

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

February 8, 2018 – 2:00 P.M., E.S.T.

Members Present: Messrs. Acklin, Lavelle, Gainey, Williamson, Mmes. Dr. Hall-Russell

Members Absent: None

Staff Present: Messrs. Rubinstein, Cummings, Short, Clark, Link, Kaminski, Hobbes, Brooks, Miller,
Pawlak, Mmes. Nemani-Stanger, Saladna, Bohince, Walker, Powell, Edwards, Taylor, Davidson-
Wagner, Mitchell, Kwagh, Stec, Meier and Schacht

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

1. General

- a. The minutes of the Annual/Regular Board Meeting on January 11, 2018 were approved as written and previously distributed.

2. Announcements

a. RFP's, RFQ's and Bids

- i. Request for Proposals (RFP) for construction management/construction inspection (CM/CI) services for the construction of the Homewood Pedestrian and Transit Improvements.
- ii. Request for Proposals (RFP) for the design and engineering of Broad Street and adjacent plaza in the East Liberty neighborhood.

Upon motion made by Mr. Williamson, seconded by Dr. Hall-Russell, and unanimously carried, the following resolution was adopted.

RESOLUTION 26 (2018)

RESOLVED: That the release of a Request for Proposals (RFP) for construction management/construction inspection (CM/CI) services for the construction of the Homewood Pedestrian and Transit Improvements, and for the design and engineering of Broad Street and adjacent plaza in the East Liberty neighborhood is hereby approved.

3. City's Edge Parking Tax Diversion Plan - Crawford Roberts

- a. Presentation of a Parking Tax Diversion (PTD) Plan with the City of Pittsburgh and execution of a cooperation agreement with the City of Pittsburgh for a PTD Plan, if approved by the City.
- b. Funding agreement and related PTD documents with MidPoint Group of Companies, Inc. or an affiliate.
- c. Trustee agreement and related documents with a trustee for the PTD.

Mr. Rubinstein requested Board approval of the above items.

Ms. Susheela Nemani-Stanger, Director of Economic Development stated that the Authority is seeking authorization to advance the City's Edge Parking Tax Diversion (PTD) Plan with the City of Pittsburgh. The proposed PTD Plan seeks to divert 75% of incremental parking taxes from the City of Pittsburgh, generated by a new parking garage, for a period of up to 19 years. Up to \$6,843,367 in diverted parking taxes would pay down an up-front loan that would be used to finance the construction of affordable housing for the City's Edge development project.

City's Edge is a mixed-use, mixed-income development on the URA-Owned "Lot F" site in Uptown located at approximately 1400 Colwell Street, on Block 2-H, Lots 108, 110, 111-A, 111-B, 112, 113, 114, 115, 116, 117, 118, 119, 120, 120-A, 120-B, 121-A, 121-B, and 122, commonly referred to as Lot F, in the 3rd Ward. The site is currently a 40K square foot surface parking lot and generates \$40,339 in annual parking taxes.

The proposed development consists of 74 units of affordable housing (at 20%-60% AMI), 32 market-rate residential units inclusive of 11 accessible units out of the 106 total units, a 423-space garage (368 leased commercial spaces, 55 spaces leased to residents – 29 to affordable units and 26 to market rate units), a PHFA community space, a daycare and afterschool program, a pharmacy/urgent care facility, a business incubation space for minority-owned/women-owned/disadvantaged businesses, a restaurant, bike storage space, exercise room, business center and community art. There will be 4,000 square feet of open space along Pride Street with WiFi capability that will be publicly accessible and used for community events by the public. The project is anticipated to create and/or retain 50 construction jobs, 30 permanent full or part-time jobs, and is in conformance with the Uptown EcoInnovation District plan. Labor for the project will be union, with the exception of Section 3 labor required as part of the project financing which must comply with Davis-Bacon requirements. The Developer has conducted outreach to MWBE firms, submitted a MWBE narrative and is working on a final MWBE Plan for URA staff review.

The PTD Plan anticipates that the diverted parking taxes could generate a total of approximately \$6,843,367 over 19 years, according to the results of a market study conducted by an independent third party. During the term of the PTD, the City would continue to receive the \$766,441 it currently receives from the base parking taxes on the site. In addition, the City would

receive an estimated \$2,281,122 in additional parking taxes due to the increased number of spaces as a result of the development.

The PTD loan would be guaranteed by the Developer and non-recourse to the URA and the City. No tax increment and/or public funds will be used to fund a reserve.

Pursuant to the Parking Tax Diversion Guidelines, the 20th year will be diverted into an Affordable Housing Fund. After 20 years when PTD expires, it is projected that the City would receive approximately \$629,793 in annual parking taxes. This project is anticipated to generate on average \$103,614 annually in real estate taxes.

A market study, prepared on behalf of the Developer, was submitted to the URA.

Principal:

P. Nathaniel Boe, Esq.

President & CEO

MidPoint Group of Companies, Inc.

