

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.

November 10, 2016 – 2:00 P.M., E.S.T.

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

Member Absent: None

Staff Present: Messrs. Rubinstein, Cummings, Kaminski, Short, Pawlak, German, Hobbes, Mmes. Straussman, Meier, Taylor, Saladna, Davidson-Wagner, 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 October 13, 2016 were approved as written and previously distributed.

2. Pittsburgh Housing Development Corporation – Foreclosure Acquisition and Stabilization Program

- a. UDAG Program Income Fund (UPIF) – Revolving Line of Credit Agreement with Pittsburgh Housing Development Corporation in an amount not to exceed \$500,000.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Cummings stated that Authority staff has recently become aware of several URA sponsored and financed for-sale housing developments which have gone or are going through foreclosure sale with the Allegheny County Sheriff's Office. In most of these cases, as the URA is in a subordinate position to the senior private mortgagee, the Authority's mortgage(s) are wiped out at Sheriff's Sale and, in some cases, the properties are sold at a discount and/or are converted to student or otherwise substandard rental housing. Authority staff is concerned that in these instances, public dollars are indirectly being used to subsidize low quality housing, contrary to the original purposes of the URA investment (e.g. promote affordable homeownership, neighborhood stability, etc.).

In order to protect URA investment in these developments, encourage the availability of affordable housing, and discourage the proliferation of absentee landlords, staff is proposing a program through the Authority's Pittsburgh Housing Development Corporation (PHDC) to acquire foreclosed properties directly through Sheriff's Sale and return them to the private market for homeownership. By bidding at Sheriff's Sale, PHDC hopes to achieve one of four end results:

- (1) Purchasing a property outright for resale to maintain homeownership;

- (2) Pushing the bid price high enough to cover the outstanding URA mortgage balance;
- (3) Pushing the bid price high enough to discourage low quality rental properties; or
- (4) Pushing the bid high enough to maintain surrounding values in the neighborhood.

The proposed URA Line of Credit will be used by the PHDC to acquire properties through Allegheny County Sheriff's Sale, undertake minimal rehabilitation, and resell the homes to owner occupants with incomes at or below 120% of the area median income (AMI).

Requested Terms of the Line of Credit are as follows:

Amount:	Not to exceed \$500,000
Rate:	Two percent (2%) per annum
Term:	3 years
Source:	UDAG Program Income Fund (UPIF)
Repayment:	Upon sale or refinance of individual units
Developer:	Pittsburgh Housing Development Corporation 200 Ross Street Pittsburgh, PA 15219 Board President: Aggie Brose
Neighborhood:	City Wide
Description:	Line of Credit for the acquisition, rehabilitation, and resale of foreclosed properties.
Program Benefit:	This development will help in the elimination of slum & blight, guard against absentee landlords, preserve affordable housing opportunities, protect prior URA investment and preserve surrounding home values.
Real Estate Loan Review Committee Status:	Will be presented for approval at the November 9, 2016 Real Estate Loan Review Committee.

Mr. Acklin asked if this project would help homeowners who reside in their homes and are facing foreclosure. Mr. Cummings stated that in some situations, it is possible that homeowners who still reside in a foreclosed home can receive assistance, but more research would be needed in that situation. Mr. Cummings said that the Authority is trying to be more proactive in receiving information on filings of properties going into foreclosure, so other options could be determined, such as working with homeowners to place a property on the market for sale, or some kind of financial reconstruction. Mr. Acklin asked if the Authority could work on the front end in future deals to bargain for more rights as a second lien holder through an intercreditor agreement, to intervene on foreclosed properties. Shelley Segal, the Authority's Special Counsel, answered that that could be done. Mr. Ferlo stated that the properties presented today should be taken care of immediately, and that there should be a performance audit review given to the Board on current loans the Authority has on a number of properties. Mr. Ferlo was concerned with future situations. Mr. Acklin asked David Howe, of the Authority's Housing Department, if this item could be held for another month. Mr. Howe answered that one of the properties presented already has a scheduled Sheriff's sale in December. Mr. Ferlo asked about the amount needed for the properties. Mr. Cummings stated that the amount presented is to allow these foreclosed properties to be purchased at Sherriff's sale and sold for future homeownership.

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

RESOLUTION NO. 367 (2016)

RESOLVED: That a \$500,000.00 loan in the form of a line of credit; payable to the Pittsburgh Housing Development Corporation, to be used to i) acquire properties through Allegheny County Sheriff's sales; ii) undertake minimal rehabilitation; and iii) resell the homes to owner occupants with incomes at or below 120% of the area median income (AMI), payable from the UDAG Program Income fund (UPIF), 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.

3. Lead Hazard Reduction Demonstration Grant Application

- a. Authorization to enter into an agreement with the Allegheny County Department of Economic Development (ACDOED) for the URA to provide construction services for a three-year period, for which the URA shall be paid an amount up to \$260,000.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Cummings stated that authorization is being requested to enter into a contract with the Allegheny County Department of Economic Development (ACDOED) to receive up to \$260,000.00

for the URA to provide construction administration services related to a Lead Hazard Reduction Demonstration Grant.

