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

February 9, 2017 – 2:00 P.M., E.S.T.

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

Staff Present: Messrs. Rubinstein, Cummings, Kaminski, Short, Link, Miller, Pawlak, Barry, Thomas, Mmes. Straussman, Saladna, Meier, Davidson, Fitzgibbons, Smith-Perry, Bohince, Kohnfelder, O'Leary, 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 January 12, 2017 were approved as written and previously distributed.

2. **Announcements**
   a. Closed Loans
      1. Center for Innovation and Entrepreneurship
      2. Housing Department

Mr. Rubinstein stated that he wants to make two changes to the agenda format. The first is to have quarterly updates from the Authority's Housing Department and Center for Innovation and Entrepreneurship, to give visibility to the work the Board may not be aware of. The second change will be the inclusion of routine announcements related to the issuance of bids and requests for proposals.

Mr. Tom Link, Director of the Center for Innovation and Entrepreneurship ("CIE"), presented the Board with a summary of the projects CIE closed in 2016, and also of the companies that are involved with the Keystone Innovation Zone Program.

Mr. Tom Cummings, Director of the Housing Department, presented the Board with a summary of the Housing Department's production in 2016.

Mr. Lavelle asked that information about the amounts of the projects be added to the material presented. He said this request was based on a conversation at a City Council meeting about the Authority's involvement with the Housing Opportunity Fund. Mr. Robert Rubinstein, Executive Director, said that the use of CDBG, Paygo funds and bond monies is addressed in cooperation agreements with the City.
b. RFP's and Bids

1. South Oakland- Pittsburgh Technology Center
   i. Advertisement for Bids for Technology Drive Improvements.
   ii. Request for Proposals for Technology Drive Improvements.

   RESOLUTION NO. 37 (2017)

   RESOLVED: That an advertisement for bids for Technology Drive improvement is hereby approved.

   RESOLUTION NO. 38 (2017)

   RESOLVED: That the issuance of a request for proposals for Technology Drive Improvements is hereby approved.

2. California Kirkbride and Central Northside – Northside Properties
   i. Request for Proposals for Technology

   RESOLUTION NO. 39 (2017)

   RESOLVED: That the issuance of a request for proposals for Technology, is hereby approved.

3. Citywide – PHRP Energy Efficient Loan Program
   i. Request for Proposals for energy audit and inspection services.

   RESOLUTION NO. 40 (2017)

   RESOLVED: That the issuance of a request for proposals for an energy audit and inspection services, is hereby approved.

3. Personnel Matter

   Mr. Acklin announced that the Board had approved the appointment of Mr. Robert Rubinstein as the Executive Director of the Authority, and advised that a formal employment agreement would be negotiated with advice and consent from the Board.

   Upon approval by Mr. Lavelle, seconded by Ms. Hall-Russell and unanimously carried, the following resolution was adopted.
RESOLUTION NO. 41 (2017)

RESOLVED: That the appointment of Mr. Robert Rubinstein as the Executive Director of the Urban Redevelopment Authority is hereby approved.

4. Morningside - Morningside Crossing

   a. Final drawings, evidence of financing and execution of deed for the sale of Block 121-K, Lot 166, in the 10th Ward, to Morningside Partners LP for $275,000.00.

   b. Rental Housing Development and Improvement Program (RHDIP) loan in the amount of up to $1,000,000.00 to Morningside Partners LP.

Mr. Rubinstein requested Board approval of the above items.

Mr. Tom Cummings, Director of Housing stated that at its meeting of October 13, 2016, the Board of this Authority accepted the Proposal of and authorized execution of a Disposition Contract with Morningside Partners LP for the sale of the former Morningside School at 1802 Jancey Street in Morningside.

At this time, we are requesting authorization to execute a deed with Morningside Partners LP for conveyance of the property for $275,000.00.

Authorization is also requested to enter into the above mentioned loan agreement with Morningside Partners LP to provide combined construction/permanent financing for a mixed use and mixed income development that consists of the renovation of the original former Morningside School building and a new addition.

The proposed project (totaling 56,969 square feet) is a 46-unit mixed income apartment building containing 40 one-bedroom and six two-bedroom units with 39 Low Income Housing Tax Credit (LIHTC) units restricted to households earning below 20%, 50% and 60% of area median income (AMI) plus seven (7) market rate units. Preservation efforts will focus on the exterior facades of the old schoolhouse, which will house 10 units and amenity spaces. The 36-unit balance will be constructed as part of a modern, contextually-adapted, 3 story addition over a landscaped parking area.

The development site containing 34,133 square feet is located in the center of the Morningside commercial district. A newer addition from 2006 will be demolished to provide space for the community plaza, and an older addition will be converted into the two-story Center, which will serve the dual purpose as the community room for the property and a community center for the neighborhood. The developer is working with Pittsburgh Citiparks to relocate the current Morningside senior center to the building. The location and design will encourage resident and neighborhood socialization.
The project is designed and will be built to Passive House standards, but will not receive Passive House Institute U.S. (PHIUS) certification.

The Morningside Crossing development was awarded 2016 LIHTC from the Pennsylvania Housing Finance Agency (PHFA). RBC Capital Markets will be the tax credit syndicator. Their contribution will be $12,567,858. Bank of New York Mellon (BNYM) will provide construction/bridge financing in the amount of $9,750,000. The developer will commit a deferred developer fee of approximately $485,726. The requested Authority Rental Housing Development and Improvement Program (RHDIP) loan in the amount of $1 million will complete the development financing.

The development team has extensive experience with the adaptive reuse of schools into sustainable, well-designed, senior housing. South Hills Retirement Residence, In the Mt. Washington neighborhood was a LIHTC development that helped stabilize a blighted block, while providing quality, safe, and affordable senior housing to the community.

Morningside Partners LP is a Pennsylvania limited partnership with an address at 100 West Station Square Drive, Suite 350, Pittsburgh, PA 15219. AMR Morningside Inc. is the general partner. Anthony M. Rodriguez is president and Victor M. Rodriguez vice president of AMR Morningside Inc. AMR Morningside Inc. is solely owned by a.m. Rodriguez Associates, Inc.

Details of the development are as follows:

**Borrower:** Morningside Partners, LP (a partnership made up of a.m. Rodriguez Associates, Inc. and RBC Capital Markets)

**Developer:** a.m. Rodriguez Associates, Inc.
Victor Rodriguez, President
100 West Station Square Dr., Suite 350
Pittsburgh, PA 15219

**Property Locations:** 1802 Jancey Street
Morningside neighborhood

**Ward:** 10th Ward

**Description:** The adaptive reuse of a portion of the former Morningside School building plus a new addition into 46 units of mixed-income senior housing, a new community center and a public plaza.

**Architect:** Thoughtful Balance
Laura Nettleton
456 South Graham Street
Pittsburgh, PA 15232

General Contractor: Sota Construction Services, Inc.
Ernest Sota
80 Union Street
Pittsburgh, PA 15202

Total Development Costs: $14,053,584

Rents:

Affordable
35 One bedroom $255-$610-715
4 Two bedroom $300-$735-825
Market
5 One bedroom $900
2 Two bedroom $1,100

Construction Financing Sources:
Energy Tax Credit Equity: $ 4,500
LIHTC Equity $12,563,358
Deferred Developer Fee $ 485,726
Total: $13,053,584

Authority Financing:
$ 1,000,000 - RHDIP Loan — 3% interest rate, 30-year term, 50% cash flow

Program Benefit: 39 of the 46 units will be rented to households with incomes at or below 60% of AMI. The development will also house a City senior center.

Real Estate Loan Review Committee Status: To be presented at the February 8, 2017 Real Estate Loan Review Committee

M/WBE Review Committee Status: M/WBE plan will be reviewed and approved by the URA prior to closing.
Victor Rodriguez, President of a.m. Rodriguez Company Associates Inc., was present. Mr. Rodriguez stated that their proposals have increased by 15%, and hopes the new Administration will consider this. Mr. Acklin asked if the allocation received from Low Income Housing Tax Credits (LIHTC) for this project would be at risk. Mr. Cummings answered yes, and explained that as income tax rates go down the value of the credits go down also. Mr. Ferlo thanked Ms. Straussman for her leadership through this process that included the acquisition of this property. Mr. Acklin stated that this item is the first of five actions all geared toward affordable housing, and appreciates the Authority staff’s efforts, and commitment of the Authority Board.

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

RESOLUTION NO. 42 (2017)

RESOLVED: That the final drawings and evidence of financing submitted by Morningside Partners LP for Block 121-K, Lot 166, in the 10th Ward, are hereby approved; and it is

RESOLVED FURTHER: That execution of a deed and all documents necessary to effectuate the sale of Block 121-K, Lot 166, in the 10th Ward, to Morningside Partners LP, for the sum of $275,000.00 is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a deed and all documents necessary to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 43 (2017)

RESOLVED: That a loan to Morningside Partners LP to provide combined construction/permanent financing for a mixed use and mixed income development that consists of the renovation of the original former Morningside School building and a new addition, for an amount not to exceed $1,000,000.00, payable from the Rental Housing Development and Improvement Program (RHDIP), is hereby approved, and the Executive Director, Acting 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.

5. Central Business District - Residences at Wood Street

a. Rental Housing Development and Improvement Program (RHDIP) grant agreement with the Residences at Wood Street, for an amount up to $180,000.00, and a waiver of Administrative Guidelines.

b. Loan or grant from the Housing Authority of the City of Pittsburgh for an amount up to $125,000.00.
c. Loan or grant to the Residences at Wood Street for an amount up to $125,000.00.


Mr. Rubinstein requested Board approval of the above items.

Mr. Cummings stated that authorization is requested to approve the above agreements with and on behalf of the Residences at Wood Street to rehabilitate existing affordable housing units in the Wood Street Commons building located at 301 Third Avenue, Block and Lot 1-H-370, in the Central Business District of Pittsburgh.

Wood Street Commons is a unique resource, providing housing and supportive services in the form of 258 single room occupancy units to low income adults. Of the 258 units, 32 are emergency shelter units and 15 are bridge housing for the chronically mentally ill. The property is well maintained, and has an extraordinary set of services provided to people living there, including services that help them become more self-sufficient. Rents are deeply affordable and are determined based on weekly income. Additionally, there is 55,000 square feet of commercial space which is partially occupied by job training services and other non-profit organizations.