112 Washington Place, Suite 3K

Pittsburgh, PA 15219

Phone: 312-656-2103

Mr. Acklin stated that guidelines were established a year and a half ago setting parameters for the use of parking tax revenues, not only for fund affordable housing, but to advance social equity in the City. He recognized the hard work of the Authority Board. He recognized Mr. Nathaniel Boe, of MidPoint Group of Companies, Inc., for his hard work on this project.

Mr. Williamson asked about the permanent jobs to be created by the project. Mr. Rubinstein stated that there will be three commercial retail tenants. Mr. Rubinstein directed Mr. Williamson to Nathaniel Boe, of MidPoint Group of Companies with any questions. Mr. Williamson asked about the City's Service Worker Prevailing Wage Ordinance. Mr. Boe stated that the ordinance was considered in the projected costs.

Mr. Lavelle thanked Midpoint Group of Companies and the Authority staff for their creativity on this project.

Mr. Acklin requested confirmation of the total project cost. Mr. Boe stated that the total investment for the residential units will be \$32.8 million dollars and the parking garage will cost \$15.7 million dollars. Mr. Acklin asked how much of the total investment would include public parking. Mr. Boe answered that there will be close to 100 or more public parking spaces. Mr. Boe thanked the Authority for the opportunity to take part in this exciting project.

Chris Sandvig, of PCRG, was present, Mr. Sandvig submitted to the Board a written comment regarding this project. He stated that this is an excellent project.

Mr. Rubinstein recognized Nick Fedorek, of the Authority's Economic Development Department for his hard work on this project. Ms. Nemani-Stanger recognized Mr. Dave Thomas, of the Authority's Real Estate Department, for his hard work on this project. Ms. Nemani-Stanger stated that the developer had submitted a P4 worksheet for this project and the informal review concluded that this project met a number of P4 goals.

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

RESOLUTION NO.27 (2018)

RESOLVED: That the advancement with the City of Pittsburgh of a Parking Tax Diversion Plan for the City's Edge development project is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a cooperation agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 28 (2018)

RESOLVED: That the execution of a Funding Agreement with MidPoint Group of Companies, Inc., or an affiliate, to include, among other things, an administrative fee, and related documents is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute said agreements, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 29 (2018)

RESOLVED: That engagement of a trustee to administer the parking tax fund related to the Parking Tax Diversion Plan for the City's Edge development project is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute one or more agreement(s) therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

4. Redevelopment Assistance Capital Program (RACP) Grants.
 - a. Applications with, and execution of agreements with, the State Budget Office for Redevelopment Assistance Capital Program (RACP) grants.
 - b. Subgrant agreements for the RACP grants and administrative fee agreements with various subgrantees.
 - c. Cooperation agreements with the City of Pittsburgh concerning the applications and grants.

Mr. Rubinstein requested Board approval of the above items.

Ms. Nemani-Stanger stated that the following projects have received award letters from the State Office of the Budget for RACP Grants:

1. Larimer School Redevelopment - \$1 Million RACP – Core & shell improvements to prepare for future reuse.
Grantee: URA or related entity (no subgrantee)
Neighborhood: Larimer
Council District: 9
2. Larimer/East Liberty Park - \$1 Million RACP – Construction of a new 3-acre park to include site work, utilities, stormwater management facilities, paving, plantings, and site amenities & furnishings.
Grantee: URA or related entity (no subgrantee)
Neighborhood: Larimer
Council District: 9
3. Homewood Coliseum - \$1 Million RACP – Investment in the purchase and stabilization of the building for future redevelopment.
Grantee: URA or related entity
Subgrantee: If applicable, unknown at this time
Neighborhood: Homewood
Council District: 9
4. 119 Sixth Street Multiplex Development - \$750,000 RACP – Reconstruction of a multiplex theater.
Subgrantee: Pittsburgh Trust for Cultural Resources or related entity
Neighborhood: Central Business District
Council District: 6
5. 1600 Smallman Street - \$2 Million RACP – Renovation of the former warehouse facility at 1600 Smallman Street into a mixed-use development.
Subgrantee: McCaffery Interests, Inc. or related entity
Neighborhood: Strip District
Council District: 7
6. Almono-Hazelwood Mill 19 Redevelopment Phase II - \$1 Million RACP – Investment in site work, excavation, foundations, utilities and the Source Equipment Building.
Subgrantee: RIDC Southwestern Pennsylvania Growth Fund or related entity
Neighborhood: Hazelwood
Council District: 5