In June, 2016, Allegheny County was awarded a Lead Hazard Reduction Demonstration Grant from the U.S. Department of Housing and Economic Development (HUD) in the amount of \$3.0 million. The application to HUD was a collaboration between the City of Pittsburgh and Allegheny County. Specially, this program will assist governmental agencies identify and control lead-based paint hazards in eligible privately owned rental or owner-occupied housing. Ultimately, projects will increase the health and safety of homes. Funded projects must maximize the number of children under the age of six years protected from lead poisoning and maximize the number of housing units where lead hazards are controlled. The program is Allegheny County – wide including properties that are located in the City of Pittsburgh.

ACDOED has requested that the Authority provide construction administration services for this grant. The Authority will be identifying the scope of work to be performed and inspecting the rehabilitation for program properties throughout the County. The Authority will hire an additional inspector to work on this program.

Mr. Ferlo thanked the Authority and City staff for their help with this project. Mr. Ferlo asked if the \$260,000.00 will cover the Authority staff member who will be doing the work. Mr. Cummings answered that it will. Mr. Ferlo asked if \$175,000.00 of that money will be for work performed in homes within the City. Mr. Cummings answered that the money would be for a combination of properties within the City and throughout the County. Mr. Ferlo asked why one full time Authority staff individual is being hired for 175 homes at \$175,000.00 over three years. Mr. Cummings answered that there is a lot of work that goes into the process, and not every home that is inspected will go through this program. Mr. Cummings stated that a full time Authority staff member would add capacity to our Engineering and Construction Department performing these inspections. Mr. Ferlo asked about the money for abatement. Mr. Cummings stated that the \$260,000.00 is part of the \$3,000,000.00 abatement grant.

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

RESOLUTION NO. 368 (2016)

RESOLVED: That the provision of construction services to the Allegheny County Department of Economic Development (ACDOED) for a three year period, for which the Authority shall be paid an amount up to \$260,000.00 from a Lead Hazard Reduction Grant, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to enter into an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

4. Redevelopment Assistance Capital Program (RACP) Grants

- a. Authorization to file applications and enter into agreements with the State Budget Office for Redevelopment Assistance Capital Program (RACP) grants.
- b. Authorization to enter into subgrant agreements and administrative fee agreements with sub-grantees.
- c. Authorization to enter into cooperation agreements with the City of Pittsburgh concerning the applications and grants.

Mr. Rubinstein requested Board approval of the above items.

Mr. Rubinstein stated that the following projects have received award letter from the State Office of the Budget for RACP Grants:

- (1) Bakery Square/Larimer Multi-Modal Hub - \$2.5 Million RACP – Investment in transit amenities, including a new potential stop on the busway, and pedestrian bridge.
- (2) Blind & Vision Rehabilitation Services - \$1 Million RACP – Investment in the new headquarters at 1816 Locust Street in the Uptown neighborhood.
- (3) Frick Environmental Center - \$1.7 Million RACP – Investment in the new 15,000 square foot environmental education facility and restore associated historic landscape in Frick Park.
- (4) Goodwill Southside Workplace Development Center - \$1 Million – Investment in improvements to 2400 East Carson Street.
- (5) Midwife Center Expand Project - Pittsburgh - \$1 Million RACP – Investment in the construction of a three-story 6,750 square foot building adjacent to the existing facility on Penn Avenue in the Strip District.
- (6) Pedestrian Bridge - Western Pennsylvania School for Blind Children - \$1 Million RACP – Investment in the construction of an enclosed, temperature controlled, pedestrian bridge over North Bellefield Avenue to connect the main campus of the Western PA School for Blind Children with the early education building.
- (7) Phipps Landmark Glasshouse Rehabilitation – 1 Million RACP – Investment in greenhouse specimen prep and public exhibit space located in the west wing and Palm Court areas.

- (8) Pittsburgh Ballet Theatre Expansion IV - \$1 Million RACP – Investment in the new 21,540 square foot annex adjacent to the existing building on Penn Avenue in the Strip District.
- (9) Pittsburgh Zoo Expansion - \$1 Million RACP – Investment in expansion of the Zoo in to six acres of project currently underdeveloped to include pathways, animal exhibits, etc.
- (10) Produce Terminal and Smallman Public Space Improvements – Strip District - \$4 Million RACP – Investment in public space improvements along Smallman Street between 16th & 21st and/or related improvements for the Produce Terminal building.
- (11) Station Square East Redevelopment - \$1 RACP – Investment in the parking garage for a \$75.5 Million development that will include 464 market rate apartments, 350,000 square feet of new office space, a 185-room hotel, retail space and enhanced riverfront trail and related amenities.
- (12) The Edge at South Side - \$2.5 Million RACP – Investment in the purchase and renovation of the The RiverSide Terminal Buildings on East Carson Street.
- (13) University Commons-Phase 2 Carlow University - \$1 Million RACP – Investment in the 82,000 sq. ft. all-encompassing center for student activities.
- (14) The Women’s Center and Shelter of Pittsburgh Renovation - \$1 Million RACP – Investment in replacing mechanical systems and equipment, increasing residential service capacity to 46-48 beds, enhancing security and reorganizing administrative and non-residential services.

Mr. Acklin wanted to thank the Governor, Representative Gainey, and others, who made these awards possible. Mr. Acklin stated that the Redevelopment Assistance Capital Program (RCAP) is an important program that is granted by the State. He said that this year the program had been held up because of State budget negotiations. He said that the coordination of these awards takes a lot of hard work from all parties. He said that there was mix of development and non-profit projects.