The property was purchased out of foreclosure in 2009 by a new non-profit entity, the Residences at Wood Street, which was created by two lead organizations Action Housing, Inc. (AHI) and Community Human Services (CHS). Both AHI and CHS have long histories of providing housing and supportive services to vulnerable populations. In 2011, the owner undertook a significant rehabilitation scope in the amount of approximately $4.3 million to the building primarily geared to energy efficiency improvements. Neighborhood Stabilization Program I funds, Authority PDF loan funds, Authority RHDI grant funds, Allegheny County Department of Economic Development loan and grant funds, foundation grant funds, Department of Public Welfare grant funds, and Pennsylvania Housing Finance Agency (PHFA) Smart Rehab funds were used. Additionally, in 2013, the commercial space was rehabilitated with additional public and private sources including an allocation of New Market Tax Credits from Pittsburgh Urban Initiatives (PUI).

The Residences at Wood Street was awarded 28 Section 8 Single Room Occupancy (SRO) Project Based Vouchers from the U.S. Department of Housing and Urban Development (HUD) and is working with the Housing Authority of the City of Pittsburgh (HACP) to finalize this commitment. This rental assistance will enable the owner to collect HUD's voucher program payment for these 28 SRO units thereby increasing the monthly cash-flow for the building. In order to qualify for the Section 8 subsidy, additional repairs must be completed. Renovations need to be made to 10 SRO units, the basement, first floor entrance and sidewalk Duquesne Light vault covers. A significant portion of the repairs are required so that the building complies with Uniform Federal Accessibility Standards (UFAS). The total estimated cost of the repairs and related costs is $310,000.
HACP will provide $125,000.00 to the Authority in the form of a loan or a grant to be lent/granted to the project owner for this purpose. The HACP funds will be lent/granted to The Residences at Wood Street in the same format as the funds are received by the Authority from HACP.

In December, 2015 the Authority Board authorized a $145,000.00 grant pursuant to Resolution Number 365 (2015) for this project. This grant never closed. Accordingly, Resolution Number 365 is being rescinded. Authorization is requested to provide a RHDIP grant in the amount of $180,000.00. A waiver of the RHDIP administrative guidelines is requested to provide a grant as the project does not have sufficient cash-flow to repay the debt.

Details of the development are as follows:

**Developer:**
Residences at Wood Street  
c/o Action Housing  
Larry Swanson, Executive Director  
425 Sixth Avenue, 9th Floor  
Pittsburgh, PA 15219

**Location:**
300 Wood Street, Block and Lot 1-H-370

**Ward:**
1st Ward

**Architect:**
RSH Architects  
David Noss  
100 North Wren Drive  
Pittsburgh, PA 15243

**Contractor:**
Mosites Construction Company  
4839 Campbells Run Road  
Pittsburgh, PA 15205

**Description:**
Residential rehabilitation of 28 affordable Single Room Occupancy (SRO) units

**Total Rehabilitation Cost:**
$310,000

**URA Financing Sources:**
- **URA Grant:** $180,000
- **Total URA Financing:** $180,000

**Other Financing Sources:**
- **HACP Loan/Grant:** $125,000
- **Foundations:** $5,000
Total Other Financing $130,000

Program Benefit: Preserving Wood Street Commons will keep a much needed affordable housing building in downtown Pittsburgh.

Mr. Rubinstein disclosed that Mr. Cummings is on the Board of Directors of the Residences at Wood Street.

Ms. Hall-Russell asked about the difference between receiving a loan or a grant issued from the Housing Authority of the City of Pittsburgh (HACP). Mr. Cummings answered that HACP is leaning toward a grant, because a loan would be a lien on the project. Ms. Hall-Russell asked if this project will be a new commercial development or development of the existing commercial. Mr. Rubinstein answered that the commercial development was renovated three years ago, and 70% leased. Mr. Cummings stated that currently the Workforce Investment Board, the Earn Program, and the Auberle Organization are tenants, and one full floor and one half of another floor are vacant. Ms. Hall-Russell asked if the $200,000.00 was used before there was a fully leased building. Mr. Cummings answered yes, and currently the operating deficit is $200,000.00 per year. Mr. Ferlo asked if the 28 Section 8 units will displace any residents in this building. Mr. Cummings answered that they will not. Mr. Ferlo asked whether there will be commercial viability, or additional housing will be added. Mr. Cummings answered that after assessing this building when it was vacant, it was determined that the space would not be good for residential units because of the lack of windows, but would be a good space for non-profits. Mr. Cummings stated that there has been an unofficial agreement among the County, City and the Authority to invest in this project equally. Mr. Cummings stated that the County is funding the operating deficits on an annual basis, and the Authority has been funding the capital improvements, which totals $6,500,000.00 in loans and grants.

Upon approval by Mr. Ferlo, seconded by Ms. Hall-Russell and unanimously carried, the following resolutions were adopted.
RESOLUTION NO. 44 (2017)

RESOLVED: That a Rental Housing Development and Improvement Program (RHDIP) grant to the Residences at Wood Street to rehabilitate existing affordable housing units in the Wood Street Commons, for an amount not to exceed $180,000.00, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a (RHDIP) grant agreement 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 a waiver of the Rental Housing Development and Improvement Program Administrative Guidelines to provide Authority financing in the form of a grant is hereby approved.

RESOLUTION NO. 45 (2017)

RESOLVED: That the receipt of a loan or grant from the Housing Authority of the City of Pittsburgh (HACP) to lend or grant to the Residences at Wood Street to rehabilitate existing affordable housing units in the Wood Street Commons, for an amount up to $125,000.00, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant or loan agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 46 (2017)

RESOLVED: That a loan or grant to the Residences at Wood Street to rehabilitate existing affordable housing units in the Wood Street Commons, for an amount not to exceed $125,000.00, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a loan or 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. 47 (2017)

RESOLVED: That Resolution No. 365 (2015), authorizing a Rental Housing Development and Improvement Program (RHDIP) grant to the Residences at Wood Street in the amount of $145,000.00, is hereby rescinded.

6. East Liberty – Larimer/East Liberty Choice Neighborhoods Phase II

   a. Final site preparation drawings, evidence of financing and execution of Deed for the sale of Disposition Parcel B-30b (Block 84-D, Lot 125—formerly Block 84-C, Lots 360, 362, 362A, 363, 364, and Block 84-D, Lot
155) in the 11th Ward, to the Housing Authority of the City of Pittsburgh, for $1.00 plus costs.

b. Grant to the Housing Authority of the City of Pittsburgh or Allies & Ross Management and Development Corporation for an amount not to exceed $3,272,400.00.

Mr. Rubinstein requested Board approval of the above items.

Mr. Cummings stated that at its meeting of October 13, 2016, the Board of this Authority accepted the Proposal of and authorized execution of a Disposition Contract with the Housing Authority of the City of Pittsburgh (HACP) for the sale of vacant land located at the corner of Broad Street and Larimer Avenue in the East Liberty neighborhood. HACP intends to use this property as part of a site they are assembling for development of rental housing under Phase II of the Larimer/East Liberty Choice Neighborhoods Initiative (CNI) development. Under this second phase, HACP has acquired the adjacent East Liberty Gardens property and will acquire the former Larimer Avenue Park, which, together with the parcel being purchased from URA, will be used for the construction of 150 mixed-income housing units.

In late February or early March, 2017, HACP will demolish the East Liberty Gardens property that has been vacated and will begin site preparation work for the development. There are 127 units on the East Liberty Gardens site. At this time, we are requesting approval to convey the URA parcel to HACP prior to the start of the demolition and site preparation work. This conveyance will be conditioned upon HACP’s successful acquisition of the Larimer Avenue Park site currently owned by the City of Pittsburgh.

Authorization is requested to enter into a grant agreement in an amount not to exceed $3,272,400 with HACP or its non-profit development affiliate, Allies & Ross Management and Development Corporation (ARMDC) to pay for the demolition and site preparation work. HACP (or ARMDC) will enter into a service contract with an entity formed by McCormack Baron Salazar (MBS) to manage the demolition/site preparation.

Following completion of the site preparation work, at the project financial closing, HACP will enter into a long-term ground lease with the development/ownership entity, Larimer/East Liberty Phase II, LP, for the construction and future ownership of the phase 2 development. The lease will require the developer to maintain a long-term affordability use restriction on the site. Prior to the start of the housing construction, this project will again be presented to the URA Board for approval of the final working drawings and evidence of financing for the public improvements and vertical construction.

The requested Authority grant is to be funded by 2015 and 2016 Community Development Block Grant (CDBG) funds. These funds are part of the City of Pittsburgh’s multi-year $12.0 million commitment to the Choice Neighborhood development.
Details of the demolition and site preparation are as follows:

Developer: Housing Authority of the City of Pittsburgh contracting with Larimer / East Liberty Phase II, LP which is a partnership being formed by McCormack Baron Salazar (MBS) and Allies & Ross Management and Development Corporation (ARMDC - an affiliate agency of HACP)

McCormack Baron Salazar
Kevin McCormack, Chief Executive Officer
720 Olive Street, Suite 2500
St. Louis, MO 63101

Location: Corner of Broad Street and Larimer Avenue in the East Liberty neighborhood

Ward: 11th Ward

Contractor: Mistick Construction
Robert Mistick
1300 Brighton Road
Pittsburgh, PA 15233

Description: Demolition and site preparation associated with Phase II of the Larimer / East Liberty Choice Neighborhoods Development

Total Demolition, Site Prep, and Predevelopment Cost: $7,474,915

URA Financing Sources:
URA Grant $3,272,400
Total URA Financing: $3,272,400

Other Financing Sources:
Choice Neighborhood Funds $1,220,000
ARMDC Program Income $872,775
ARMDC Moving to Work $2,109,740
Total Other Financing $4,202,515

Program Benefit: Acquisition, demolition and site preparation for a future development to include 150 mixed income rental units.