7. Carnegie Science Center Expansion - \$500,000 RACP – Investment in the expansion of a 48,000 sq. ft. addition.
Subgrantee: Carnegie Institute d/b/a Carnegie Museums of Pittsburgh or related entity
Neighborhood: North Shore
Council District: 6
8. Center for Victims - \$500,000 RACP – Acquisition and renovation to a new facility in the South Side.
Subgrantee: Center for Victims or related entity
Neighborhood: South Side
Council District: 3
9. Duquesne University Rockwell: Hall: Fourth Floor Renovation - \$500,000 RACP – Demolition and new construction to create the Centers of Excellence.
Subgrantee: Duquesne University or related entity
Neighborhood: Bluff
Council District: 6
10. Heinz Buildings Renovation – \$1.5 Million RACP – Investment that will include 125 rental units along with new sidewalks, streetscape improvements and lighting.
Subgrantee: Allegheny Shores LLC or related entity
Neighborhood: Troy Hill
Council District: 1
11. Intensive Care Patient Rooms at CHP - \$1 Million RACP – Transitioning space into 21 critical care beds at Children’s Hospital.
Subgrantee: Children’s Hospital of Pittsburgh of UPMC or related entity
Neighborhood: Lawrenceville
Council District: 7
12. JHHA Memory Care - \$500,000 RACP – Investment in building improvements to Charles Morris Nursing Home, Weinberg Village, & Arbor Residence.
Subgrantee: Jewish Home and Hospital for the Aged or related entity
Neighborhood: Squirrel Hill South
Council District: 5
13. Moxy Hotel & Lofts - \$2 Million RACP – New building construction on top of the parking garage situated at the former Saks property.
Subgrantee: Smithfield Oliver Investments Inc. or related entity
Neighborhood: Central Business District
Council District: 6

14. Multi-media Studio - \$500,000 RACP – Investment in building & roof improvements to an existing 2-story building.
Subgrantee: Penn Film Group, LLC or related entity
Neighborhood: Strip District
Council District: 7
15. Museum Lab, Children’s Museum of Pittsburgh - \$1 Million RACP – Investment in interior & exterior improvements to the Allegheny Square East Carnegie Library Building to create the Museum Lab.
Subgrantee: Children’s Museum of Pittsburgh or related entity
Neighborhood: Allegheny Center
Council District: 1
16. Susquehanna Street Phase 2 - \$500,000 RACP – Acquisition and site preparation to include removal of blighted structures to prepare the Homewood property for future development.
Subgrantee: Bridgeway Capital, Inc. or related entity
Neighborhood: Homewood South
Council District: 9

MWBE Review Committee: All projects have provided a written commitment to meeting the URA’s MWBE participation goals. Final MWBE Plans will be submitted URA Staff for review prior to disbursement.

Mr. Acklin recognized Mr. Gainey and his leadership regarding the Larimer School redevelopment, the Larimer/East Liberty Park, and Homewood Coliseum projects. Mr. Gainey thanked Mr. Jason Hobbes, the Authority’s Senior Counsel, for his hard work on the Larimer School redevelopment project. He stated that he is in favor of the Larimer School redevelopment project. He also stated that he is in favor of the Homewood Coliseum project and requested regular updates on the progress of this project.

Mr. Acklin acknowledged the leadership of all parties who were involved in these projects.

Dr. Hall-Russell asked about the Duquesne University Rockwell Hall: Fourth Floor Renovation project and the Center of Excellence. Rod Dobish, of Duquesne University, was present. Mr. Dobish stated that the 4th Floor of Rockwell Hall will be renovated and used as their Center of Excellence as well as a working space for Duquesne University students and the community through their Small Business Development Center. Mr. Williams asked if the space will be used for startup companies. Mr. Dobish answered that it is a possibility and may fall under the curriculum of the Duquesne School of Business.

Mr. Williamson asked about public labor agreements on these projects. Mr. Acklin explained that the RACP grants consist of Pennsylvania dollars, and the Commonwealth has not been as progressive as local communities. Mr. Rubinstein stated that there are prevailing wage

requirements from the state. Mr. Hobbes explained that the Commonwealth requires payment of prevailing wages during construction. Mr. Acklin asked what requirements the Commonwealth imposes with respect to commitments on these projects. Mr. Hobbes stated that the Office of the Budget does not impose a PLA requirement or service worker prevailing wages, and the ability of the Authority to add restrictions to the RCAP dollars is limited. Mr. Williamson noted that nothing prevents developers from making sure that public dollars ultimately create good jobs.

Dr. Hall-Russell asked about the Multi-media Studio project. Ms. Nemani-Stanger stated that the Penn Film Group is trying to locate a space for its studio.

Ms. Nemani-Stanger recognized Ms. Anita Stec, of the Authority's Economic Development Department, for her hard work on RACP applications.

Upon motion to approve by Mr. Gainey, seconded by Mr. Williamson and unanimously carried, the following resolutions were adopted:

RESOLUTION NO. 30 (2018)

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 Larimer School Redevelopment project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000.00, for the Larimer School Redevelopment project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 31 (2018)

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

RESOLUTION NO. 32 (2018)

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 Larimer/East Liberty Park project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000.00, for the Larimer/East Liberty Park project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 33 (2018)

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

RESOLUTION NO. 34 (2018)

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 Homewood Coliseum project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000.00, for the Homewood Coliseum project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 35 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to an entity to be determined for the Homewood Coliseum project, for an amount not to exceed \$1,000,000.00, and an administrative fee to be paid to the Authority, are hereby approved, and the 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 the same and affix the seal of the Authority thereto.