Mr. Ferlo stated that the first step in this process is making sure Members of the House and Senate list projects in Capitol Program Legislation. Mr. Ferlo thanked the Authority, Mayor’s Office and others for their collaborative effort. He believes a formal letter of thanks should be sent to the Governor from the Authority Board. He also wants to make sure the Authority is receiving the 1% administrative fee required.

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

RESOLUTION NO. 369 (2016)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant for an amount not to exceed \$2,500,000.00 for the Bakery Square/Larimer Multi-Modal Hub project 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 Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office for an amount not to exceed \$2,500,000.00 for the Bakery Square/Larimer Multi-Modal Hub project, 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. 370 (2016)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Bakery Square Garage 2, LP for the Bakery Square/Larimer Multi-Modal Hub project, for an amount not to exceed \$2,500,000.00, with an administrative fee to be paid to the Authority, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 371 (2016)

RESOLVED: That a cooperation agreement with the City of Pittsburgh concerning the Redevelopment Assistance Capital Program (RACP) application and grant for the Bakery Square/Larimer Multi-Modal Hub project is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 372 (2016)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant for an amount not to exceed \$1,000,000.00 for the Blind & Vision Rehabilitation Services – Pittsburgh project 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 Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office for an amount not to exceed \$1,000,000.00 for the Blind & Vision Rehabilitation Services - Pittsburgh project 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. 373 (2016)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Blind & Rehabilitation Services for the Blind & Vision Rehabilitation Services - Pittsburgh project, for an amount not to exceed \$1,000,000.00, with an administrative fee to be paid to the Authority, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 374 (2016)

RESOLVED: That a cooperation agreement with the City of Pittsburgh concerning the Redevelopment Assistance Capital Program (RACP) application and grant for the Blind & Vision Rehabilitation Services – Pittsburgh project is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 375 (2016)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant for an amount not to exceed \$1,700,000.00 for the Frick Environmental Center project 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 Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office for an amount not to exceed \$1,700,000.00 for the Frick Environmental Center project 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. 376 (2016)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the Pittsburgh Parks Conservancy for the Frick Environmental Center project, for an amount not to exceed \$1,700,000.00, with an administrative fee to be paid to the Authority, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 377 (2016)

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

RESOLUTION NO. 378 (2016)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant for an amount not to exceed \$1,000,000.00 for the Goodwill Southside Workplace Development Center project 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 Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office for an amount not to exceed \$1,000,000.00 for the Goodwill Southside Workplace Development Center project 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. 379 (2016)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Goodwill of Southwestern Pennsylvania for the Goodwill Southside Workplace Development Center project, for an amount not to exceed \$1,000,000.00, with an administrative fee to be paid to the Authority, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 380 (2016)

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

RESOLUTION NO. 381 (2016)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant for an amount not to exceed \$1,000,000.00 for the Midwife Center Expand Project - Pittsburgh 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 Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office for an amount not to exceed \$1,000,000.00 for the Midwife Center Expand Project - Pittsburgh 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. 382 (2016)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the Midwife Center for Birth & Women's Health for the Midwife Center Expand Project - Pittsburgh, for an amount not to exceed \$1,000,000.00, with an administrative fee to be paid to the Authority, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 383 (2016)

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

RESOLUTION NO. 384 (2016)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant for an amount not to exceed \$1,000,000.00 for the Pedestrian Bridge - Western PA School for Blind Children project 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 Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office for an amount not to exceed \$1,000,000.00 for the Pedestrian Bridge - Western PA School for Blind Children project 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. 385 (2016)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the Western Pennsylvania School for Blind Children for the Pedestrian Bridge - Western PA School for Blind Children project, for an amount not to exceed \$1,000,000.00, with an administrative fee to be paid to the Authority, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 386 (2016)

RESOLVED: That a cooperation agreement with the City of Pittsburgh concerning the Redevelopment Assistance Capital Program (RACP) application and grant for the Pedestrian Bridge - Western PA School for Blind Children project is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 387 (2016)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant for an amount not to exceed \$1,000,000.00 for the Phipps Landmark Glasshouse Rehabilitation project 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 Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office for an amount not to exceed \$1,000,000.00 for the Phipps Landmark Glasshouse Rehabilitation project 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. 388 (2016)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the Phipps Conservatory and Botanical Gardens for the Phipps Landmark Glasshouse Rehabilitation project, for an amount not to exceed \$1,000,000.00, with an administrative fee to be paid to the Authority, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 389 (2016)

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

RESOLUTION NO. 390 (2016)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant for an amount not to exceed \$1,000,000.00 for the Pittsburgh Ballet Theatre Expansion IV project 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 Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office for an amount not to exceed \$1,000,000.00 for the Pittsburgh Ballet Theatre Expansion IV project 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. 391 (2016)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the Pittsburgh Ballet Theatre for the Pittsburgh Ballet Theatre Expansion IV project, for an amount not to exceed \$1,000,000.00, with an administrative fee to be paid to the Authority, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 392 (2016)

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

RESOLUTION NO. 393 (2016)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant for an amount not to exceed \$1,000,000.00 for the Pittsburgh Zoo Expansion project 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 Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office for an amount not to exceed \$1,000,000.00 for the Pittsburgh Zoo Expansion project 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. 394 (2016)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the Pittsburgh Zoo & PPG Aquarium for the Pittsburgh Zoo Expansion project, for an amount not to exceed \$1,000,000.00, with an administrative fee to be paid to the Authority, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 395 (2016)