There was no discussion among the Members.
Upon approval by Mr. Lavelle, seconded by Ms. Hall-Russell, the following resolutions were adopted by those present, except for Mr. Ferlo, who abstained:

RESOLUTION NO. 48 (2017)

RESOLVED: That the final site preparation drawings and evidence of financing submitted by the Housing Authority of the City of Pittsburgh for Disposition Parcel B-30b (Block 84-D, Lot 125—formerly Block 84-C, Lots 360, 362, 362A, 363, 364, and Block 84-D, Lot 155), in the 11th Ward, are hereby approved; and it is

RESOLVED FURTHER: That execution of a deed and all documents necessary to effectuate the sale of Disposition Parcel B-30b (Block 84-D, Lot 125—formerly Block 84-C, Lots 360, 362, 362A, 363, 364, and Block 84-D, Lot 155), in the 11th Ward, to the Housing Authority of the City of Pittsburgh, for the sum of $1.00 plus costs, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a deed and all documents necessary to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 49 (2017)

RESOLVED: That a grant to the Housing Authority of the City of Pittsburgh or to Allies & Ross Management and Development Corporation for payment for the demolition and site preparation work associated with Phase II of the Larimer/East Liberty Choice Neighborhoods Development, for an amount not to exceed $3,272,400.00, payable from 2015 and 2016 Community Development Block Grant (CDBG) funds, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

7. **East Liberty - Larimer/East Liberty Choice Neighborhood Park**

   a. Authorization to file a Community Infrastructure and Tourism Fund (CITF) application and enter into a grant agreement with the Redevelopment Authority of Allegheny County (RAAC) for up to $250,000.00 for the construction of a new park at the intersection of Larimer Avenue and Station Street.

   b. Authorization to file a Gaming Economic Development Fund (GEDF) application and enter into a grant agreement with the Commonwealth Financing Authority and/or the Redevelopment Authority of Allegheny County (RAAC) for up to $500,000.00 for the construction of a new park at the intersection of Larimer Avenue and Station Street.
Mr. Rubinstein requested Board approval of the above items.

Mr. Cummings stated that 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 was recommended as a strategy. A robust community and stakeholder process led by Wallace Roberts & Todd (WRT) is underway to design this parks and open space system and is now in conceptual design. The conceptual park design evokes themes of Nature, Water, and Play with a focus on equitable and sustainable design.

The first park phase has been identified as the approximate three-acre site at the corner of Larimer Avenue and Station Street in the East Liberty neighborhood. This site is adjacent to the recently completed 85-unit phase 1 mixed income housing development and the planned 150-unit phase 2 mixed income housing development to be completed in 2018.

The Authority is seeking authorization to file an application to and enter into a grant agreement with the Redevelopment Authority of Allegheny County (RAAC) for a Community Infrastructure and Tourism Fund (CITF) Grant of up to $250,000.00 for the construction of the first phase park. Additionally, the Authority is seeking authorization to file an application to RAAC for a Gaming Economic Development Fund (GEDF) Grant of up to $500,000.00 for the construction of the first phase park. If awarded, the Authority is seeking authorization to enter into a grant agreement of up to $500,000.00 with RAAC and/or the Commonwealth Financing Authority.

There was no discussion among the Members.

Upon approval by Mr. Lavelle, seconded by Mr. Ferlo and unanimously carried, the following resolutions were adopted:
RESOLUTION NO. 50 (2017)

RESOLVED: That application to the Redevelopment Authority of Allegheny County (RAAC) for a Community Infrastructure and Tourism Fund (CITF) grant, for an amount not to exceed $250,000.00, for the construction of a new park at the intersection of Larimer Avenue and Station Street, is hereby approved, and the Executive Director, Acting 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 a Community Infrastructure and Tourism Fund (CITF) grant from the Redevelopment Authority of Allegheny County (RAAC), for an amount not to exceed $250,000.00, for the construction of a new park at the intersection of Larimer Avenue and Station Street, is hereby approved, and the Executive Director, Acting 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. 51 (2017)

RESOLVED: That application to the Redevelopment Authority of Allegheny County (RAAC) for a Gaming Economic Development Fund (GEDF) grant, for an amount not to exceed $500,000.00, for the construction of a new park at the intersection of Larimer Avenue and Station Street, is hereby approved, and the Executive Director, Acting 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 a Gaming Economic Development Fund (GEDF) grant from the Redevelopment Authority of Allegheny County (RAAC) and/or the Commonwealth Finance Authority, for an amount not to exceed $500,000.00, for the construction of a new park at the intersection of Larimer Avenue and Station Street, is hereby approved, and the Executive Director, Acting 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.

8. **California Kirkbride and Central Northside - Northside Properties Residences Phase I - Multifamily Financing Inducement Resolution**

   a. Official Action to Register the Intent to Issue Multifamily Debt for the Northside Properties Residences Redevelopment, in the amount of up to $15.0 million.

Mr. Rubinstein requested Board approval of the above item.
Mr. Cummings stated that authorization is requested for an official action to register the Intent to Issue Multifamily Financing Debt for the redevelopment of Northside Properties Residences Phase I, which includes 75 residential rental units situated in 43 buildings located in the California-Kirkbride and Central Northside neighborhoods of the City of Pittsburgh. Authorization is also requested to issue Request(s) for Proposals for legal services for a firm to represent the Authority in the transaction.

North Side Associates (NSA) currently owns 324 units located in 239 separate buildings spread throughout the historic Northside. The units, which are a mix of 1, 2, 3, 4, and 5 bedroom townhouses and flats, were originally built between 1870 and 1910. They were acquired by NSA in 1983. While moderate improvements have been made to the units since then, an extensive capital improvement plan for the entire portfolio has not taken place. In order to extend the long-term affordability of the development, the principals are creating a phased redevelopment plan for all 324 units. This plan includes full renovations and new construction replacement of obsolete units.

The principals of NSA will create new entities to purchase and redevelop, or replace, the 324 units in a phased approach, which is expected to last over the next 8 years. The initial phase consists of the rehabilitation of approximately 75 scattered site units. Renovations will include new roofs, windows, flooring, appliances and updated kitchens and bathrooms. Most the units will be gutted and reframed. The approximate construction cost per unit is $142,000.

Proposed financing will include a new first mortgage, equity from Federal Historic Tax Credits (HTC), equity from four (4) percent Low Income Housing Tax Credits (LIHTC), seller financing, interim income, and other to be secured gap funds.

The application for Tax Exempt Volume Cap will be submitted to the Pennsylvania Housing Finance Agency (PHFA) in March of 2017. The applicant will submit an application to the State Historic Preservation Office (SHPO) in May 2017. Closing is planned for October 2017.

The current owner of the North Side Properties is a limited partnership - North Side Associates. The principal of the general partner of NSA is Robert Mistick (1300 Brighton Road, Pittsburgh, PA 15233). The Northside Coalition for Fair Housing (NCFH) is the majority limited partner of NSA. Northside Properties Residences I LLC will be created by Robert Mistick and NCFH to acquire, develop and manage the phase 1 units. Robert Mistick will be the Managing Member of the phase 1 development entity.

Mr. Ferlo asked if there was a previous issuance several years ago. Mr. Cummings answered that over time, capital funds had been provided for work on some of the completed units. Mr. Ferlo asked if North Side Associates is assuming this debt. Mr. Cummings answered yes, and that there will be new limited partnerships created that will assume the debt.

Mr. Robert Mistick, of North Side Associates, was present. Mr. Mistick stated that there have been a lot of challenges in this area, and appreciates the support.
Mr. Lavelle thanked Mr. Mistick, Tom Cummings and his staff for their efforts with this project. He found it interesting that 4% tax credits are being applied for as part of this project, which is one of the recommendations for affordable housing. He stated that this project could be an example Citywide for financing this type of project.

Mr. Acklin thanked Mr. Mistick for his efforts and hard work, and look forward to working with him on this project.

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

RESOLUTION NO. 52 (2017)

WHEREAS, the Urban Redevelopment Authority of Pittsburgh (the "Authority") is a body corporate and politic duly organized and existing pursuant to the constitution and the laws of the Commonwealth of Pennsylvania; and

WHEREAS, the Authority desires to finance certain capital expenditures to be located in the 25th Ward of the City of Pittsburgh, Allegheny County, Pennsylvania (the "City") relating to the rehabilitation of approximately 75 affordable rental units known as Northside Properties Residences Phase I (the "Project"); and

WHEREAS, the Developer, North Side Associates, or a Limited Liability Company to be formed is applying for an allocation of 4% Low-Income Housing Tax Credits from the Pennsylvania Housing Finance Agency ("PHFA") to finance a portion of the Project; and

WHEREAS, a portion of the costs of the Project may be financed by the issuance of conduit tax-exempt bonds or notes by the Authority issued in accordance with Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Code").

NOW, THEREFORE, the Authority hereby resolves and declares its intent under Treasury Regulation § 1.150-2 to issue bonds or notes (the "Conduit Tax Exempt Debt") to finance the capital costs of the Project, together with costs of issuance and reasonably required reserves, subject to the following conditions:

1. The maximum principal amount of Conduit Tax Exempt Debt expected to be issued to finance the Project is $15.0 million.

2. Pending issuance of the Conduit Tax Exempt Debt, the Authority may finance the Project with other funds which will be reimbursed with the proceeds of the Conduit Tax Exempt Debt, provided that (a) the Conduit Tax Exempt Debt shall not be used to reimburse any expenditure paid more than 60 days prior to the present date; (b) the Conduit Tax Exempt Debt shall not be issued more than 18 months after the later of (i) the date of the first expenditure to be reimbursed with the proceeds of the Conduit Tax Exempt Debt, or (ii) the date the Project is
placed in service; and (c) in no event may the Conduit Tax Exempt Debt be issued more than three years after the date of the first expenditure to be reimbursed with the proceeds of the Conduit Tax Exempt Debt; and provided further that the limitations of this paragraph 2 shall not apply to qualified "preliminary expenditures" as permitted by Treasury Regulation § 1.150-2(f).

3. Issuance of the Conduit Tax Exempt Debt shall be subject to documentation acceptable to the officers of the Authority.

4. All prior acts of the officials, agents and employees of the Authority which are in conformity with the purpose and intent of this Resolution, and in furtherance of the Project, shall be and the same hereby are in all respects ratified, approved and confirmed.

5. All other resolutions of the Authority, or parts of resolutions, inconsistent with this Resolution are hereby repealed to the extent of such inconsistency.

6. This Resolution shall take effect immediately upon its passage.

ADOPTED at a regular meeting held this 9th day of February 2017.

9. Citywide - PHRP Plus Energy Efficient Loan Program:

   a. Amendment of Agreement with West Penn Energy Solutions, LLC for increase of $6,000.00, for a total Agreement amount of up to $36,000.00.

Mr. Rubinstein requested Board approval of the above item.

(1) Mr. Cummings stated that authorization is requested to amend an existing contract dated March 31, 2010 with West Penn Energy Solutions from $30,000.00 to $36,000.00 (an increase of $6,000) to perform energy audits for the Pittsburgh Home Rehabilitation Program (PHRP) Plus Energy Efficiency Loan Program. The Authority entered into this contract pursuant to Resolution Number 452 (2010). West Penn Energy Solutions is located at 1121 Savannah Avenue, Pittsburgh, PA 15218. Michael Merck is the President. The Authority is requesting an increase to the West Penn Energy Solutions contract to satisfy program demand for the next several months.