RESOLUTION NO. 36 (2018)

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

RESOLUTION NO. 37 (2018)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$750,000.00, for the 119 Sixth Street Multiplex Development project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$750,000.00, for the 119 Sixth Street Multiplex Development project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 38 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the Pittsburgh Trust for Cultural Resources, or a related entity, for the 119 Sixth Street Multiplex Development project, for an amount not to exceed \$750,000.00, and an administrative fee to be paid to the Authority, are hereby approved, and the 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 the same and affix the seal of the Authority thereto.

RESOLUTION NO. 39 (2018)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the 119 Sixth Street Multiplex Development project is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 40 (2018)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$2,000,000.00, for the 1600 Smallman Street project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$2,000,000.00, for the 1600 Smallman Street project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 41 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to McCaffery Interests, Inc., or a related entity, for the 1600 Smallman Street project, for an amount not to exceed \$2,000,000.00, and an administrative fee to be paid to the Authority, are hereby approved, and the 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 the same and affix the seal of the Authority thereto.

RESOLUTION NO. 42 (2018)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the 1600 Smallman Street project is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 43 (2018)

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 Almono-Hazelwood Mill 19 Redevelopment Phase II project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000.00, for the Almono-Hazelwood Mill 19 Redevelopment Phase II project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 44 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the RIDC Southwestern Pennsylvania Growth Fund, or a related entity, for the Almono-Hazelwood Mill 19 Redevelopment Phase II project, for an amount not to exceed \$1,000,000.00, and an administrative fee to be paid to the Authority, are hereby approved, and the 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 the same and affix the seal of the Authority thereto.

RESOLUTION NO. 45 (2018)

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

RESOLUTION NO. 46 (2018)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$500,000.00, for the Carnegie Science Center Expansion project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$500,000.00, for the Carnegie Science Center Expansion project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 47 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the Carnegie Institute d/b/a Carnegie Museums of Pittsburgh, or a related entity, for the Carnegie Science Center Expansion project, for an amount not to exceed \$500,000.00, and an administrative fee to be paid to the Authority, are hereby approved, and the 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 the same and affix the seal of the Authority thereto.

RESOLUTION NO. 48 (2018)

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

RESOLUTION NO. 49 (2018)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$500,000.00, for the Center for Victims project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$500,000.00, for the Center for Victims project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 50 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the Center For Victims, or a related entity, for the Center for Victims project, for an amount not to exceed \$500,000.00, and an administrative fee to be paid to the Authority, are hereby approved, and the 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 the same and affix the seal of the Authority thereto.

RESOLUTION NO. 51 (2018)

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

RESOLUTION NO. 52 (2018)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$500,000.00, for the Duquesne University Rockwell: Hall Fourth Floor Renovation project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$500,000.00, for the Duquesne University Rockwell Hall: Fourth Floor Renovation project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 53 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Duquesne University, or a related entity, for the Duquesne University Rockwell Hall: Fourth Floor Renovation project, for an amount not to exceed \$500,000.00, and an administrative fee to be paid to the Authority, are hereby approved, and the 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 the same and affix the seal of the Authority thereto.

RESOLUTION NO. 54 (2018)

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

RESOLUTION NO. 55 (2018)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,500,000.00, for the Heinz Buildings Redevelopment project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,500,000.00, for the Heinz Buildings Redevelopment project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 56 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Allegheny Shores LLC, or a related entity, for the Heinz Buildings Redevelopment project, for an amount not to exceed \$1,500,000.00, and an administrative fee to be paid to the Authority, are hereby approved, and the 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 the same and affix the seal of the Authority thereto.

RESOLUTION NO. 57 (2018)

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

RESOLUTION NO. 58 (2018)

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 Intensive Care Patient Rooms at CHP project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000.00, for the Intensive Care Patient Rooms at CHP project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 59 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Children's Hospital of Pittsburgh of UPMC, or a related entity, for the Intensive Care Patient Rooms at CHP project, for an amount not to exceed \$1,000,000.00, and an administrative fee to be paid to the Authority, are hereby approved, and the 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 the same and affix the seal of the Authority thereto.

RESOLUTION NO. 60 (2018)

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

RESOLUTION NO.61 (2018)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$500,000.00, for the JHHA Memory Care project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$500,000.00, for the JHHA Memory Care project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 62 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Jewish Home and Hospital for the Aged, or a related entity, for the JHHA Memory Care project, for an amount not to exceed \$500,000.00, and an administrative fee to be paid to the Authority, are hereby approved, and the 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 the same and affix the seal of the Authority thereto.

RESOLUTION NO. 63 (2018)

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

RESOLUTION NO. 64 (2018)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$2,000,000.00, for the Moxy Hotel & Lofts project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$2,000,000.00, for the Moxy Hotel & Lofts project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 65 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Smithfield Oliver Investments Inc., or a related entity, for the Moxy Hotel & Lofts project, for an amount not to exceed \$2,000,000.00, and an administrative fee to be paid to the Authority, are hereby approved, and the 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 the same and affix the seal of the Authority thereto.

