

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

June 14, 2018 – 2:00 P.M., E.D.S.T.

Members Present: Acklin, Gainey, Williamson, Hall-Russell

Members Absent: Lavelle

Staff Present: Rubinstein, Link, Short, Nemani-Stanger, Kaminski, Clark, Chintalapalli, Hobbes, Walker, Mitchell, Brooks, Bohince, Smith-Perry, Moses, Pawlak, Reid, Meier, Madden, Sausedo and Schacht

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

1. Executive Session

- a. An Executive Session was held today regarding the results of a Racial Equity Assessment Survey that had been conducted, as well as personnel and legal matters.

2. General

- a. The minutes of the Regular Board Meeting on May 10, 2018 were approved as written and previously distributed.

3. Produce Terminal Disposition Action To McCaffery Interests Update

Mr. Rubinstein gave an update on the status of the sublease of a portion of the Produce Terminal between McCaffery Interests and the Society for Contemporary Craft. He stated that the Authority Board had implemented a small business loan fund for the Lower Strip District to assist local and retail businesses that will become tenants in the Produce Terminal facility, as well as support other businesses in the Strip District. He stated that there will be an action requesting the allocation of funds into the loan program. He reminded the Authority Board and public that all the tax increment financing dollars are going to the City of Pittsburgh for public improvements to Smallman Street. He stated that the improvements will take place between 16th Street and 21st Street. He stated that McCaffery Interests has made a commitment to provide 40,000 square feet to local tenants. He stated that additional protection will be applied including Authority approval rights on exterior signage for the facility, as well as the City of Pittsburgh and the Planning Commission. He stated that negotiations between McCaffery Interests and the Society for Contemporary Craft in the past sixty days resulted in an agreement that includes an extension by the URA of the existing lease through December 2019, and financial support by McCaffery to the Society to assist with long-term sustainability in an alternate location. He thanked all parties involved for their patience through this process.

Mr. Acklin asked for a motion to approve the formal adoption of the extension of the Society for Contemporary Craft lease through December 2019, and recognition of the financial contributions and amicable resolution that had been reached.

Mr. Williamson asked if the Authority currently holds the lease. Mr. Acklin answered in the affirmative.

Ms. Janet McCall, Executive Director for Contemporary Craft, was present. Ms. McCall addressed the board about the tentative agreement reached with McCaffery Interests and thanked the Authority for its support.

Councilwoman Deb Gross, from City Council, was present. Councilwoman Gross addressed the Authority Board and the Public regarding the Produce Terminal resolution.

Mr. Acklin asked if the conditions included in the MOU will be applied to the disposition agreement and how the conditions will be reinforcement. Mr. Nathan Clark, Director of the Authority Real Estate Department answered that a summary had been distributed to the Authority Board Members at the March 2018 URA Regular Board meeting explaining how the MOU commitments will be applied to the disposition contact.

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

RESOLUTION NO. 170 (2018)

RESOLVED: That an amendment of the lease between the Authority and the Society for Contemporary Craft, extending the term through December 31, 2019, 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.

4. Announcements

- a. The Lexington Technology Park public meeting will be held today at 6:00 P.M. at the Church, 7110 Penn Avenue, Pittsburgh, PA 15219, regarding the short list of RFP submittals that were made.
- b. Requests for Proposals for Tier 2 of the Land Care Program.

5. Swishhelm Park – Summerset at Frick Park

- a. Agreement with Civil and Environmental Consultants, Inc. (CEC) for Engineering Design Services for the Phase III Summerset at Frick Park development for an amount not to exceed \$2,100,000.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Rubinstein stated that authorization is requested to enter into an Agreement for phased engineering design services with CEC for phase III of Summerset at Frick Park. The URA solicited proposals from engineering firms to provide the design for rough grading, roadways, retaining walls, water lines, sanitary sewers, storm sewers, street lighting, landscaping, other public improvements and a bridge over Nine Mile Run. Firms were selected to submit a proposal based on responses to the Request for Qualifications that was issued in March 2014. Additionally, the RFP was advertised on the URA's website and a pre-proposal meeting was held at the project site. Four proposals were received and reviewed by the Engineering and Construction staff as well as the Minority and Women-Owned Business Enterprise staff. Based upon this review CEC was selected to provide the engineering design services for Phase III of Summerset at Frick Park. The MBE/WBE participation levels indicated in CEC's proposals were 18% and 7% respectively. The MBE/WBE firms and their principals are listed below, following the CEC information.

CEC is located at 333 Baldwin Road, Pittsburgh, PA 15205 and Mr. Gregory Quatchak is the President.

MBE participation:

AWK Consulting Engineers, 1225 Rodi Road, Turtle Creek, PA 15145
Erroll Abdull, President

Sci-Tek Consultants, Inc., 655 Rodi Road, Pittsburgh, PA 15335
Charles Toran, Jr., President

WBE participation:

RIG Consulting, 109 Ryan Court, Suite 9, Pittsburgh, PA 15205
Sharmon Winters, President

Santangelo and Lindsay, 732 3rd Avenue, Suite 102, New Brighton PA 15066
Chrisellen Lindsay, President

Funding for this Agreement will be from the Phase 2B&C Nine Mile Run TIF account and/or related project funding sources.