PHRP provides 0% interest home improvement loans to low-income homeowners throughout the City of Pittsburgh to make repairs to their homes. As part of the program, the homeowner can choose to have an energy audit completed to determine if energy improvements are needed to the home. Energy improvements include insulation, installation of higher energy efficient furnaces, and new windows. Grants for energy efficiency improvements and increased PHRP lending limits are provided to encourage and incentivize program participants to make energy efficiency upgrades to their homes.
(2) Authorization is also requested to issue a Request for Proposals to solicit bids from other firms to participate in the program. The scope of work entails completing an energy audit, meeting with the homeowner to discuss any potential energy efficiency upgrade options and inspecting the completed work. Funding for this service is coming from PHRP program sources and CDBG revolving loan repayments.

Mr. Acklin asked how this program can be publicized. Mr. Cummings answered that it can be publicized through the Authority’s website, community groups, Council offices, and word of mouth. Mr. Lavelle asked if the audit is for low income homeowners. Mr. Cummings answered that it is and that it requires below 80% of area median income. Mr. Cummings stated that since the start of this program, which is optional, 63% of applicants elected to do so. Mr. Cummings stated that in addition to paying for the audits, there are grants provided for energy improvements and higher borrowing capacities, as well as increased amortization.

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

RESOLUTION NO. 53 (2017)

RESOLVED: That amendment of the Agreement with West Penn Energy Solutions LLC, dated March 31, 2010, to perform energy audits for the Pittsburgh Home Rehabilitation Program (PHRP) and the Energy Efficiency Loan Program, for an increase of $6,000.00, payable from the PHRP program sources and Community Development Block Grant (CDBG) revolving loan repayments, for a total Agreement amount not to exceed $36,000.00, is hereby approved, and the Executive Director, Acting 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.

10. **Uptown – District Energy Plant**

   a. Final drawings, evidence of financing, and execution of a deed for the sale of a portion of Block 2-G, Lot 92, in the 3rd Ward (also known as Lot E), to NRG Energy Center Pittsburgh LLC for $541,475.00.

   b. Amendment of Resolution No. 149 (2016) to increase the sale price for a portion of Block 2-G, Lot 92, in the 3rd Ward (also known as Lot E) from $390,175.00 to $541,475.00.

   c. Right of first refusal on the remainder of Block 2-G, Lot 92, in the 3rd Ward (also known as Lot E) to NRG Energy Center Pittsburgh LLC.

Mr. Rubinstein requested Board approval of the above items.
Ms. Kyra Straussman, Director of Real Estate stated that at its meeting of May 12, 2016, the Board of this Authority approved NRG’s proposal to redevelop a 15,607 square foot portion of Block 2-G, Lot 92 (also known as Lot E), located along Colwell Street, Stevenson Street, and Our Way in the 3rd Ward, and authorized execution of a disposition contract by sale for a purchase price of $25.00 per square foot, or $390,175.00. The site is to be redeveloped with a district energy plant that will be used to provide heating and cooling to various customers in the vicinity, including UPMC Mercy Hospital and other potential users such as the Lower Hill Redevelopment Site and Chatham Center Two.

After finalizing an agreement with UPMC Mercy last summer, NRG asked (1) to expand the portion of Block 2-G, Lot 92, being acquired and redeveloped now from 15,607 square feet to 21,659 square feet, to accommodate underground storage tanks; and (2) for a right of refusal on the approximately 9,557 square foot remainder of the parcel for potential future expansion of the district energy plant. Accordingly, we are requesting authorization to amend Resolution No. 149 (2016) to increase the purchase price to $541,475.00, reflecting the increase in land area being purchased. We are also requesting authorization to approve final drawings, evidence of financing, and execution of a deed for the sale of this portion of the property. Finally, we are requesting authorization to enter into an agreement granting a right of first refusal on the remainder of Block 2-G, Lot 92, to NRG Energy Center Pittsburgh LLC. Initially, NRG will be leasing the 9,557 square foot remainder of the parcel from the URA and will be landscaping it in accordance with plans that have been reviewed by the URA and by Uptown Partners. The term of the right of first refusal agreement will run until January 1, 2028, and the purchase price will be $25.00 per square foot.

NRG Energy Center Pittsburgh LLC is a Delaware limited liability company with an address of 111 South Commons, Pittsburgh, PA 15212. Clifford E. Blashford is Vice President, General Manager.

Mr. Ferlo asked why a right of first refusal is needed for the adjacent larger lot. Mr. Rubinstein answered that as the Uptown Eco District expands, and if the 28 acres wants to start using District Energy from this plant, the expansion ability is needed. Mr. Rubinstein stated that the first users that had signed on with NRG Energy Center Pittsburgh LLC wanted a commitment that other new customers would follow. Mr. Ferlo asked if there was reason why this kind of structure must be built in this District. John Kraemer, of NRG Energy Center Pittsburgh LLC, was present. Mr. Kraemer answered that the expansion of the plant is to service UPMC Mercy Hospital, and their other buildings in the vicinity. Mr. Kraemer stated that the location is required to perform the underground work on the facility. Mr. Ferlo agrees with what had been approved prior, but does not agree with the right of first refusal. Mr. Lavelle asked if the right of first refusal is for the addition land going toward Stevenson, Ms. Straussman answered that it was. Mr. Acklin asked where this project is regarding the entitlement process. Ms. Straussman answered that this item is the final action that includes entitlements, zoning, planning and neighborhood review. Mr. Rubinstein stated that there is letter of support from Uptown Partners. Mr. Acklin asked if this expansion will be lateral or vertical. Mr. Kraemer answered that the expansion will be lateral.
Upon approval by Mr. Ferlo, seconded by Ms. Hall-Russell and unanimously carried, the following resolutions were adopted:

RESOLUTION NO. 54 (2017)

RESOLVED: That the final drawings and evidence of financing submitted by NRG Energy Center Pittsburgh LLC for a portion of Block 2-G, Lot 92, in the 3rd Ward (also known as Lot E), are hereby approved; and it is

RESOLVED FURTHER: That execution of a deed and all documents necessary to effectuate the sale of a portion of Block 2-G, Lot 92, in the 3rd Ward (also known as Lot E), to NRG Energy Center Pittsburgh LLC, for the sum of $541,475.00, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a deed and all documents necessary to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 55 (2017)

RESOLVED: That Resolution No. 149 (2016) is hereby amended to increase the sale price for a portion of Block 2-G, Lot 92, in the 3rd Ward (also known as Lot E) from $390,175.00 to $541,475.00, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a disposition contract therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 56 (2017)

RESOLVED: That a right of first refusal on the remainder of Block 2-G, Lot 92, in the 3rd Ward, (also known as Lot E) to NRG Energy Center Pittsburgh LLC, is hereby approved, and the Executive Director, Acting 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.

11. East Liberty – CUBE

a. Rescission of Resolution No. 358 (2005) authorizing the proposal and form of disposition contract for the sale of Block 84-E, Lot 118, in the 8th Ward, to Crossgates Realty, Inc.

b. Proposal and disposition contract with Baum Grove, LP for the sale of Block 84-E, Lot 118, in the 8th Ward, for $25,000.00.

Mr. Rubinstein requested Board approval of the above items.
Ms. Straussman stated that at its meeting of November 10, 2005, the Board of this Authority authorized acceptance of a Proposal for the purchase of Block 84-E, Lot 118, by Crossgates Realty, Inc., for development, with the adjoining parcel at 5848 Baum Boulevard, of a +/- 30-unit condominium project. A disposition contract was executed in April 2006, but the project never moved forward and the transaction did not close.

In March 2014, Crossgates sold 5848 Baum Boulevard to Baum Grove, LP, which simultaneously purchased the 53,000-square-foot former Family Resources facility that occupies the remainder of the block bounded by Baum Boulevard, Beatty Square, Commerce Way, and South Euclid Avenue. Baum Grove contemplates eventual redevelopment of the Family Resources property but in the meantime has renovated the existing space and is quickly developing the Cube Creative Space as a space for makers and entrepreneurs to test out their business concepts.

Cube has attracted more than 20 entrepreneurs, nonprofits, programmers, start-ups, and other small businesses to the property and now needs additional parking in order to conform to zoning code. Baum Grove has approached the URA asking to buy Block 84-E, Lot 118, to expand the parking that occupies the parcel the developer purchased from Crossgates.

We are now requesting authorization to rescind the prior Board action and to accept the Proposal and enter into a Disposition Contract with Baum Grove, LP for the sale of Block 84-E, Lot 118. The parcel is vacant and contains approximately 4,000 square feet. The purchase price is $25,000.00. Prior to the sale of the property, this project will again be presented to the URA Board for approval of final working drawings and evidence of financing and for authorization to execute a deed.

Baum Grove, LP is a Pennsylvania limited partnership with a mailing address at 5877 Commerce Street, Suite 109, Pittsburgh, PA 15206. Jason Lardo is a partner in Baum Grove GP, LLC, the general partner.

Mr. Acklin asked what is going to be done on this site. Ms. Straussman answered that they are going to extend the parking field for a number of other spots. Mr. Acklin asked about community input. Ms. Straussman answered that East Liberty Development has asked for a letter of community input. She said that this item will come back to the Board for a final action.

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

RESOLUTION NO. 57 (2017)

RESOLVED: That Resolution No. 358 (2005), approving a proposal and disposition contract with Crossgates Realty, Inc. for the sale of Block 84-E, Lot 118, in the 8th Ward, is hereby rescinded.
RESOLUTION NO. 58 (2017)

RESOLVED: That the Redevelopment Proposal submitted by Baum Grove, LP for Block 84-E, Lot 118, in the 8th Ward, and execution of a disposition contract by sale with Baum Grove, LP for $25,000.00 are hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a disposition contract and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

12. Citywide — NEXTpittsburgh

   a. Engagement of NXT Cities Media LLC - Homewood NextThree Days for an amount not to exceed $45,000.00.

   b. Engagement of NXT Cities Media LLC - public relations and advertising for an amount not to exceed $13,000.00.

Mr. Rubinstein requested Board approval of the above items.

(1) Ms. Straussman stated that the Next Three Days (N3D) is a program designed to showcase a neighborhood in one weekend, bringing together business district revitalization activities and promotion of the residential neighborhood into one concentrated blitz. The overall goal is to work with community and business district groups to take the concepts behind the URA’s successful community outreach programs and implement them in a single weekend showcase.

In 2015 and 2016, N3D events were held in Troy Hill, Mt. Washington/Allentown and Garfield. Thousands of neighbors attended the Friday and Saturday events, which included pedi-cab tours, neighborhood bake-offs, musical entertainment, a dance-off, food, arts and crafts vendors, homeowner/homebuyer information booths and, in Garfield, a community football game. Each three-day event was capped off on Sunday with a self-directed real estate tour of the neighborhood that included maps of available homes for sale.