RESOLUTION NO. 66 (2018)

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

RESOLUTION NO. 67 (2018)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$500,000.00, for the Multi-media Studio project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$500,000.00, for the Multi-media Studio project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 68 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Penn Film Group, LLC, or a related entity, for the Multi-media Studio project, for an amount not to exceed \$500,000.00, and an administrative fee to be paid to the Authority, are hereby approved, and the 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 the same and affix the seal of the Authority thereto.

RESOLUTION NO. 69 (2018)

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

RESOLUTION NO. 70 (2018)

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 Museum Lab, Children's Museum of Pittsburgh project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000.00, for the Museum Lab, Children's Museum of Pittsburgh project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 71 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the Children's Museum of Pittsburgh, or a related entity, for the Museum Lab, Children's Museum of Pittsburgh project, for an amount not to exceed \$1,000,000.00, and an administrative fee to be paid to the Authority, are hereby approved, and the 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 the same and affix the seal of the Authority thereto.

RESOLUTION NO. 72 (2018)

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

RESOLUTION NO. 73 (2018)

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$500,000.00, for the Susquehanna Street Phase 2 project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$500,000.00, for the Susquehanna Street Phase 2 project, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 74 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Bridgeway Capital, Inc., or a related entity, for the Susquehanna Street Phase 2 project, for an amount not to exceed \$500,000.00, and an administrative fee to be paid to the Authority, are hereby approved, and the 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 the same and affix the seal of the Authority thereto.

RESOLUTION NO. 75 (2018)

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

5. East Allegheny (Deushtown) - St. Peter's Residence

- a. Pittsburgh Development Fund (PDF) Loan Agreement with St. Peter's Residence, LP in an amount up to \$600,000.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Tom Cummings, Director of Housing stated that authorization is requested to enter into the above mentioned loan agreement with St. Peter's Residence, LP. to provide a \$600,000.00 Pittsburgh Development Fund ("PDF") loan to fund costs related to the development of St. Peter's Residence. The proposed project includes the adaptive reuse of a vacant church building located in the Deushtown Historic District into 16 market-rate rental apartments.

The project property is comprised of an 18,500-square foot vacant church building located at 500 Lockhart Street and a small parking lot located nearby at 414 Avery Street. The church was originally built as St. Peter's Evangelical and Reform Church in the early 1880's with an addition of a school/parish hall in the 1920's. As a result, the building covers the entire depth of the block and fronts on both Avery and Lockhart Streets. Although the building itself is not a designated National Register historic landmark, the property is located in a City designated historic district. Accordingly, all exterior renovations are subject to review and approval of the Historic Review Commission of the City of Pittsburgh (the "HRC").

St. Peter's Residence will contain 16 market rate apartments. Included in the monthly rent are storage and bicycle lockers and use of a 600-square foot lounge area with A/V, Wi-Fi and large screen TV. Off street tenant parking will be available for an additional fee.

Details of the development are as follows:

Developer:	St. Peter's Residence, LP 406 Tenth Street Oakmont, PA 15139
General Partner(s):	Oak Forest Development Co., LLC BHI Avery Lockhart LLC William G. West Jr., principal
General Contractor:	P2 Contracting LLC 141 Steuben Street Pittsburgh PA 15220
Architectural Firm:	LGA Partners 1425 Forbes Ave Pittsburgh, PA 15219
Location:	500 Lockhart Street Pittsburgh, PA 15212

Ward:	23 rd	
Description:	Construction/permanent loan for the renovation and redevelopment of former St. Peter's Evangelical and Reform Church into 16 market rate rental apartments.	
Units and Rents:	Seven 1-BR; 758 sq. ft. \$1,470 Three 2-BR/2 Bath flats; 1,000 sq. ft. \$1,900 Six 2-BR/2 Bath lofts; 1,228 sq. ft. \$2,150	
Total Development Costs:	\$4,241,700	
Authority Financing:	\$600,000	PDF Loan, 10 year term, 3% interest 25 year amortization
Construction Financing Sources:		
URA PDF Loan	\$ 600,000	
Laurel Capital Corporation	\$2,685,000	
Developer Equity	<u>\$ 956,700</u>	
Total	\$4,241,700	
Real Estate Loan Review Committee Status:	To be presented for approval at the February 7, 2018 Real Estate Loan Review Committee	
M/WBE Review Committee Status:	Plan presented for URA approval	

Mr. Acklin asked what percentage of this project will be covered by the \$600,000.00 PDF loan. Mr. Cummings answered that it is 15% of the total project. Mr. Acklin asked if funding was in place. Mr. Cummings answered affirmatively. Dr. Hall-Russell asked about the status of the community support. A citizen answered that the community is supportive of this project based on the condition of this building.