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

RESOLUTION NO. 396 (2016)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant for an amount not to exceed \$4,000,000.00 for the Produce Terminal and Smallman Public Space Improvement – Strip District project 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 Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office for an amount not to exceed \$4,000,000.00 for the Produce Terminal and Smallman Public Space Improvement – Strip District project 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. 397 (2016)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to an entity to be determined for the Produce Terminal and Smallman Public Space Improvement – Strip District project, for an amount not to exceed \$4,000,000.00, with an administrative fee to be paid to the Authority, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 398 (2016)

RESOLVED: That a cooperation agreement with the City of Pittsburgh concerning the Redevelopment Assistance Capital Program (RACP) application and grant for the Produce Terminal and Smallman Public Space Improvement – Strip District project is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 399 (2016)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant for an amount not to exceed \$1,000,000.00 for the Station Square East Redevelopment project 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 Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office for an amount not to exceed \$1,000,000.00 for the Station Square East Redevelopment project 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. 400 (2016)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Trammell Crow Company for the Station Square East Redevelopment project, for an amount not to exceed \$1,000,000.00, with an administrative fee to be paid to the Authority, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 401 (2016)

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

RESOLUTION NO. 402 (2016)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant for an amount not to exceed \$2,500,000.00 for The Edge at South Side project 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 Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office for an amount not to exceed \$2,500,000.00 for The Edge at South Side project 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. 403 (2016)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to McKnight River Walk LP; Landmarks Development Corp. for The Edge at South Side project, for an amount not to exceed \$2,500,000.00, with an administrative fee to be paid to the Authority, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 404 (2016)

RESOLVED: That a cooperation agreement with the City of Pittsburgh concerning the Redevelopment Assistance Capital Program (RACP) application and grant for The Edge at South Side project is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 405 (2016)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant for an amount not to exceed \$1,000,000.00 for University Commons - Phase 2 Carlow University project 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 Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office for an amount not to exceed \$1,000,000.00 for University Commons - Phase 2 Carlow University project 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. 406 (2016)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Carlow University for University Commons - Phase 2 Carlow University project, for an amount not to exceed \$1,000,000.00, with an administrative fee to be paid to the Authority, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority; is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 407 (2016)

RESOLVED: That a cooperation agreement with the City of Pittsburgh concerning the Redevelopment Assistance Capital Program (RACP) application and grant for University Commons - Phase 2 Carlow University project is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 408 (2016)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant for an amount not to exceed \$1,000,000.00 for the WC & S (Women's Center and Shelter) Renovation project 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 Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office for an amount not to exceed \$1,000,000.00 for the WC & S (Women's Center and Shelter) Renovation project 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. 409 (2016)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the Women's Center and Shelter of Pittsburgh for the WC & S Renovation project, for an amount not to exceed \$1,000,000.00, with an administrative fee to be paid to the Authority, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 410 (2016)

RESOLVED: That a cooperation agreement with the City of Pittsburgh concerning the Redevelopment Assistance Capital Program (RACP) application and grant for the WC & S (Women's Center and Shelter) Renovation project is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

5. Fifth & Market TIF

- a. Authorization to enter into an underwriter/placement agent agreement and related agreements with PNC Capital Markets LLC in connection with the refinancing of the Fifth & Market Tax Increment Financing bond issuance, Series 2006 and 2007.
- b. Authorization to enter into an agreement with Cohen & Grigsby, P.C., to serve as bond counsel for the Fifth & Market Tax Increment Financing bond refinance and related matters, in an amount not to exceed \$35,000. 00.
- c. Authorization to enter into a reimbursement agreement with PNC Capital Markets, LLC to cover any bond counsel fees, administrative fees, and fees for related matters.

Mr. Rubinstein requested Board approval of the above items.

Mr. Rubinstein stated that recently, PNC Capital Markets, LLC ("PNC") asked the URA to refinance the Fifth & Market Tax Increment Financing bond issuances, Series 2006 and Series 2007, to take advantage of lower interest rates. This will reduce the outstanding debt obligation, and therefore, the total outstanding liability to the URA and burden on the tax increment, all at no cost to the URA. PNC will serve as the underwriter and placement agent. Once a financing structure is identified, then URA staff will seek URA Board authorization to serve as Issuer, with the relevant financing details including amount, collateral, interest rate, terms, etc.

Authorization is also sought to enter into a contract with Cohen & Grigsby, P.C., to serve as bond counsel for the Fifth & Market Tax Increment Financing bond refinancing, and related matters, in an amount not to exceed \$35,000.00. The cost associated with this contract will be paid at closing. If bonds are not issued and the transaction does not close, then PNC will reimburse the URA for all costs associated with the bond counsel contract, and other related fees, via a reimbursement contract.