NEXTpittsburgh, published by NTX Cities Media LLC, served as the media sponsor for the events. Revive Marketing Group, as a subcontractor to NEXTpittsburgh, was the event planner. NEXT published weekly stories about N3D and the neighborhoods. Revive set up Facebook pages for both the Friday and Saturday events, as well as Twitter feeds. Revive also handled all of the details of planning and implementing the event, including vendor coordination, street closing and other permits, entertainment, and event set up and take down. NEXT and Revive will perform the same services for the Homewood N3D event.

We anticipate that the event in Homewood will be bigger and better than ever. We are working with groups throughout the community, and will be expanding the homebuyer/homeowner activities.
The N3D program will be funded with City Paygo — Mainstreets funds.

(2) Authorization is requested to enter into an Agreement with NXT Cities Media LLC to advertise the URA's projects and programs, as well as initiatives in our Mainstreet Districts in NEXTpittsburgh. Projects either completed or underway will be highlighted through banner ads to encourage community stakeholder engagement.

NEXTpittsburgh is an e-magazine and website about the people driving change and the cool things happening in Pittsburgh. Since its launch in March of 2014, the site has had 8 million page views with a current average of 300,000 a month.

NEXTpittsburgh also has more than 28,000 fans on Facebook, more than 14,500 followers on Twitter and 10,700 Instagram followers, averaging more than 1.5 million impressions on social media monthly.

The URA was a founding sponsor for NEXTpittsburgh. Last year, the URA has received a total of 1.3 million ad impressions. NEXT sent more than 895 visitors to the URA site for an average of 75 per month. NEXTpittsburgh.com was the No. 3 referral site for the URA's website in 2016 and is one of the top five referral sites for LaunchPGH.com.

In addition, NEXTpittsburgh regularly covered URA-related stories of development in the City of Pittsburgh and focused on many URA initiatives. NEXTpittsburgh also partnered with the URA and City for the NEXT Three Days event.

This Agreement is being funded upon approval of the 2017 Administrative Revolving Fund Executive Marketing, DCED Mainstreets and Commercial Loan Repayment Account.

NEXTpittsburgh is published by NXT Cities Media LLC, Tracy Certo founder, publisher and editor. NXT Cities Media LLC is located at 268 Kenforest Drive, Pittsburgh PA 15216. PH: 412. 779-1200

Mr. Ferlo stated that he wanted to make sure that all community groups and interested parties are involved in and notified about the planning, and have input in activities in their neighborhoods. Ms. Straussman stated that in order to participate in the Next Three Days program, there has to be a submitted and approved application, and confirmation of volunteer commitment. Josette Fitzgibbons, of the Authority, stated there has been extensive work to communicate with different community organizations for this event that is coming up in July of 2017. Ms. Fitzgibbons stated that there will be a larger community meeting coming up in March of 2017 to discuss the events. Mr. Ferlo complimented the NEXTpittsburgh website.

Cherylle Fuller, of the Homewood Concerned Citizens Council, was present. Ms. Fuller thanked the Authority for mentioning the other organizations in Homewood that are will be included in this process.
Upon approval by Mr. Ferlo, seconded by Ms. Hall-Russell and unanimously carried, the following resolutions were adopted:

RESOLUTION NO. 59 (2017)

RESOLVED: That the engagement of NXT Cities Media LLC for Homewood NextThree Days, for an amount not to exceed $45,000.00, payable from City Paygo – Mainstreets funds, is hereby approved, and the Executive Director, Acting 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.

RESOLUTION NO. 60 (2017)

RESOLVED: That the engagement of NXT Cities Media LLC for public relations and advertising, for an amount not to exceed $13,000.00, payable from the 2017 Administrative Revolving Fund (ARF) Executive Marketing, DCED Mainstreets and Commercial Loan Repayment Account, is hereby approved, and the Executive Director, Acting 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. **Property Maintenance Capacity Building**

   a. Amendment of Agreement with Growth Through Energy & Community Health (GTECH) Strategies, Pittsburgh for increase of $60,000.00, for total Agreement amount of up to $126,500.00.

Mr. Rubinstein requested Board approval of the above item.

Ms. Straussman stated that authorization is requested to amend the existing agreement with Growth Through Energy & Community Health (GTECH) Strategies for professional services to further the development and implementation of the URA’s revised LandCare program.

In 2016 this Authority authorized an agreement with GTECH, in an amount not to exceed $66,500.00, for Phase 1 of capacity building and program design for city-wide public lot maintenance (Res. 25 of 2016). This inclusive community engagement process and work led to the complete restructuring of the URA’s long standing vacant land maintenance program, with an eye towards achieving the goals of greater social equity and utilization of dollars to build capacity in neighborhoods, as well as meeting our obligations to maintain our portfolio of land. Once under contract, at the URA’s request, GTECH completed their scope in a greatly condensed timeframe, allowing a pilot program to be implemented in 2016, a full year ahead of schedule. As such, we have been able to engage seven (7) new small business contractors while enhancing the basic level of maintenance performed on URA-owned properties. In tandem, the City of Pittsburgh is simultaneously reworking their own land maintenance programming and contract structure.
We are in need of further services to provide technical assistance and capacity building to the new contractors working with the URA, as well as potential small contractors who have already expressed or may express interest in working with the URA in the future under our LandCare program. Additionally, the pilot program must be monitored and amended as needed to prepare for the next year of programming and contracting in the summer of 2017. Phase 2 will also more deeply consider workforce development and new funding sources for maintenance services.

This program will ensure that the URA meets ongoing obligations for lot maintenance in a cost effective manner and in consideration of contemporary standards regarding safeguarding the overall quality of life and ecology of our neighborhoods. GTECH was initially selected through a competitive RFP process in the winter of 2016.

GTECH is a not-for-profit with a mission to “work with people to transition land use liabilities into community assets and improve the economic, social, and environmental health of our communities.” GTECH is being recommended based on their extensive experience working on vacant land issues within Pittsburgh communities and their ability to raise foundation funding. GTECH also brings a team of community based small businesses and organizations that conduct a range of education, training and employment services in the vacant land domain.

The contract is expected to span 12 months. We are requesting an increase not to exceed $60,000.00, increasing the total contract to an amount not exceed $126,500.00.

Funding Sources: Industrial Land Reserve Fund

Contact Information:
CEO:
Evaine K. Sing
Growth Through Energy & Community Health (GTECH) Strategies
6587 Hamilton Ave, #1W
Pittsburgh, PA 15206
412-361-2099

Mr. Ferlo asked what was the current number of Authority lots. Ms. Straussman answered 300 lots. Mr. Lavelle asked if the Authority would be working with the same contractors or additional ones. Ms. Straussman answered that we would be working with both. Ms. Straussman stated that Phase I of this project was considered a pilot approach, and the Authority will take what was learned to move on to this next phase.

Evaine K. Sing, of Growth Through Energy & Community Health (GTECH) Strategies, was present. Ms. Sing stated that they have been currently researching new contacts, and keeping in touch with those who are not ready to participate, which is why the contracts for the first phase were only valid for one year.
Mr. Ferlo does not believe this project is a success as of yet, but it is a step in the right direction. Mr. Ferlo is concerned about the cost of this initiative so far. Mr. Ferlo asked if these contracts cover maintenance all year round. Ms. Straussman answered yes. Mr. Ferlo asked if the total amount approved for this project so far covers the subcontractors’ participation, GTECH and City Source’s fee. Ms. Bethany Davidson, of the Authority’s Real Estate Department, answered that the $60,000.00 being approved today will be payment for technical services provided by GTECH, as well as the subcontractors currently under contract, and responses to current RFP’s for future contractors. Mr. Rubinstein stated that this program has other goals besides lot maintenance, such as community stewardship and workforce development. Mr. Ferlo asked if there are still funds to pay City Source through June. Mr. Rubinstein answered yes. Ms. Straussman stated that City Source continues to work for the City in maintaining City lots. Mr. Acklin stated that the Authority is trying to build capacity within communities, including entrepreneurship. Mr. Acklin believes that the learning curve is necessary with this project so that funds can be obtained in the future from other resources. Mr. Ferlo wanted to know how much a payment to City Source would be for maintaining a lot. Mr. Ferlo believes there should be a voucher system that includes a predetermined payment. Mr. Rubinstein believes there would be liability issues with a voucher system.

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

RESOLUTION NO. 61 (2017)

RESOLVED: That amendment of the Agreement with Growth Through Energy & Community Health (GTECH) Strategies, Pittsburgh, dated January 15, 2016, for professional services to further the development and implementation of the URA’s revised LandCare program, for an increase of $60,000.00, payable from the Industrial Land Reserve Fund, for a total Agreement amount not to exceed $126,500.00, is hereby approved, and the Executive Director, Acting 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.

14. Insurance

   a. Purchase of insurance through Arthur J. Gallagher Risk Management Services, Inc. for the first year amount not to exceed $139,947.00.

Mr. Rubinstein requested Board approval of the above item.

Ms. Straussman stated that in July of 2016, the Board authorized a contract with Baily Raabe & Associates for insurance advisory services. Jerry Raabe, the principal of Baily Raabe, worked in conjunction with the URA Insurance Committee to examine best practices for the URA’s primary coverages of property, general liability on both operations and the over 1,500 parcel vacant land inventory, automobile, umbrella, and public officials/employment practices liability.
Based on Mr. Raabe’s experience and advice, proposals were sought from fifteen insurance brokers with Pittsburgh offices. This approach enabled competition amongst both brokers and insurers instead of just brokers. Of the fifteen broker solicitations, four brokers responded with proposals. Of the four responding brokers, two were selected to provide insurer premium quotes. After careful scrutiny of the proposals, only continued coverage brokered through Arthur J. Gallagher Risk Management Services, Inc., can provide adequate coverage to meet the URA’s needs.

The URA’s current annualized premiums for all but the Public Officials/Employment Practices Liability is $134,829.00, inclusive of broker fees. This added coverage for Public Officials/Employment Practices Liability brings the total to $139,947.00 for the first year, and it is recommended that the URA have options for 2 one year renewals.

Funding for the Property Liability, General Liability, Automobile Liability and Umbrella coverages will be from the Leased Land Fund, and Public Officials and Employment Practices Liability coverages will be funded from the Administrative Revolving Fund.

Arthur J. Gallagher Risk Management Services currently provides insurance for the URA’s vacant land inventory, among other things.

