Allegheny County Gaming Economic Development Fund (GEDF) grant for an amount up to \$500,000.00, to be used for the East Liberty Two-Way Conversion Project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto; and it is

**RESOLVED FURTHER:** That acceptance of an Allegheny County Gaming Economic Development Fund (GEDF) grant through the Redevelopment Authority of Allegheny County for an amount up to \$500,000.00, to be used for the East Liberty Two-Way Conversion Project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

**RESOLUTION NO. 126 (2017)**

**RESOLVED:** That an Allegheny County Gaming Economic Development Fund subgrant to the appropriate entity, for an amount up to \$500,000.00, to be used for the East Liberty Two-Way Conversion Project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a subgrant agreement therefor, to include an administrative fee payable to the Authority, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto and it is

**RESOLVED FURTHER:** That collection of an administrative fee from the subgrantee for said subgrant is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

iii. **Esplanade Development Project - \$500,000**

The Esplanade is a proposed development project located along the Ohio



River in the Chateau neighborhood of Pittsburgh. The project will transform 13-acres of brownfield and former industrial properties into a mixed-use development with amenities including a Crystal Lagoon, improvements to the Three Rivers Heritage trail, and recreational boating opportunities. Funds requested through GEDF will be used for planning, design, and engineering related to the master plan of the Esplanade project and other predevelopment activities. Authorization is also requested to enter into a subgrant and fee agreement with Millcraft Investments, Inc., or a related entity, for GEDF grant funds.

Mr. Ferlo asked for an explanation of the Esplanade Development project. Brian Walker, of Millcraft Investments, Inc. was present. Mr. Walker stated that the Esplanade Development project will consist of assembling all the parcels into one large development project. He stated that the project will have several uses, one of which is residential, apartments and mixed income. Mr. Ferlo asked who will be driving this project. Mr. Walker answered that Millcraft will be the lead developer. He stated that Mr. Goldman's property is a boost to the grounds. Mr. Ferlo viewed his property as an obstacle. Mr. Walker stated that there is a letter of intent to negotiate ownership of his property down by the river's edge. He stated that they have significant metal transportation. He stated that there is a lot of work ahead, and one of the challenges is getting access to the Authority's adjacent property. They are under negotiations to acquire the property. He stated that there are community organizations they have been working with to complete this project the right way.

Upon approval by Mr. Lavelle, seconded by Ms. Hall-Russell and unanimously carried, the following resolutions were adopted:

#### RESOLUTION NO. 127 (2017)

RESOLVED: That application to the Redevelopment Authority of Allegheny County for an Allegheny County Gaming Economic Development Fund (GEDF) grant for an amount up to \$500,000.00, to be used for the Esplanade Development Project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of an Allegheny County Gaming Economic Development Fund (GEDF) grant through the Redevelopment Authority of Allegheny County for an amount up to \$500,000.00, to be used for the Esplanade Development Project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 128 (2017)

RESOLVED: That an Allegheny County Gaming Economic Development Fund subgrant to the appropriate entity, for an amount up to \$500,000.00, to be used for the Esplanade Development Project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a subgrant agreement therefor, to include an administrative fee payable to the Authority, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto and it is

RESOLVED FURTHER: That collection of an administrative fee from the subgrantee for said subgrant is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

15. Pittsburgh Technology Center

- a. Agreement with the Pittsburgh Water and Sewer Authority (PWSA) for the removal of two storm water catch basins and the installation of a proposed storm water catch basin and manhole as part of Pittsburgh Technology Center Site Preparation Contract No. 14 Technology Drive (East Access) Improvements.

Mr. Cummings requested Board approval of the above item.

Mr. Marty Kaminski, Director of Engineering and Construction stated that the proposed site preparation contract will include the construction of a new lane along the west side of the existing street (Technology Drive) at the intersection with Second Avenue. The right of way needed for this work was planned for in prior subdivision plans. The additional lane will enable the creation of exclusive left and right turn lanes for traffic entering the Pittsburgh Technology Center from the Second Avenue/Bates Street intersection. Installation of the turning lane requires the removal of two storm water catch basins owned by PWSA and the installation of one storm water catch basin and one storm water manhole to be owned by PWSA. Authorization is requested to enter into an agreement with PWSA to establish the responsibilities of the URA and PWSA, with regard to construction and maintenance costs associated with the catch basin and storm water manhole. The installation costs will be borne by the URA, while PWSA will assume maintenance responsibilities for these appurtenances.

There was no discussion among the Members.

Upon approval by Mr. Ferlo, seconded by Mr. Gainey and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 129 (2017)

RESOLVED: That an agreement with the Pittsburgh Water and Sewer Authority (PWSA) for the removal of two storm water catch basins and the installation of a proposed storm water catch basin and manhole, as part of Pittsburgh Technology Center Site Preparation Contract No. 14 Technology Drive (East Access) Improvements, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a cooperation agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

16. Scattered Sites

- a. Amendment of Agreement with AECOM for civil engineering services for various projects throughout the City of Pittsburgh for an increase of \$75,000.00, for an amount not to exceed \$300,000.00.

Mr. Cummings requested Board approval of the above item.

Mr. Kaminski stated that authorization is requested to amend the July 15, 2015 Agreement, as amended August 25, 2016, between AECOM and the URA for civil engineering services. AECOM has provided as-needed engineering design services for a variety of projects and has been very responsive and has performed well on these projects for the URA. The URA would like to continue working with AECOM to provide design services as projects are identified. The work will also include services during construction for projects in the construction phase designed by AECOM.