Upon motion to approve by Dr. Hall-Russell, seconded by Mr. Lavelle and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 76 (2018)

RESOLVED: That a loan to St. Peter's Residence, LP to fund costs related to the development of St. Peter's Residence, for an amount not to exceed \$600,000.00, payable from the Pittsburgh Development Fund (PDF), is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

6. City-wide - Urban Agriculture

- a. Adoption of an Urban Agriculture Policy on URA-owned land.

Mr. Rubinstein requested Board approval of the above item.

Mr. Nathan Clark, Director of Real Estate stated that authorization is requested to officially adopt a policy to provide for eligible urban agriculture activities to occur on URA-owned real property. Recommendations from the 2013 citywide Open Space, Parks, and Rec Plan included: reducing governmental barriers to the beneficial re-use of underutilized land, and supporting the expansion of urban agriculture in the City. This policy builds off the Department of City Planning's Adopt-A-Lot program established in 2014. In addition, the Administration's 2017 Executive Order on climate change directs authorities to engage in activities which improve air quality, including through land conservation and urban agriculture. As part of modernizing URA programming to address the changing land-based economic development needs of the City, URA Real Estate has developed a policy to provide for this use.

The Authority reviewed the Open Space Plan and Adopt-A-Lot Policy, Pittsburgh Zoning Code, conducted a national best practice scan, and consulted with the Pittsburgh Food Policy Council's Urban Agriculture Working Group to draft the Urban Agriculture Policy under consideration.

Policy Overview

The URA will operate a lease program on a subset of its real property portfolio for eligible urban agriculture activities, primarily but not exclusively for commercial agriculture, reflecting the following principles:

- Compliance with section 912.07 of the Pittsburgh Zoning Code, providing for various urban agriculture activities in certain residential zoning classifications.
- Full business plan review for feasibility and sustainability by the Center for Innovation and Entrepreneurship.
- Long-term leases of a period of no less than five and no more than ten years, with possible renewal and lease-to-own options.
- Standard pricing structure with tiers and options to increase rates based on pre-set criteria, including land typology, lessee investment, and operating revenue.
- Utility costs being the sole responsibility of the lessee.

- Real property tax status and satisfaction being the sole responsibility of the lessee.
- Abandonment clause, allowing for level of agricultural activity to change during the lease period. No activity occurring for a period of eight months constitutes abandonment and termination of the lease, including notice, written acknowledgement, and a 30-day curative period prior to termination.

Mr. Acklin asked if the parcels considered would be sold or leased. Mr. Clark answered the parcels would be leased for at least five years and then an extension would be considered depending on the type of farm and if it is successful. Mr. Acklin asked about safety in terms of soil sampling. Mr. Clark answered that it would be part of the initial approval process. Mr. Lavelle asked if there are specific lots currently being considered. Mr. Clark answered that discussions had taken place regarding piloting a few parcels and evaluation of existing farms in Homewood and Point Breeze North. Mr. Clark stated that the Pittsburgh Food Policy Council had made some recommendations regarding certain lots that are being considered

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

RESOLUTION 77 (2018)

RESOLVED: That adoption an Urban Agriculture Policy on URA-owned land is hereby approved.

7. URA Business Loan Programs – Micro Enterprise Loan Program
 - a. Review of URA DRAFT Program Guidelines for Micro-Enterprise Loan Program pilot.

Mr. Rubinstein requested Board approval of the above item.

Mr. Tom Link, Director of the Center for Innovation and Entrepreneurship stated that the URA, through programs administered by the Center for Innovation and Entrepreneurship, provides access to capital for business start-up, growth, and expansion throughout the City of Pittsburgh.

These programs are designed to meet financing needs of small businesses not met through traditional private sources of capital. These programs support nearly all industries across all neighborhoods with a mission to support small business owners and entrepreneurs to start and grow their business, create jobs, and increase the economic vitality of neighborhoods through new taxes, new jobs and improved quality of life.

These programs are part of the URA's and the City of Pittsburgh's commitment to the guiding principles of p4. P4 is an effort to forge a new model of urban growth and development that is innovative, inclusive and sustainable. This model is based around a central, unifying framework—p4: People, Planet, Place and Performance—and launched at an international summit organized by Sustainable Pittsburgh in April 2015.

As the URA is integrating p4 into its business practices, a need for a new loan program has been identified. This new program, run initially as a pilot, will provide micro-loans to new and expanding businesses in the city. This new program will bolster the URA's strategy to promote opportunities for those groups who historically have not had ready access to early stage business startup and expansion capital, including minority – and woman – entrepreneurs.

This request seeks to review program guidelines pursuant to seeking URA Board authorization of and approval of guidelines at the March meeting.

The new Micro-Loan program will be administered by Authority staff, with Direction from the Department Director and the Authority's Executive Director, and with the utilization of 3rd party advisory committees that provide financial underwriting and approval guidance. The URA will also contract with 3rd party providers to provide technical assistance to borrowers in this program. This added layer of support is intended to complement the loan by providing individualized business education.

This program, like all the URA's loan programs will operate on the necessary return of capital (repayment of principal and interest) in order to re-invest in new business start-up and expansion opportunities.