Arthur J. Gallagher Risk Management Services is located at Four Gateway Center, 444 Liberty Ave., Ste. 805, Pittsburgh, Pennsylvania 15222.

There was no discussion among the Members.

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

RESOLUTION NO. 62 (2017)

RESOLVED: That the engagement of Arthur J. Gallagher Risk Management Services, Inc. for the purchase of property liability, general liability, automobile liability, umbrella coverage and public officials/employment practices liability Insurance, for an amount not to exceed $139,947.00 for the first year with options for 2 one-year renewals at amounts not to increase by more than 10% annually, payable from the Leased Land Fund and the Administrative Revolving Fund (ARF), is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement(s) therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.
15. **Larimer – Former Larimer School**

   a. Engagement of Allegheny Fence Construction Company, Inc. for an amount not to exceed $13,000.00.

Mr. Rubinstein requested Board approval of the above item.

Ms. Straussman stated that engagement of Allegheny Fence Construction Company, Inc. to construct a fence around Block 124-J, Lot 322, in the 12th Ward, for an amount not to exceed $13,000.00, payable from the Strategic Site Assembly Fund or Leased Land Fund (former Larimer School – 540 Larimer Avenue).

Allegheny Fence Construction Company, Inc. is a Pennsylvania corporation whose an address is 4301 Irvine Street, Pittsburgh, PA 15207. Craig Nayhouse is an owner.

Mr. Acklin stated that there is an awareness of dumping on this site, and has asked for coordination from different parties to clean up this property. Mr. Ferlo is concerned about the Authority’s ownership of this building. Ms. Straussman stated that the Authority took ownership of this building because of the Authority’s investments in this neighborhood. Mr. Ferlo asked when an RFP will be issued, so that the building can be sold or redeveloped. Ms. Straussman stated that this building needs to be stabilized first. Mr. Acklin stated that he is looking forward to working with the community in the redevelopment of this building.

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

**RESOLUTION NO. 63 (2017)**

RESOLVED: That the engagement of Allegheny Fence Construction Company, Inc. to construct a fence around Block 124-J, Lot 322, in the 12th Ward, the site of the former Larimer School, for an amount not to exceed $13,000.00, payable from the Strategic Site Assembly Fund or Leased Land Fund, is hereby approved, and the Executive Director, Acting 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.

16. **Citywide – Amendment of fee structure for the following:**

   a. Housing - Consumer and Real Estate Programs
   b. Center for Innovation and Entrepreneurship - Programs

Mr. Rubinstein requested Board approval of the above item.
Mr. Rubinstein stated that authorization is requested to amend the fee structure for the above listed programs in the Authority’s Housing Department and Center for Innovation and Entrepreneurship. In an effort to be more consistent amongst departments and to more accurately reflect the costs of administering URA programs, Authority staff is recommending an updated fee schedule. The attached chart shows both the current and proposed fees. If approved by the Authority board, the increased fee schedule would be effective on July 1, 2017.

Urban Redevelopment Authority
Housing Department

<table>
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<tr>
<th>Program Name</th>
<th>Application Fee</th>
<th>Origination Fee</th>
<th>Loan Servicing Fee</th>
<th>Inspection Fee</th>
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<tr>
<td>UPIF</td>
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</tr>
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* The URA reserves the right to charge legal fees on a case-by-case basis depending on the complexity of the project

PHCF = Pittsburgh Housing Construction Fund
RHIDIP = Rental Housing Development and Improvement Program
UPIF = UDAG Program Income Fund
PDF = Pittsburgh Development Fund
CDIF = Community Development
Investment Fund PHRP = Pittsburgh Homeowner’s Emergency Loan Program
Rehabilitation Program HELP =
Mr. Ferlo asked if a nonprofit organization applies for low income housing tax credits and is not successful, what the fee would be, and if the fee is refundable as a matter of policy. Mr. Cummings answered that the fee would be refunded if the project was not selected. Mr. Ferlo asked what the policy is. Mr. Cummings stated that the Authority had a policy for two years of not refunding fees, but that had created an issue with a nonprofit organization. Mr. Acklin asked if not refunding the fees would be a windfall for the Authority. Mr. Rubinstein answered no.

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

**RESOLUTION NO. 64 (2017)**

RESOLVED: That amendment of the Housing Department and Center for Innovation and Entrepreneurship consumer and real estate programs fee structure to be pursuant to the following charts, effective July 1, 2017, are hereby approved:
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<thead>
<tr>
<th>Program Name</th>
<th>Application Fee</th>
<th>Origination Fee</th>
<th>Loan Servicing Fee</th>
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<td>RHDP</td>
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<td>2%</td>
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</tr>
<tr>
<td>PDF</td>
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<td>.5% of principal</td>
</tr>
<tr>
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<td>N/A</td>
</tr>
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</table>

* The URA reserves the right to charge legal fees on a case-by-case basis depending on the complexity of the project.

PHCF = Pittsburgh Housing Construction Fund  
RHDP = Rental Housing Development and Improvement Program  
UPIF = UDAF Program Income Fund  
PDF = Pittsburgh Development Fund  
CDIF = Community Development  
Investment Fund PHREP = Pittsburgh Home  
Homeowner’s Emergency Loan Program  
Rehabilitation Program HELP =

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**Urban Redevelopment Authority**  
Center for Innovation and Entrepreneurship

<table>
<thead>
<tr>
<th>Program Name</th>
<th>Application Fee</th>
<th>Due Diligence Fee</th>
<th>Annual Loan Servicing Fee</th>
<th>Construction Fee</th>
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<td>Residential Façade</td>
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<td>Downtown Life Safety</td>
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<td>2%</td>
</tr>
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</table>

PBGF = Pittsburgh Business Growth Fund  
UDF = Urban Development Fund  
PFD = Pittsburgh Development Fund  
UPIF = UDAF Program Income Fund  
EDRF = Enterprise Zone Revolving Loan Fund  
CHFR = Cultural District Historic Façade Restoration Program  
Downtown façade = Downtown Façade Restoration Program  
SRIF = Storefront Renovation Program  
Streetface = Streetface (Facade Program)  
ResidentialFaçade = Residential Façade Program  
Downtown Life Safety = Downtown Upper Floors Life Safety Program
17. **General**

   a. Engagement of Summa Technologies, Inc. for Salesforce.com implementation services in an amount not to exceed $200,000.00.

Mr. Rubinstein requested Board approval of the above item.

**Purpose**

Mr. Rubinstein stated that the implementation of Portfol and Serenic software in 2007 resulted in marked improvements to auditing, compliance, and loan servicing functions at the URA. Despite these gains, however, technology gaps and opportunities remain, as evidenced by the URA’s challenge in accurately and efficiently satisfying regulatory and reporting requirements that govern the URA’s myriad funding sources and disposition process. In addition, current URA software systems are unable to accommodate expanding program functions, such as business marketing, expansion, and attraction, or manage increasingly complex projects.

Data queries and reports require multiple staff, departments, and data sources that can be outdated, incomplete, duplicative, or otherwise inaccurate. Deficiencies, particularly in Portfol, have resulted in limited user adoption that undermines the integrity of URA project, program, and client data and restricts the flow of information between staff and departments.

In an economic development environment that is increasingly data-driven, it is imperative that the URA improve how we use data to create jobs, expand the City’s tax base, and improve the vitality of businesses and neighborhoods. This necessitates the implementation of a new and expanded database technology that is comprehensive, customizable, and intuitive.

**Solution**

In 2016, URA staff surveyed numerous economic development organizations across the U.S. with similar missions and organizational structures to identify how they used data. These conversations identified at least ten entities that were highly satisfied with Salesforce.com platforms, including Catalyst Connection in the Pittsburgh region. The URA involved the City of Pittsburgh Department of Innovation and Performance (I&P) in this software procurement and subsequent requirements gathering process.

The URA has since acquired Salesforce, due to its unparalleled capacity to program custom database objects that capture the complex regulatory and reporting requirements of local, state, and federal funding sources. In addition, the Salesforce platform will enable URA decision makers to utilize key performance indicators and dashboards to measure, track, and evaluate program impact and return on investment. Salesforce is used by over 150,000 businesses globally and by other local government departments and economic development entities as a comprehensive, cloud-based customer relationship management (CRM) and project database solution.

**Implementation**

The requested authorization will enable the URA to engage Summa Technologies to implement a fully operational Salesforce platform for the URA. The scope of this contract will expand upon
a Business and Architecture Workshop conducted by Summa Technologies in January 2017 that resulted in an accurate, in-depth assessment of our “as-is” state as well as a Salesforce roadmap for this implementation scope of work. Summa Technologies has proposed delivering this project through two Salesforce platform releases over a 5-6 month period, as follows:

Release 1 will result in an improved loan portfolio management system that also captures business attraction and retention processes, such as lead generation, qualification, and needs identification.

Release 2 will involve the continued migration of data and business processes to Salesforce to support grants seeking, management, and distribution, in addition to new digital marketing functionality, such as campaign tracking and evaluation.

Future releases could include integration with Serenic, the URA’s accounting platform, or ePropertyPlus, the URA’s real estate portfolio management platform. In addition, we are exploring opportunities for DocuSign, document generation, and self-service access for clients through Salesforce’s Community Cloud.

Portfol, the system currently used as a loan portfolio management database, will be phased out and its capabilities absorbed and expanded during the implementation of Release 1 of the Salesforce platform. The URA currently pays $12,500 annually for the Portfol system. The funding source for this contract will be the Administrative Revolving Fund, Studies and Consultants, and/or Pittsburgh Entrepreneur Support.

**Summa Technologies**

Summa Technologies is a Downtown Pittsburgh-based digital solutions consultancy founded in 1996. Summa specializes in developing, implementing, and integrating enterprise applications, particularly the cloud-based customer resource management (CRM) platform Salesforce.com. Summa is a Salesforce.com Gold Partner with 50 certified Salesforce consultants, over 200 total employees, and more than 500 successful projects in their Salesforce.com delivery portfolio.

Steve Lippock  
Vice President, Salesforce Sales  
611 William Penn Place  
Pittsburgh, PA 15219  
412.596.6104  
steve.lippock@summa.com

Mr. Ferlo asked if this new technology will be successful. Mr. Rubinstein answered that the systems in place currently are not intuitive, and require specialized training. Mr. Rubinstein stated that the Salesforce platform is very intuitive based, which is why there is widespread use. Mr. Ferlo asked about to cost of training and maintenance with Summa Technologies. Mr. Rubinstein answered that the ongoing relationship with Salesforce and purchase of licenses for
an ongoing basis will be in the $70,000-$80,000 range. Mr. Kenny Barry, of the Economic Development Department, stated that there will be a small number of licenses issued at the onset of this project. Mr. Ferlo asked if the required management staff from the City and Authority understand what this project entails. Mr. Rubinstein answered yes, and that there will be at team of 9-10 people in place who will be meeting on a weekly basis with Summa Technologies to make sure the project is progressing.