The amended Agreement amount, if authorized, would be for an amount not to exceed \$300,000.00.

AECOM is located at 707 Grant Street, Fifth Floor, Pittsburgh, PA 15219 and Mr. Keith Sala is the Vice President.

Funding for this work will be identified as specific tasks are requested/required.

There was no discussion among the Members.

Upon approval by Mr. Ferlo, seconded by Mr. Lavelle and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 130 (2017)

RESOLVED: That amendment of the Agreement with AECOM, dated July 15, 2015, for various projects throughout the City of Pittsburgh, for an increase of \$75,000.00, with funding for this work to be identified as specific tasks are requested/required, for a total Agreement amount not to exceed \$300,000.00, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

17. Administration of Health Insurance Benefits

- a. Cooperation Agreement with the City of Pittsburgh for payment of an administrative fee up to \$18,000 annually beginning January 1, 2017 through December 31, 2017, and up to \$26,700 annually beginning January 1, 2018 through December 31, 2019.

Mr. Cummings requested Board approval of the above item.

Mr. Cummings stated that authorization is requested to approve the above mentioned Cooperation Agreement.

Beginning January 1, 2017, and continuing through December 31, 2019, URA employees will be covered by the City of Pittsburgh health insurance as they have been during the past three years.

Due to the City's negotiating strength and the number of covered employees, both the URA and its employees and the City and its employees will see more limited increases in health insurance costs over the next three years and have more selection of insurance carriers.

Including the URA in the City's health insurance will cause the City to incur additional administrative expenses. It is anticipated that the cost of 88 employees at \$200 per employee will not exceed \$18,000 for January 1, 2017 through December 31, 2017 and \$26,700 annually for January 1, 2018 through December 31, 2019 (\$300 per employee).

There was no discussion among the Members.

Upon approval by Mr. Ferlo, seconded by Mr. Lavelle and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 131 (2017)

RESOLVED: That payment of an administrative fee to the City of Pittsburgh, for services relating to the participation of the Authority in the City of Pittsburgh health insurance plans, is hereby approved for the following amounts:

- 2017- \$200.00 per participating employee, for a total amount not to exceed \$18,000.00;
- 2018- \$300.00 per participating employee, for a total amount not to exceed \$26,700.00; and
- 2019- \$300.00 per participating employee, for a total amount not to exceed \$26,700.00,

and the Executive Director or Director of Finance is hereby authorized to execute a cooperation agreement with the City of Pittsburgh therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

Mr. Sam Williamson, of SEIU 32BJ, was present. Mr. Williams spoke about SEIU's proposed Urban Redevelopment Authority of Pittsburgh Prevailing Wage and Labor Peace Resolution that was passed out last month by Ms. Nikki Lu. He asked the Board to enforce the City's Service Worker Prevailing Wage ordinance.

AGENDA "B"

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

1. REAL ESTATE

a. Southside Flats – Riverside Mews

RESOLUTION NO. 132 (2017)

RESOLVED: That issuance of a Certificate of Completion to Riverside Development Group, Inc. for the improvements constructed on Block 12-A, Lot 42 (formerly Part of Block 12-A, Lot 19), Phase 2B Unit 30-C3 in the 17<sup>th</sup> Ward (residential construction – 24 S. 19<sup>th</sup> Street), and return of the Good Faith Deposit are hereby approved.

b. Central Northside

RESOLUTION NO. 133 (2017)

RESOLVED: That issuance of a Certificate of Completion to Darylin Nagy and David E. Seiden for the improvements constructed on Block 23-L, Lot 178, in the 22<sup>nd</sup> Ward (side yard – 1212 Boyle Street) is hereby approved.

c. East Liberty – Choice Neighborhoods

RESOLUTION NO. 134 (2017)

RESOLVED: That the conveyance of Block 83-S, Lots 190 and 196, in the 11th Ward, to the City of Pittsburgh for use as a public park, for \$1.00, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute a deed of dedication therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

d. Homewood – Addison Phase

RESOLUTION NO. 135 (2017)

RESOLVED: That Resolution No. 1 (2017) is hereby amended to include Block 125-M, Lot 326 (7001 Hamilton Avenue), and Block 125M, Lot 328 (7005 Hamilton Avenue), in the 13<sup>th</sup> Ward.

2. ECONOMIC DEVELOPMENT

a. Cooperation Agreements – RACP

RESOLUTION NO. 136 (2017)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Lawrenceville Technology Center Site Development project is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 137 (2017)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Almono-Hazelwood Mill 19 Redevelopment project is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

- b. Hazelwood-ALMONO Tax Increment Financing (TIF) District

RESOLUTION NO. 138 (2017)

RESOLVED: That Resolution Nos. 241 and 242 (2016) are hereby amended to change the referenced reset date of January 17, 2017 to January 1, 2017.

3. HOUSING

- a. 2010 City Paygo funds

RESOLUTION NO. 139 (2017)

RESOLVED: That appropriation of up to \$4,500.00 of the 2010 City Paygo Elm Street Program funds allocation to the Residential Façade Program is hereby approved.

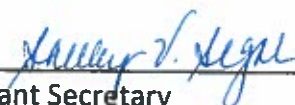
4. FINANCE

- a. 2017 City PAYGO funds -Cooperation Agreement- amendment

RESOLUTION NO. 140 (2017)

RESOLVED: That Resolution No. 71 (2017) is hereby amended to increase the 2017 City PAYGO allocation from \$1,950,000.00 to \$1,970,000.00 for business district planning for the East Carson Street corridor.

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

  
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Assistant Secretary