A report will be provided monthly to the Board regarding all closings through the program.

A synopsis of the program:

Pittsburgh Micro-Enterprise Loan Program (Micro-Loan)

Loans up to \$20,000.00 (not to exceed 90% of total project costs) for machinery and equipment, working capital, and leasehold improvement, including façade renovations. Available to businesses city-wide. Terms to match business asset being financed – generally 3-10 years with market or below fixed interest rates.

Copies of the proposed program guidelines are attached.

8. **Technical Assistant Support – Business Financing**

- a. Request for qualifications to procure technical assistance providers to assist entrepreneurs.

Mr. Rubinstein requested Board approval of the above item.

Mr. Link stated that the URA provides access to capital for business start-up, growth, and expansion throughout the City of Pittsburgh through programs administered by the Center for Innovation and Entrepreneurship.

From time to time, businesses seeking URA financing require technical assistance in support of business planning, financial literacy, marketing, operations, and more.

In some cases, the URA may require technical assistance to engage in URA financing programs.

This resource will be available at the discretion of the Director of Center for Innovation and Entrepreneurship and could be used both for businesses that are seeking funding from the URA as well as those who have already obtained funding.

The RFQ will allow us to solicit potential technical assistance providers in various fields relating to small business technical assistance.

Funding source will be Pittsburgh Entrepreneurial Support, UDF State Repayments, and/or Enterprise Zone Revolving Loan Funds.

Mr. Acklin asked if the entrepreneurial support program could be conducted in-house. Mr. Link answered that third-party providers would execute it. Mr. Link thanked the Authority staff for their leadership role on this project. Dr. Hall-Russell stated that she had received requests for a program such as this one. Mr. Rubinstein stated that he thinks that this will be a very successful program, but acknowledges the risk as well as the costly technical assistance.

Mr. Acklin asked if there will be foundation participation. Mr. Link answered that it is possible, but they would like to have this program up and running as soon as possible as a pilot. Mr. Lavelle asked about the current financing for this program. Mr. Link answered that currently, loan repayments are being used for funding this program. Mr. Rubinstein stated that the revolving loan funds include CDBG funds. Mr. Lavelle asked the expected amount that will be utilized for this program. Mr. Link answered that he estimates \$200,000.00 for a year. Mr. Lavelle asked about the City's contribution to the CIE budget. Mr. Link answered \$200,000.00. Mr. Lavelle stated that he is in favor of this program.

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

RESOLUTION 78 (2018)

RESOLVED: That the release of a Request for Qualifications (RFQ) to procure technical assistance providers to assist entrepreneurs is hereby approved.

8. Exstare Federal Services Group, LLC
 - a. Engagement of Exstare Federal Services Group, LLC for consulting services, for a total amount not to exceed \$50,000.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Robert Rubinstein, Executive Director stated that in August 2017, the URA issued a Request for Qualifications for firms to provide training, guidance for ongoing institutional self-assessment post-training, and other tools to assist the URA in ensuring that the values of equitable development are integrated into the URA's internal workplace culture and external interactions with the communities we serve. Exstare Federal Services Group, LLC, was included on a slate of pre-qualified consultants to offer diversity, equity, inclusion and training services approved the board in October 2017.

Background

In July 2015, the URA established a Social Equity Working Group to help integrate these principles throughout the URA's culture and activities. Since that time, and largely due to the work of this group and the practical recommendations made by Exstare in the development of the MWBE Program Officer role, the URA has made marked improvement in equity-driven programming.

We believe that Exstare's assessment will be just as helpful in our endeavor to institutionalize the following racial inclusivity measures:

- Establishing and implementing internal processes and procedures to ensure diverse representation within all levels of the URA;
- Shifting the URA's organizational culture to fully tackle a range of social justice issues impacting its economic development activities;
- Addressing economic disparities and institutionalized barriers experienced by residents of color and other marginalized groups in Pittsburgh; and
- Improving public perception of the accessibility and transparency of the URA.

The URA would like to retain Exstare Federal Services Group, LLC, to conduct a Racial Equity Assessment with an initial contract not to exceed \$50,000.00. Exstare is owned and operated by Nancy K. West and is a certified minority and women-owned firm.

Exstare Federal Services Group, LLC
6915 Stoneybrooke Lane
Alexandria, VA 22306
(703) 765-4050

There was no discussion among the Members

Upon motion to approve by Lavelle, seconded by Dr. Hall-Russell and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 79 (2018)

RESOLVED: That the engagement of Exstare Federal Services Group, LLC for consulting services, for an amount not to exceed \$50,000.00, payable from the Administrative Revolving Fund (ARF), is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

9. NEXTpittsburgh

1. Engagement of NXT Cities Media for advertisement of URA projects and programs as a sponsor of NEXTpittsburgh, not to exceed \$13,000.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Rubinstein stated that authorization is requested to enter into an Agreement with NXT Cities Media to underwrite the City Design section of NEXTpittsburgh and advertise the URA's projects and programs, through banner ads 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 the only locally-owned and woman-owned media site in Pittsburgh.