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

RESOLUTION NO. 65 (2017)

RESOLVED: That the engagement of Summa Technologies, Inc. for Salesforce.com implementation services, for an amount not to exceed $200,000.00, payable from the Administrative Revolving Fund (ARF), Studies and Consultants, or Pittsburgh Entrepreneur Support, is hereby approved, and the Executive Director, Acting 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.

18. North Shore – Heinz TIF District Amendment

   a. Amendment of Heinz TIF District Plan to remove three parcels.

Mr. Rubinstein requested Board approval of the above item.

Mr. Rubinstein stated that upon request by Crow Hill Development, LLC (the “Developer”), the URA is seeking authorization to remove Parcels 24-R-2, 24-R-4, and 24-R-6 (“TIF Parcels”) from the Heinz TIF District (“TIF District”). The Developer is planning a $35M project which consists of 125 residential units (85 residential market rate units and 40 residential affordable units), 138 integral parking spaces, and public space (“Project”).

These Development Parcels have been vacant and undeveloped from the inception of the TIF District and are pledged to a TIF Financing. The Developer has entered into a TIF Release Agreement with an owner within the Heinz TIF District, Bay Valley Foods, LLC. The TIF Release Agreement states that Bay Valley Foods, LLC will take over all of the TIF obligations including making minimum payments and additional payments for the duration of the TIF term.

If the removal of the Development Parcels from the TIF District is approved by the URA Board of Directors, then the Developer will concurrently seek the TIF parcel removals and related tax abatements. The Developer has cited that a LERTA and LERTA-related assistance from the three taxing bodies is critical to the viability of their Project. They will apply for the City of Pittsburgh’s Local Economic Stimulus Abatement and will also seek abatements from Allegheny County and School District, concurrently with the TIF Parcel removal actions. Additionally, this project is
contingent on the Developer securing Low Income Housing Tax Credits (LIHTC).

The Heinz TIF Plan was approved and adopted by the taxing bodies in 1999 for the period of 20 years. The TIF Plan projected the total value of the development at full buildout to be $37.5M. To date, the TIF District is generating $671,272 annually to the taxing bodies. After the TIF expires in 2019, the taxing bodies will receive $741,199.

The URA is assisting with the parcel removals; and the Developer will prepare and submit related tax abatement applications to the taxing bodies.

The Developer anticipates that 10 jobs, and potentially 40 artists if the affordable units are rented by artists, will be created.

Principal:
Fabian Friedland, President
Crow Hill Development
1000 Dean Street, Suite 224
Brooklyn, NY 11238
PH: (347) 878-3223
Email: fablan@crowhilldev.com

Mr. Ferlo asked if this is pursuant to the ten-year citywide tax abatement. Mr. Rubinstein answered that there are two potential abatements - the local economic stimulus program and the Heinz area enhanced ten-year abatement.

Mr. Ferlo believes that City Council and the Administration should review the ten-year citywide tax abatement. Mr. Rubinstein stated that the abatement had been reviewed. Mr. Acklin stated that it is being reviewed by all three taxing bodies. Mr. Acklin noted Councilman Lavelle’s efforts on the Affordable Housing Task Force, and said that one of the recommendations was to take a hard look at investments in market rate housing in the City through LERTA. Mr. Acklin stated that there is an expiration coming in June, but will be extended to give the market time to absorb some of the changes. Mr. Acklin stated they are looking at changes to the policy and potentially creating a new abatement program dedicated to affordable housing. Mr. Acklin stated that the entire abatement process is being reviewed to potentially change it to be more in alignment with the changing market in the City. Mr. Acklin thanked Crow Hill Development for their efforts with this project, and their investment in the City. Ms. Hall-Russell asked how long this building has been vacant. Mr. Rubinstein answered about ten years.

Sherman Hopsola, a resident of Bedford Dwellings, was present. Mr. Hopsola is concerned about the creation of affordable housing associated with this project. Mr. Fabian Friedland, of Crow Hill Development, was present. Mr. Friedland stated that the housing for this project will include 40 out of 125 units at 50% AMI, and potentially, through working with the Authority staff, 20% AMI, which is the goal of this development.
Upon approval by Mr. Lavelle, seconded by Ms. Hall-Russell and unanimously carried, the following resolution was adopted.

RESOLUTION NO. 66 (2017)

RESOLVED: That the Heinz TIF District Plan and related agreements are hereby amended to remove Parcels 24-R-2, 24-R-4, and 24-R-6 from the TIF district.


a. Engagement of Fourth Economy Consulting, Inc. for development of Business Action Team and Business Retention, Expansion and Attraction Program for an amount not to exceed $50,000.00.

Mr. Rubinstein requested Board approval of the above item.
Mr. Tom Link, Director of the Center for Innovation and Entrepreneurship stated that through the URA's Business Action Team ("Team") the URA seeks to enable the retention, expansion, and attraction of job creating companies within the City of Pittsburgh. Fourth Economy will assist with further refinement of set processes, protocols, and operational standards to accelerate the identification and engagement of company prospects.

The scope of work to be conducted by Fourth Economy may include, but not be limited to:

Phase I:
- The "Business Case" for Pittsburgh - Develop, and refine materials to "sell" prospective businesses on the benefits of locating and/or expanding in Pittsburgh.
- The Pittsburgh Business Expansion Tool Kit - The review and enhancement of the way, type, and form of information that is presented regarding the programs and opportunities which support businesses in the City.

Phase II:
- The Business Retention, Expansion, and Attraction Operational Plan - Enhance tactical process for the coordinated intergovernmental engagement of business retention, expansion, and attraction opportunities.
- Prospect Lead Generation - Enhance process and protocol for identifying, tracking, engaging, and providing consistent monitoring and follow up engagement with targeted companies that have expansion potential in the City.

Funding for this contract will come from City Bond/City Paygo - Pittsburgh Entrepreneurial Support.

Rich Overmoyer
President & CEO
Fourth Economy Consulting
1501 Preble Avenue
2nd Floor  
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. 67 (2017)

RESOLVED: That the engagement of Fourth Economy Consulting, Inc., for development of a Business Action Team and a Business Retention, Expansion and Attraction Program, for an amount not to exceed $50,000.00, payable from City Paygo – Pittsburgh Entrepreneur Support funds, is hereby approved, and the Executive Director, Acting 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.

20. Appointment of new member to the Business Loan Review Committee:

   a. Appointment of Dr. Mary McKinney.

Mr. Rubinstein requested Board approval of the above item.

Mr. Link stated that the URA’s Business Loan Review Committee (LRC) provides independent underwriting services and recommendation regarding business loan applications to the URA and is made up of private lenders, small business development centers, and other professionals with expertise in small business lending and small business development.

This appointment will fill a vacancy on LRC.

Dr. McKinney is Director of Duquesne University’s Small Business Development Center and Director of Duquesne University’s Center for International Regulatory Assistance.

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. 68 (2017)

RESOLVED: That the appointment of Dr. Mary McKinney to the Business Loan Review Committee is hereby approved.
21. **Scattered Sites**

   a. Amendment to the existing Agreement for $75,000.00 with Chester Engineers, Inc. (Chester) for environmental engineering services for various projects throughout the City of Pittsburgh for an increase of an amount not to exceed $250,000.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Marty Kaminski, Director of Engineering and Construction stated that authorization is requested to amend the June 10, 2015 agreement between Chester and the URA for environmental engineering services. Chester has provided as needed environmental engineering services for a variety of projects, including work at the former Civic Arena site, Lexington Technology Center site and the Hays Wood site. Chester has been very responsive and has performed well on these projects for the URA. The URA would like to continue working with Chester to provide their services as projects are identified.

Presently, there is a need to perform environmental assessment work to determine the subsurface conditions beneath Smallman Street in the area of the Produce Terminal. The purpose of the assessment is to determine if environmentally impacted subsurface materials exist within the roadway, prior to the design and reconstruction of Smallman Street.

The amended agreement amount, if authorized, would be for an amount not to exceed $250,000.00.

Chester Engineers, Inc. is located at 1555 Coraopolis Heights Road, Moon Township, PA 15108, and Mr. Jerry Penland is Sr. Vice President.

Funding for this agreement will be identified on a project by project basis.

There was no discussion among the Members.

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

**RESOLUTION NO. 69 (2017)**

RESOLVED: That amendment of the Agreement with Chester Engineers, Inc. (Chester), dated June 10, 2015, for environmental engineering services for various projects throughout the City of Pittsburgh, for an increase of $75,000.00, payable from funds that will be identified on a project by project basis, for a total Agreement amount not to exceed $250,000.00, is hereby approved, and the Executive Director, Acting 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.
22. **Cooperation Agreements**

a. 2017-2018 Cooperation Agreement with the City of Pittsburgh – CDBG - up to $4,604,400.00.

b. 2017 Cooperation Agreement with the City of Pittsburgh - Paygo – Up to $1,950,000.00.

c. 2017 Cooperation Agreement with the City of Pittsburgh – City Bond – Up to $545,400.00.

Mr. Rubinstein requested Board approval of the above items.

(a) Mr. Rubinstein stated that authorization is requested to enter into a Cooperation Agreement with the City of Pittsburgh providing for the transfer to the Authority of up to $4,604,400 to be used for the CDBG program. Funds are utilized to provide direct support of efforts and programs that encourage new businesses creation and expansion. The programs utilize a comprehensive approach to working with commercial areas throughout the City in an effort to support revitalization efforts. Programs such as Storefront Façade, Streetface, Mainstreets Business Districts will be included.

Housing Initiatives include programs such as the Pittsburgh Home Rehabilitation Program, Rental Housing & Development, Pittsburgh Housing Construction Fund, Community Development Investment Fund, and Residential Façade Program. Also, Major Development funds for strategic developments which includes site assembly, site preparation, environmental remediation, development financing and related professional services. A significant portion of the allocation of $1,454,400 will be targeted to the Larimer neighborhood for the Choice Neighborhoods program to act as a match for the $30M the City award from the U. S. Department of Housing & Urban Development. Lastly, funds are utilized for providing staff support in the management and delivery costs of the above-referenced programs and projects in the amount of $2.0 M.