Underwriter:

PNC Capital Markets, LLC
Antonio Misiti
Managing Director, Public Finance
300 Fifth Avenue, 11th Floor
Pittsburgh, PA 15222
Phone: (412) 762-6079

Bond Counsel:

Cohen & Grigsby, P.C.
Charles R. Brodbeck, Esquire
625 Liberty Avenue

Pittsburgh, PA 15222
Phone: (412) 209-1970

Mr. Ferlo asked how much of a savings PNC will obtain through this refinance. Mr. Rubinstein answered about \$100,000.00 a year. Mr. Rubinstein stated that the Cohen & Grigsby, P.C. fee will be paid out of the refinance transaction, and the Authority has a reimbursement agreement in place if the transaction does not happen. Mr. Ferlo expressed concern that this building is underassessed. Mr. Acklin said that he will have the Law Department look into this building's current assessment. Mr. Acklin said that the taxing bodies will not be disadvantaged by the refinancing of the TIF.

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

RESOLUTION NO. 411 (2016)

RESOLVED: That engagement of PNC Capital Markets, LLC to render underwriting and placement services relating to the refinancing of the Fifth & Market Tax Increment Financing Bond Issuance, Series 2006 and 2007, with fees for underwriting and placement services to be determined separately and agreed upon prior to closing, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute agreement (s) therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 412 (2016)

RESOLVED: That the engagement of Cohn & Grigsby, P.C. to render bond counsel services relating to the Fifth & Market Tax Increment Financing Bond Issuance, Series 2006 and 2007, for a fee not to exceed \$35,000.00 is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to enter into an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 413 (2016)

RESOLVED: That reimbursement of the Authority by PNC Capital Markets, LLC to cover bond counsel fees in the event the Fifth & Market Tax Increment Financing Bond Issuance, Series 2006 and 2007, does not close, is hereby approved, and the Executive Director, Acting Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to enter into a reimbursement agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

6. Federal North

- a. Grant agreement with Trek Development Group for up to \$150,000.00 for work required to install and erect the Garden Sign on the former theater on North Avenue.

Mr. Rubinstein requested Board approval of the above item.

Mr. Rubinstein stated that the URA of Pittsburgh, Trek Development Group, and Allegheny City Central Association (ACCA) have been working together on the restoration of the historic vertical sign on the Garden Theater building. The URA and partners have been working with Wagner Electric Signs on refabricating the sign, which is complete. The second phase of work includes the construction of a structure on the roof of the building to support the sign as well as the installation of the sign onto that structure. In addition, the sign requires electrical connections. Trek will complete this work on the theater building.

In 2013, the sign was removed because it was deteriorated to the point that it was no longer structurally stable. The sign provides a significant community benefit, highlighting the historic nature of the block and the community. Although the sign was not an element of the original 1915 Theater, it was added in 1930 and is an architecturally significant element from this time period. The height of the sign helps the Garden Theater relate to the taller buildings in the block and provides a visible element to vehicular traffic.

The core and shell work on the Garden Theater itself has been completed and Trek Development Group is working on securing a tenant and completing build out of the project.

The source of funds for this grant agreement will be Federal North TIF funds. The grantee's Principal information is:

William Gatti
TREK Development Group
130 7th Street, Suite 300
Pittsburgh, PA 15222

Mr. Patrick Dexter, of the Allegheny City Central Association (AACA), was present. Mr. Dexter stated that this is a priority project for the neighborhood, and the Northside in general. He is excited to get this project completed. He is thankful for the continued support of the Authority. Ms. Hall-Russell was surprised by the cost of this project. Mr. Ferlo stated that the sign weighs several tons and requires a lot of steel for the restoration. Ms. Rebecca Davidson-Wagner, of the Authority's Economic Development Department, stated that this project has gone through the zoning process.

Mr. Acklin asked if there was a competitive bid made on this project. Mr. Rubinstein answered there was not.

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

RESOLUTION NO. 414 (2016)

RESOLVED: That a grant to Trek Development Group for the installation and erection of the Garden sign on the former Garden Theater on North Avenue, for an amount not to exceed \$150,000.00, payable from Federal North TIF 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. Business Action Team

- a. Authorization to negotiate with Fourth Economy on a budget and scope of work to provide business retention, expansion and attraction services.

Mr. Rubinstein requested Board approval of the above item.

Mr. Tom Link, Director of the Center for Innovation and Entrepreneurship stated that in May 2016, the URA released an RFQ for services to assist the URA's business retention, expansion and attraction strategy.

The URA's business retention, expansion, and attraction strategy- executed through the Center for Innovation and Entrepreneurship's Business Action Team ("Team")- is a coordinated and proactive approach to identify and attract business location and expansion opportunities (both local and national) resulting in new jobs, new taxes and a growing, diversified, vibrant economic base for the City of Pittsburgh.

The Team utilizes a suite of services, including URA business financing tools, URA supported entrepreneurial ecosystem services and products, and coordination of Pittsburgh's economic development network to identify and convert business expansion opportunities into location, expansion and new jobs.

This effort has resulted in several dozen business expansion wins for the City of Pittsburgh; including companies such as the Proud Company, Breezie, Scope International, Thread International, Savage Visual Effects, Pittsburgh Spice Company, Astrobotics, Pittsburgh Juice Company, Optimus Technologies, Couch Brewing, Smallman Galley, Identified Technologies, NoWait, Re2, and many others.

This RFQ sought to expand and enhance the services provided by the Team. These services could include proactive lead generation and management process, promotional materials, refined packaging of Pittsburgh's case for business expansion and attraction, attraction of new capital to

Pittsburgh to support business expansion, celebrate wins, and more.