Craig Dunham of Summerset Land Development Associates (SLDA) was present. Mr. Dunham acknowledged the twenty-year partnerships that made this project successful. He stated that they are excited to commence the next phase of this project, and continue to create a development of which everyone will be proud. Mr. Dunham gave an overview of the history of this site and the current progress.

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

RESOLUTION NO. 171 (2018)

RESOLVED: That the engagement of Civil and Environmental Consultants, Inc. for engineering design services for the Phase III Summerset at Frick Park development, for an amount not to exceed \$2,100,000.00, payable from the Phase 2B&C Nine Mile Run TIF account and/or related project funding sources, 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.

6. Hazelwood – Woods House

- a. Proposal and form of disposition contract for the sale of Block 55-P, Lots 37 and 39, in the 15th Ward, to Oak Moss Associates, LLC, or an entity to be formed, for \$25,000.00 plus costs.

Mr. Rubinstein requested Board approval of the above item.

Mr. Nathan Clark, Real Estate Director stated that in September 2017, authorization was given to enter into exclusive negotiations with Oak Moss Associates, LLC (“Oak Moss”) for two parcels in the 15th Ward. The parcels contain the historic Woods House as well as an adjacent vacant lot. Built in 1792, the Woods House is one of five or six remaining eighteenth-century buildings in Pittsburgh. It was constructed by noted surveyor, Colonel George Woods, who laid out the City of Pittsburgh.

Located on an approximately 11,606-square-foot site at the southwest corner of Monongahela and Tullymet streets, the 31x22 square foot, field-stone structure has a basement with a dirt floor, a first floor, and a second floor. Due to the lack of stability, the second floor is not accessible/inhabitable. Overall, the structure is in fragile condition. The site is listed in the National Register of Historic Places and has a local historic designation. The site is subject to a historic preservation covenant approved by the Pennsylvania Historical and Museum Commission (PHMC).

The URA released a rolling Request for Proposals in November 2016, and received a response from Oak Moss in August 2017. The URA then entered into exclusive negotiations with Oak Moss in September 2017. Since then, Oak Moss has spent considerable time engaging stakeholders in Hazelwood, working with Hazelwood Initiative to hold monthly steering committee meetings. Oak Moss has also done considerable research into the historic nature and subsequent requirements that this structure possesses, engaging PHMC, Department of City Planning, and the Historic Review Commission to help inform and refine the design.

Oak Moss’ vision is to create a vibrant community asset and gathering place in the form of a Scottish inspired restaurant and pub that pays homage to Hazelwood’s rich history, from past to present. The proposed restaurant will be approximately 2,000 square feet, with a total of 61

interior seats, and outdoor seating for 26. A 240-square-foot porch addition will be constructed onto the west side of the structure, and a 536-square-foot addition will be added to the south rear of the existing structure to accommodate the restroom, kitchen, and mechanical areas.

Total project costs are estimated to be \$925,000.00.

Oak Moss Associates, LLC, is a Pennsylvania limited liability corporation with a mailing address of P.O. Box 5144 6360 Broad Street, Pittsburgh, PA 15206-9998. Krish Pandya is the managing partner.

Mr. Acklin asked if the developer will operate the restaurant. Krish Pandya, of Oak Moss Associates, LLC, was present. Mr. Pandya answered "no," and explained that discussions will be held with local chefs. Dr. Hall-Russell asked about the materials used on the addition. Mr. Pandya answered that it would be built with wood. Mr. Pandya acknowledged the community support of this project.

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

RESOLUTION NO.172 (2018)

RESOLVED: That the Redevelopment Proposal submitted by Oak Moss Associates, LLC, or an entity to be formed, of Block 55-P, Lots 37 and 39, in the 15th Ward, and execution of a disposition contract by sale to Oak Moss Associates, LLC, or an entity to be formed, for \$25,000.00, plus costs are hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute said disposition contract and related documents to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

7. Manchester Row House Renaissance

- a. UDAG Program Income Fund (UPIF) loan agreement with Manchester Row House Renaissance LLC for up to \$153,310.00.
- b. Upfront Grant – grant agreement with Manchester Row House Renaissance LLC for up to \$360,000.00.
- c. Housing Recovery Program (Developer) – agreement with Manchester Row House Renaissance LLC for up to \$165,000.00.
- d. Final drawings, final evidence of financing, and execution of a deed for the sale of Block 22-K, Lots 34, 38, 39, 132, 132A, 133, 133A, 134A, and 136, and Block 22-L, Lots 289 and 298B, in the 21st Ward, to Manchester Row House Renaissance, LLC, for \$2,501.00, plus costs.

Mr. Rubinstein requested Board approval of the above items.