(b-c) Authorization is requested to enter into a Cooperation Agreements with the City of Pittsburgh for the transfer to the Authority of up to $1,950,000.00 of City 2017 Paygo utilized for Major Development $350,000.00, the Center for Innovation & Entrepreneurship $200,000.00, Housing & Economic Development projects $1,000,000.00, and will provide $400,000.00 funding for the management and maintenance of properties owned by the URA throughout the City. Last, $545,400.00 of City Bond money year 2017 will be used for the Larimer Choice match. There is no URA administrative fee for the separate Larimer City Bond money.

Mr. Ferlo asked if City Council had delineated to the Authority staff the $1,950,000.00 for specific projects. Mr. Rubinstein answered no, that this is geared toward activities. Mr. Rubinstein stated that $2,000,000.00 is under the commitment to Larimer Choice, $2,000,000.00 for Housing programs, and $2,000,000.00 for administration of CDBG programs, which includes the Authority staff salaries. Mr. Rubinstein stated that the Center for Innovation and Entrepreneurship and
Economic Development have allocations of $500,000.00, which is enough to pay for one half of one project. He stated that everyone wants projects throughout the City, but the reality is that unless we are using tools, such as tax increment financing, new market tax credits or applying for RACP funding, Citywide projects are limited in funding. Mr. Ferlo asked if there was delineation by City Council members for the $1,950,000.00 amount. Mr. Lavelle answered that the monies are divided at budget time. Mr. Ferlo stated that these funds should be used up and not carried over year after year. Mr. Acklin agreed with Mr. Ferlo.

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

RESOLUTION NO. 70 (2017)

RESOLVED: That a 2017-2018 Cooperation Agreement with the City of Pittsburgh, for the provision of Community Development Block Grant (CDBG) funds to the Authority in an amount up to $4,604,400.00, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute a 2016 Cooperation Agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 71 (2017)

RESOLVED: That a 2017 Cooperation Agreement with the City of Pittsburgh, for the provision of Paygo funds to the Authority in an amount up to $1,950,000.00, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute a 2016 Cooperation Agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 72 (2017)

RESOLVED: That a 2017 Cooperation Agreement with the City of Pittsburgh, for the provision of City Bond funds to the Authority in an amount up to $545,400.00, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute a 2016 Cooperation Agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

23. Shadyside – Hunt Armory

   a. Authorization to issue a request for proposals for the sale of Block 84-L, Lot 283, in the 7th Ward.

Mr. Rubinstein requested Board approval of the above item.
Mr. Robert Rubinstein, Executive Director stated that in January of 2015, the Board authorized the acquisition of the Hunt Armory from the Commonwealth of Pennsylvania and the issuance of a Request for Proposals (RFP) to identify a redeveloper for the sale and redevelopment of this 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.

An RFP was issued in June of 2015, and seven proposals were received. After an extensive proposal review and community vetting process, the Board authorized exclusive negotiations with William P. Kratsa, Jr., and Gary Maister for the development of an ice rink in December 2015. The redevelopers were ultimately unable to obtain financing for the proposed ice rink and withdrew from the project in July 2016. The URA closed on the property with the Commonwealth of Pennsylvania that same month. The URA and the Mayor’s Office continued to explore the viability of the ice rink concept through other mechanisms but have been unable to produce a solution to date. The Agreement of Sale between the URA and the Commonwealth of Pennsylvania requires that the URA close with a selected redeveloper no later than July 15, 2017.

We are now requesting authorization to issue another RFP for the sale and redevelopment of the property.

Mr. Acklin stated that previously, this item had gotten a lot of community input, and from the Mayor’s office, as well. He stated there is a very clear interest in the surrounding neighborhood, that needs to be recognized. He stated that the way the RFP is drafted with the Authority as fiduciaries is important because of the contract with the State, and a portion of the residual sales price needs to be remitted. He recognized Senator Ferlo for his commitment to the development of this site. He stated that there is still a significant amount of interest in developing this building into an ice rink.

Mr. Lavelle asked if there will be any changes to the prior RFP. Mr. Rubinstein answered that the RFP needs to be finalized. Mr. Rubinstein pointed out that there is a strong opposition to residential uses for this facility, which creates a small dilemma because the property is zoned for residential uses, and would otherwise have to go through the zoning process again.

Mr. Ferlo is concerned about the costly maintenance of this building, with the specific zoning requirements that will be difficult to meet. Mr. Ferlo stated that there has been criticism of this project and many grandiose voices who are not legitimately “community concerned”. He stated that this building is historically preserved and has a set of guidelines that the Planning Commission has to meet. He stated that he does not want a new RFP issued that does not deal with the harsh reality of the economic feasibility regarding this building. Mr. Ferlo suggested that that the RFP include the same ordinance or philosophy of the urban open space requirement, which requires ten or fifteen percent set aside for an urban open space. This was a way to avoid paying for public parks downtown. Mr. Ferlo suggested a percentage, not withstanding any potential change in development, to create an urban open space on Emmerson Street, which would complement the needs of Sacred Heart.
Ms. Hall-Russell agreed with Mr. Ferlo on the economic feasibility concerns. She hopes that the approach to this new RFP is different and more specific.

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

RESOLUTION NO. 73 (2017)

RESOLVED: That the issuance of a request for proposals for the sale of Block 84-L, Lot 283, in the 7th Ward, is hereby approved

AGENDA “B”

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

9 Mile Run


RESOLUTION NO. 74 (2017)

RESOLVED: That issuance of a Certificate of Completion to BT Parkview, LLC for Parcel A a/k/a Block 88-R, Lot 110, in the 15th Ward (commercial construction – 4664 Browns Hill Road), and the return of the Good Faith Deposit are hereby approved.

Hazelwood

a. Execution of Certificate of Completion for Hazelwood Second Avenue, LP for the Spahr Building and supporting improved parking areas, Block 56-F, Lots 111, 113, 114, 115, and 325, in the 15th Ward, and return of Good Faith Deposit (commercial construction – 4835, 4845, and 4847 2nd Avenue, and 111 Flowers Avenue).

RESOLUTION NO. 75 (2017)

RESOLVED: That issuance of a Certificate of Completion to Hazelwood Second Avenue, LP for the Spahr Building and supporting improved parking areas, Block 56-F, Lots 111, 113, 114, 115, and 325, in the 15th Ward (commercial construction – 4835, 4845, and 4847 2nd Avenue, and 111 Flowers Avenue), and the return of the Good Faith Deposit are hereby approved.
Hill District


RESOLUTION NO. 76 (2017)

RESOLVED: That issuance of a Certificate of Completion to Dinwiddie Housing Limited Partnership IV for Block 11-A, Lots 172-A, 173, 175, 246, 248, 250, 251, 252; Block 11-E, Lots 245, 248, 249, 250; and Block 2-H, Lot 298, in the 3rd Ward (multi-family residential construction -Dinwiddie Street, Reed Street, and Kearney Way), and the return of the Good Faith Deposit are hereby approved.

2015 City Paygo Funds

a. Appropriation of up to $280,000.00 of 2015 City Paygo funds to the Strategic Site Assembly line item.

b. Appropriation of up to $125,000.00 of 2015 City Paygo funds to the Closed Schools line item.

RESOLUTION NO. 77 (2017)

RESOLVED: That appropriation of up to $280,000.00 of the 2015 City Paygo funds allocation to the Strategic Site Assembly line item is hereby approved.

RESOLUTION NO. 78 (2017)

RESOLVED: That appropriation of up to $125,000.00 of the 2015 City Paygo funds allocation to the Closed Schools line item is hereby approved.

KU Resources, Inc.

a. Amendment of Agreement with KU Resources, Inc. for basic conditions reports, dated April 5, 2015 to increase the amount by $6,582.30, payable from 2013 City Bond Fund -Hill District, for additional public and Planning Commission meetings, for a total Agreement amount not to exceed $43,282.30.
RESOLUTION NO. 79 (2017)

RESOLVED: That amendment of the Agreement with KU Resources, Inc., dated April 5, 2015, for additional public and Planning Commission meetings, for an increase of $6,582.30.00, payable from the 2013 City Bond Fund-Hill District Fund, for a total Agreement amount not to exceed $43,282.30.00, is hereby approved, and the Executive Director, Acting 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.

North Side-Garden Theater Sign Project

a. Amendment of Agreement with Indovina Associates Architects, LLC for architectural services, dated January 28, 2016, to increase the amount by $6,500.00 for additional services, for a total agreement amount not to exceed $16,500.00.

RESOLUTION NO. 80 (2017)

RESOLVED: That amendment of the Agreement with Indovina Associates Architects, LLC, dated January 28, 2016, for additional architectural services, for an increase of $6,500.00, payable from the Federal North TIF, for a total Agreement amount not to exceed $16,500.00, is hereby approved, and the Executive Director, Acting 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.

Property Maintenance

a. Amendment of Resolution No. 149 (2015) to add the Leased Land Fund as a funding source.

RESOLUTION NO. 81 (2017)

RESOLVED: That Resolution No. 149 (2015) is hereby amended to add the Leased Land Fund as a funding source.

Fairywood

a. Rescission of Resolution No. 249 (2016), which approved the proposal and form of disposition contract for the sale of Block 70-E, Lots 300 and 325, and Block 107-H, Lot 100, in the 28th Ward, to Burns & Scalo Equities, LLC, and Franklin Interiors, or related entities to be formed, for $1,643,200.00.

b. Request for Proposals for the sale and redevelopment of Block 70-E, Lots 300 and 325, and Block 107-H, Lot 100, in the 28th Ward.
RESOLUTION NO. 82 (2017)

RESOLVED: That Resolution No. 249 (2016), which approved the proposal and form of disposition contract for the sale of Block 70-E, Lots 300 and 325, and Block 107-H, Lot 100, in the 28th Ward, to Burns & Scalo Equities, LLC, and Franklin Interiors, or related entities to be formed, for $1,643,200.00, is hereby rescinded.

RESOLUTION NO. 83 (2017)

RESOLVED: That the issuance of a request for proposals for the sale and redevelopment of Block 70-E, Lots 300 and 325, and Block 107-H, Lot 100, in the 28th Ward, is hereby approved.

Pittsburgh Housing Rehabilitation Program (PHRP)

a. Approval of Cory M. Kane, a City of Pittsburgh Department of Public Works employee, to participate in the Pittsburgh Housing Rehabilitation Program, for a property located at 5217 Carnegie Street, Pittsburgh, PA 15201, subject to the approval of the U.S. Department of Housing and Urban Development.

RESOLUTION NO. 84 (2017)

RESOLVED: That appointment of Cory M. Kane to participate in the Pittsburgh Housing Rehabilitation Program (PHRP) is hereby approved.

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

Assistant Secretary