The URA received eight responses to the RFQ, further interviewing 4 of the 8 responses. After completing the interview process, which focused on the respective proposer's approach and capacity, a response from Fourth Economy (with UrbanKind Institute identified as a partner) is being recommended to enter into continued discussions toward a detailed scope of services and budget.

Fourth Economy is a Pittsburgh headquartered, national economic development consultancy. Fourth Economy has a depth of expertise working with a variety of local and national organizations on economic development policy and strategy. UrbanKind Institute is a Pittsburgh headquartered, community engagement consultancy.

A subsequent authorization by the URA Board of Directors is required in the case the URA seeks to enter into contract with Fourth Economy for services related to this authorization.

Mr. Ferlo asked about the other respondents. Mr. Link offered to provide Mr. Ferlo with a list of respondents. Mr. Link stated that the five respondents on the list were big consulting firms. Ms. Hall-Russell asked how long the negotiations will take. Mr. Link answered that he would like to bring this back to the Board in the first quarter of 2017.

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

RESOLUTION NO. 415 (2016)

RESOLVED: That negotiations with Fourth Economy for a budget and scope of work to provide business retention, expansion and attraction services are hereby approved.

8. Business Energy Savings Program – PGH Green Garage Initiative

- a. Authorization to allocate \$165,922.00 to the Business Energy Savings Program

Mr. Rubinstein requested Board approval of the above item.

Mr. Link stated that the URA received a \$165,922.00 grant from the Pennsylvania Energy Development Authority (PEDA) as part of the PGH Green Garage initiative to help finance the capital cost of the conversion of URA owned garages to LED lighting. Over the past sixteen (16) months since the completion of the project the garages have achieved energy savings in its Duquesne Light monthly bills in excess of \$165,922.00.

As part of the PEDAs grant agreement, the URA agreed to put energy savings achieved by the improvements in an amount equal to the original grant into a revolving energy savings program to enable the benefits of the grant to extend to other energy saving capital projects.

This authorization invests the initial energy savings realized by the garages of \$165,922.00 into the URA's Business Energy Savings Program (BES). BES is a revolving loan fund administered by the URA's Center for Innovation and Entrepreneurship that lends up to \$50,000.00 to small businesses in the City of Pittsburgh to make energy efficient improvements to their business operations—such as energy efficient lighting and energy efficient equipment.

In keeping with the URA's agreement in receipt of the PEDAs grant, these monies will be invested in BES projects located in Pittsburgh's 2030 district.

Mr. Ferlo stated that the previous Administration had a similar grant program at the State level, and wanted to know if it still exists. Mr. Rubinstein stated that the Authority received a grant through a State program to make this investment. Mr. Ferlo wanted to know how this will be advertised. Mr. Rubinstein answered that this Program has been advertised in the Authority's Newsletter.

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

RESOLUTION NO. 416 (2016)

RESOLVED: That appropriation of up to \$165,922.00, representing the initial electric savings from the conversion of Authority owned garages to LED lighting, to the Business Energy Savings Program is hereby approved.

9. Pittsburgh Entrepreneur Fund

- a. Authorization to add three new members to the Pittsburgh Entrepreneur Fund (PEF) advisory committee: Adam Simone, Stephan Mueller, and Don Charlton.

Mr. Rubinstein requested Board approval of the above item.

Mr. Link stated that over the past 6 years, the Pittsburgh Entrepreneur Fund (PEF) has supported 18 high-growth early stage companies, creating 224 new jobs and leveraged more than \$19 million in additional private investment. The PEF fund fills a critical gap in the funding ecosystem and continues to be an important resource for early stage, fast growth technology companies.

The PEF utilizes a 3rd party advisory committee. The committee consists of local technology based economic development professionals, venture capital, and entrepreneurs. The committee supports the fund by providing underwriting advisory services.

Due to the transition of some current committee members, CIE would like to add three new members. All of these individuals have extensive experience in entrepreneurship and will be strong additions to the committee.

- Adam Simone – Co-Founder and COO of consumer products start-up Leaf Shave;
- Stephan Mueller – Current COO of Thrill Mill who has spent 20 years in the technology startup ecosystem primarily in senior leadership roles on both the investor side and the operational side of the table;
- Don Charlton – Founder and Chief Product Officer at Jazz.co.

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. 417 (2016)

RESOLVED: That the appointment of the following individuals to the Pittsburgh Entrepreneur Fund (PEF) advisory committee is hereby approved:

- Adam Simone – Co-Founder and COO of consumer products start-up Leaf Shave;
- Stephan Mueller – Current COO of Thrill Mill;
- Don Charlton – Founder and Chief Product Officer at Jazz.co.

10. Lawrenceville

- a. Authorization to enter into an agreement with the Pittsburgh Water and Sewer Authority (PWSA) for the relocation of a fire hydrant and two catch basins, as part of 62nd Street Industrial Park Site Preparation Contract No. 3 – Public Space Improvements for the URA's 62nd Street Industrial Park on Butler Street.
- b. Amendment of the Agreement with GAI Consultants, Inc., dated April 1, 2010, for professional engineering services to complete the traffic signal approval process and provide construction administration - for an increase

of an amount not to exceed \$15,000.00, for a total Agreement amount of \$695,000.00.