NEXTpittsburgh is an online publication about the people driving change and the innovative things happening in Pittsburgh. Since its launch in March of 2014, the site has had more than 11 million-page views with a current average of 400,000 a month.

NEXTpittsburgh also has more than 32,000 fans on Facebook, more than 16,500 followers on Twitter and 15,700 Instagram followers, averaging more than 2 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. NEXTpittsburgh sent more than 1,122 visitors to the URA site for an average of 98 per month. NEXTpittsburgh.com was the No. 2 referral site for the URA's website in 2017 and the No. 4 referral site 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 with 2018 Administrative Revolving Fund (ARF) Executive Marketing, Mainstreets City Bond, and/or Commercial Loan Repayment Account funds. NEXTpittsburgh is owned by NXT Cities Media, Tracy Certo founder, publisher and editor. NEXTpittsburgh is located at 84 Waterfront Drive, Pittsburgh, PA 15222. PH: 412. 779-1200

Mr. Rubinstein recognized Gigi Saladna and Dana Bohince, of the Authority's Communications Department, for their hard work.

Upon motion to approve by Lavelle, seconded by Dr. Hall-Russell and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 80 (2018)

RESOLVED: That engagement of NXT Cities for advertisement of URA projects and programs as a sponsor of NEXTpittsburgh, for an amount not to exceed \$13,000.00, payable from the Administrative Revolving Fund (ARF), Executive Marketing, Mainstreets City Bond and/or Commercial Loan Repayment Account funds, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

10. PDP State of Downtown Sponsor \$10,000.00.

Director's Report

The URA is providing a grant of \$10,000.00 to the Pittsburgh Downtown Partnership to assist in funding the annual State of Downtown Report. The State of Downtown Report aggregates data on job growth, economic development, construction, etc., in the downtown area.

Pittsburgh Downtown Partnership is a non-profit corporation located at 925 Liberty Ave., 4th Floor, Pittsburgh, Pennsylvania 15222.

There was no discussion among the Members.

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

RESOLUTION NO. 81 (2018)

RESOLVED: That a grant to the Pittsburgh Downtown Partnership to assist in funding the annual State of Downtown Report, for an amount not to exceed \$10,000.00, payable from Downtown Dispo Proceeds, is hereby approved, and the 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.

AGENDA "B"

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

1. Fox Rothschild LLP

- a. Amendment of Agreement with Fox Rothschild LLP dated July 13, 2017 for URA Bankruptcy and Mortgage Foreclosure Proceedings related to Brownsville Berg Associates, Inc., for an increase of \$15,000.00 for a total Agreement amount not to exceed \$35,000.00.

RESOLUTION NO. 82 (2018)

RESOLVED: That amendment of the Agreement with Fox Rothschild LLP, dated July 13, 2017, for an increase of up to \$15,000.00 for URA Bankruptcy and Mortgage Foreclosure Proceedings related to Brownsville Berg Associates, Inc., for a total Agreement amount not to exceed \$35,000.00, payable from the Administrative Revolving Fund (ARF) or Leased Land Accounts is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

2. East Liberty/Larimer – Choice Neighborhoods

- a. Amendment of Agreement for services with East Liberty Development, Inc., dated December 8, 2016, for acquisition consulting services, for an increase of \$60,000.00, payable from Leased Land, Larimer Project Funds, and/or other funds, for a total agreement amount not to exceed \$90,000.00.

RESOLUTION NO. 83 (2018)

RESOLVED: That amendment of the Agreement with East Liberty Development, Inc., dated December 8, 2016, for an increase of up to \$60,000.00 for acquisition consulting services, for a total Agreement amount not to exceed \$90,000.00, payable from Leased Land, Larimer Project Funds, and/or other funds is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is 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.

3. Hill District - 84

- a. Rescission of Resolution No. 191 (2016), which approved the proposal and form of disposition contract for the sale of Block 2-H, Lot 340, and Block 11-E, Lots 312, 313, 314, 315, 358 and 359, in the 3rd Ward, to TREK Development Group, Inc. or an entity to be formed, for \$22,333.00.

RESOLUTION NO. 84 (2018)

RESOLVED: That Resolution No. 191 (2016) which approved the proposal and form of disposition contract for the sale of Block 2-H, Lot 340, and Block 11-E, Lots 312, 313, 314, 315, 358 and 359, in the 3rd Ward, to TREK Development Group, Inc. or an entity to be formed, for \$22,333.00 is hereby rescinded.


4. 2007-2008 Community Development Block Grant (CDBG) Funds

- a. Reallocation of up to \$12,000.00 from the Lawrenceville line item to the Larimer line item.

RESOLUTION NO.85 (2018)

RESOLVED: That the reappropriation of \$12,000.00 of the 2007-2008 Community Block Grant (CDBG) Funds from the Lawrenceville line item to Larimer line item is hereby approved.

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


Assistant Secretary