Mr. Rubinstein requested Board approval of the above items.

a. Mr. Marty Kaminski, Director of Engineering and Construction stated that the 62nd Street Industrial Park is a property being prepared for reuse by the URA. Previous work on the site included demolition of old mill buildings, site grading, and installation of an entrance road and stormwater management facility. The scope of Site Preparation Contract 3 includes construction of a turning lane on Butler Street and installation of traffic signals for safe site ingress and egress. Installation of the turning lane requires the relocation of a fire hydrant and two storm water catch basins owned by PWSA. Authorization is required to enter into an agreement with PWSA to establish the responsibilities of the URA and PWSA, with regard to construction and maintenance costs associated with the hydrant and two catch basins. The installation costs will be borne by the URA, while PWSA will assume maintenance responsibilities for these appurtenances.

b. Authorization is requested to amend the April 1, 2010 Agreement with GAI Consultants, Inc. (GAI), as amended, for site preparation and civil engineering services. GAI has provided planning, design, and construction support for two prior site preparation contracts related to the 62nd Street Industrial Park. The third part of the site preparation work is related to the construction of a turning lane and installation of traffic signals on Butler Street, which was delayed for approximately 4 years until the URA obtained approval letters from local property owners. Expenditures related to updating the plans and specifications to address changes in the City of Pittsburgh standards and comments on the design by the City, resulted in the expenditure of the funds necessary for services during construction, which includes shop drawing reviews, responses for Requests for Information from the Contractor, attendance at construction meetings, and completion of as-built drawings. This amendment will restore funds needed for these services during construction. This Amendment, if authorized, will result in an increase of \$15,000.00 to the Agreement, for a not to exceed amount of \$695,000.00.

GAI Consultants is located at 385 East Waterfront Drive, Homestead, PA, 15120. Mr. Gary Dejidas, P.E., is President and CEO.

Funding will be from UPIF and/or the project fund.

Mr. Ferlo asked how close the hydrant and catch basin are to the entryway. Mr. Kaminski answered that a new doorway was being put in.

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

RESOLUTION NO. 418 (2016)

RESOLVED: That an agreement with the Pittsburgh Water and Sewer Authority (PWSA) for the relocation of a fire hydrant and two catch basins as part of 62nd Street Industrial Park Site Preparation Contract No. 3 – Public Space Improvements for the URA's 62nd Street Industrial Park on Butler 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 agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

RESOLUTION NO. 419 (2016)

RESOLVED: That amendment of the Agreement with GAI Consultants, Inc., dated April 1, 2010, for additional engineering services to complete the traffic signal approval process and provide construction administration, for an increase of \$15,000.00, payable from UPIF and/or the project fund, for a total Agreement amount not to exceed \$695,000.00, 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.

11. Larimer

- a. Agreement with ms consultants, inc., for Lincoln School Pedestrian Improvements for an amount not to exceed \$125,000.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Kaminski stated that authorization is requested to enter into an Agreement with ms consultants, inc. for engineering design services for Lincoln School Pedestrian Improvements. The URA solicited proposals from six firms and four firms submitted proposals for the project. Proposals were reviewed by the URA Engineering and Construction Department and ms consultants, inc. submitted the best proposal for the project.

Potential improvements will include new pedestrian crossings including: striping and signage at various intersections near Lincoln School; stop signs at the intersection of Putnam Street and Hamilton Avenue; and sidewalks, street lighting and landscaping along Putnam Street between the busway and the school.

ms consultants, inc. is located at Airport Office Park 4, Second Floor, Coraopolis, PA 15108-2773. Donald J. Killmeyer, Jr. P.E. is the Project Director - Pennsylvania Operations.

Funding will be from the East Liberty Transit Revitalization District and/or East Liberty project fund.

Mr. Ferlo asked about the nature of this project. Mr. Kaminski stated that one goal is to put in a new bus station along Putnam Street, and these improvements will lead up to that.

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

RESOLUTION NO. 420 (2016)

RESOLVED: That the engagement of ms consultants inc. for Lincoln School pedestrian improvements for an amount not to exceed \$125,000.00, payable from the East Liberty Transit Revitalization District and/or East Liberty project 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.

12. Wall-to-Wall Studios, Inc.

- a. Authorization to enter into an agreement with Wall-to-Wall Studios, Inc. in an amount not to exceed \$20,000.00 for design services for an annual report.

Mr. Rubinstein requested Board approval of the above item.

Mr. Rubinstein stated that authorization is requested to enter into an agreement with Wall-to-Wall Studios, Inc. for design and development of an annual report.

Wall-to-Wall Studios, Inc. is currently under agreement with the URA to design and develop a new website and related elements.

The collaboration between the URA and Wall-to-Wall Studios, Inc. has resulted in numerous honors, including two GOLD Excellence in Economic Development Awards for the URA Integrated Investor Prospectus and Campaign, and the LaunchPGH.com website from the International Economic Development Council.

The funding source will be 2016 Administrative Revolving Fund.

Principal: Larkin Werner
Partner and Creative Director

Primary Project Contact: Pete Popivchak
Partner and Vice President of Sales/Marketing
Wall-to-Wall Studios, Inc.
1010 Western Ave, 3rd floor, Suite 302,

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. 421 (2016)

RESOLVED: That the engagement of Wall-to-Wall Studios, Inc. for design services for an annual report, for an amount not to exceed \$20,000.00, payable from the 2016 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 therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

13. Habitat for Humanity of Greater Pittsburgh

- a. Authorization to enter into a Memorandum of Understanding with Habitat for Humanity of Greater Pittsburgh and the City of Pittsburgh.

Mr. Rubinstein requested Board approval of the above item.

Mr. Tom Cummings, Director of Housing stated that authorization is being requested to enter into a Memorandum of Understanding amongst the Authority, Habitat for Humanity of Greater Pittsburgh (Habitat), and the City of Pittsburgh (COP). Habitat, the COP, and the Authority agree to collaborate in a partnership to offer homeownership opportunities to veterans. This initiative will focus exclusively on homeless and disabled veterans in the City of Pittsburgh. The Authority agrees to sell properties to Habitat that are in the City or URA's portfolio at a discounted price, not to exceed \$5,000. Habitat will in turn rehabilitate the properties and sell them to eligible homeowners with incomes below 60% of the area median income (AMI). Habitat will offer a zero percent, 30 year fixed-rate mortgage, with only a \$950 down payment with no private mortgage insurance premium requirement. Properties sold to Habitat will comply with URA disposition procedures.

This initiative will work with established veteran organizations and the U.S. Department of Veterans Affairs to identify veterans who desire to become homeowners. Habitat's rehabilitation is generally completed within six to eight months, as teams of community volunteers, corporate sponsors and program participants work alongside the identified veteran and are supervised by Habitat's construction site supervisor in the renovation and/or construction work.

Howard Slaughter, of Habitat for Humanity of Greater Pittsburgh, was present. Mr. Slaughter stated that Habitat for Humanity of Greater Pittsburgh has been around for 30 years. He said that this initiative is very important to the veterans with whom he has spoken. He stated that he

received an email from the US Department of Veterans Affairs Pittsburgh Regional Benefits Office stating that they were supportive of this initiative. He stated that one of the requirements for this initiative is that veterans or disabled veterans assist volunteers with construction of homes to be purchased. He believes this will allow Habitat for Humanity to connect with these veterans on a personal level. He said this will give veterans an opportunity to become homeowners, which is the main goal of this initiative. He said that this initiative will provide veterans with a 0% interest mortgage for 30 years. He said that in addition to financial counseling, there will be a home repair program to assist those who are already homeowners. He thanked the Authority and the Mayor for help with this initiative.

Ms. Hall-Russell asked about yearly financial and attendance goals. Mr. Slaughter stated that there are not definitive goals, because they don't know what banking products will be available, and the time it will take to complete the financial process. He said that they have spoken with a number of veterans through Shepherd's Heart Ministries interested in this initiative.

Mr. Ferlo stated that he is in favor of this initiative. Mr. Ferlo stated that this initiative is not an exclusive one, and there are other non-profits doing work with veterans to find them housing that is already in the URA and City's portfolio.

Mr. Acklin thanked Mr. Slaughter for presenting this initiative to the Authority and City Administration's attention, and he is glad that this item will be approved by Veterans Day.

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

RESOLUTION NO. 422 (2016)

RESOLVED: That the Authority's collaboration with Habitat for Humanity of Greater Pittsburgh and the City of Pittsburgh to offer homeownership opportunities to veterans 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 Memorandum of Understanding therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto

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.

REAL ESTATE

1. **Summerset at Frick Park**

RESOLUTION NO. 423 (2016)

RESOLVED: That issuance of a Certificate of Completion to MRRC Summerset II, L.P. for Lot 267 a/k/a Block 88-R, Lot 96, in the 14th Ward (residential construction – 1767 Parkview Boulevard), and the return of the Good Faith Deposit are hereby approved.

2. **South Side Works**

RESOLUTION NO. 424 (2016)

RESOLVED: That issuance of a Certificate of Completion to SouthSide Works City Apartments LLC for Parcel B2C (Block 12-H, Lot 250) second revised in the South Side Works Plan of Lots No. 29, in the 16th Ward (residential construction), and the return of the Good Faith Deposit are hereby approved.

3. **Larimer/East Liberty**

RESOLUTION NO. 425 (2016)

RESOLVED: That issuance of a Certificate of Completion to Housing Authority of the City of Pittsburgh for Block 83-S, Lots 156, 162, 163, 165, 323, 327 and Part of Lots 143, 144, and 192 (now known as Block 83-S, Lots 2, 192, 201 and 202), in the 11th Ward (residential construction Omega Street and Larimer Avenue), and the return of the Good Faith Deposit are hereby approved.

ECONOMIC DEVELOPMENT

1. **Hazelwood – ACTION-Housing project at 4847 Second Avenue (former Spahr Building)**

RESOLUTION NO. 426 (2016)

RESOLVED: That Resolution No. 231 (2015) for a \$50,000.00 grant is hereby amended to include “2014 City Paygo or related project fund” as a funding source, in addition to “2014-15 Hazelwood Community Development Block Grant (CDBG) funds”.

CENTER FOR INNOVATION & ENTREPRENEURSHIP

1. Hazelwood – ACTION – Housing project at 4847 Second Avenue (former Spahr Building)

RESOLUTION NO. 427 (2016)

RESOLVED: That Resolution No. 362 (2016) for an \$81,000.00 Streetface loan is hereby amended to change the funding source from "CDBG Streetface" to various funding sources in the Streetface budget.

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


Assistant Secretary