Mr. Tom Cummings, Director of Housing stated that at its meeting of September 14, 2017, the Board approved the proposal submitted by Manchester Citizens Corporation, October Real Estate Holdings, LLC, and Uncle Ray's Real Estate, LLC, to acquire the following properties in Manchester:

| <u>Ward</u> | <u>Parcel ID</u> | <u>Address</u> | <u>Description</u> | <u>Site Area</u> |
|------------------|------------------|---------------------|--------------------|------------------|
| 21 st | 22-K-34 | 1316 Lake Street | Duplex | 1,194 sq. ft. |
| 21 st | 22-K-38 | 1715 Fulton Street | Vacant Land | 675 sq. ft. |
| 21 st | 22-K-39 | 1717 Fulton Street | Vacant Land | 750 sq. ft. |
| 21 st | 22-K-132 | 1430 Rush Street | Row House | 704 sq. ft. |
| 21 st | 22-K-132A | 1428 Rush Street | Row House | 704 sq. ft. |
| 21 st | 22-K-133 | 1426 Rush Street | Row House | 704 sq. ft. |
| 21 st | 22-K-133A | 1424 Rush Street | Row House | 640 sq. ft. |
| 21 st | 22-K-134A | 1422 Rush Street | Vacant Land | 1,536 sq. ft. |
| 21 st | 22-K-136 | Rush Street | Vacant Land | 1,536 sq. ft. |
| 21 st | 22-L-289 | 1122-1126 Warlo St. | Three Family | 2,784 sq. ft. |
| 21 st | 22-L-298B | 1104 Warlo Street | Vacant Land | 600 sq. ft. |

The URA acquired the bulk of these properties, which contain a total of approximately 11,827 square feet and are located along Lake, Fulton, Rush, and Warlo streets in Manchester, via deed in lieu of foreclosure from Renaissance Housing FP I, LP, in 2012. Most of the above properties were initially part of a rental housing portfolio known as Renaissance Apartments that was foreclosed upon by the U.S. Department of Housing and Urban Development ("HUD") and deeded to the Authority. The balance of the Renaissance Apartments portfolio has been redeveloped into a mix of affordable and market rate rental and for-sale housing units in several development phases.

Manchester Citizens Corporation and local developers October Real Estate Holdings and Uncle Ray's Real Estate have formed a new, for-profit single-purpose entity, Manchester Row House Renaissance, LLC (MRHR), to renovate the deteriorated buildings into nine, two-bedroom single family residences. MRHR will rehabilitate and sell the homes to income eligible buyers for homeownership. Three (3) of the homes will be sold to buyers with incomes at or below 80% of Area Median Income ("AMI") with the other six (6) units sold to buyers with incomes at or below 115% of AMI. The vacant land will serve as off-street parking and green space. Total development costs are budgeted at \$1,725,000.00

Authorization is now requested to approve final drawings and evidence of financing and to execute a deed to Manchester Row House Renaissance, LLC. Authorization is also requested to approve the above loan and grant agreements in support of this scattered site housing rehabilitation for resale project. Authorization is also requested to approve a commitment of up

to \$165,000.00 in deferred second mortgages to the income eligible purchasers to make the units more affordable to the target population.

Details of the development are as follows:

Developer: Manchester Row House Renaissance, LLC
LaShawn Burton Faulk,
1319 Allegheny Avenue
Pittsburgh, PA 15233

Location: 1420 - 1430 Rush Street
1104 & 1122 - 1126 Warlo Street
1316-1318 Lake Street
1715-1717 Fulton Street

Ward: 21st Ward

Description: Acquisition, rehabilitation and sale of nine (9) housing units in the Manchester neighborhood.

Total Development Cost: \$1,725,000.00

Sales Price: 3 Homes at \$115,000.00
6 Homes at \$170,000.00

Construction Financing Sources:

| | |
|-------------------------------|--------------|
| Dollar Bank Construction Loan | \$975,000.00 |
| URA UDAG (UPIF) Loan | \$153,310.00 |
| URA Up-front Grant | \$360,000.00 |

| | |
|------------------|----------------------|
| Developer Equity | \$ 100,000.00 |
| Deferred Costs | <u>\$ 136,690.00</u> |

| | |
|---------------|------------------------|
| Total: | \$ 1,725,000.00 |
|---------------|------------------------|

Authority Financing:

\$153,310.00 - UDAG (UPIF) loan: 2% interest rate, three (3) year term.

\$360,000.00 - HUD Upfront Grant.

\$165,000.00 Housing Recovery Program – Developer:

0% interest rate, deferred 2nd mortgage,
due on sale

Program Benefit: This development will eliminate blight and increase affordable homeownership opportunities in a historic Pittsburgh neighborhood that has seen an increase in housing values.

**Real Estate Loan Review
Committee Status:** To be presented at the June 13, 2018 Real Estate Loan Review Committee.

**M/WBE Review
Committee Status:** The MWBE Plan is projected to meet the 18% MBE and 7% WBE goals. Approval issued 06/11/18

LaShawn Burton Faulk, of Manchester Row House Renaissance, LLC, was present. Ms. Faulk was grateful for the partnership of the Authority as well as other developers on this project, and an opportunity to have a large-scale preservation effort in the neighborhood, as well as bringing affordability to a third of this project.

Dr. Hall-Russell stated that she was excited about this project moving forward.

Mr. Williamson stated that it is important as an organization to undertake projects that include affordable housing.

Mr. Acklin asked about the sustainability of the affordability levels. Mr. Jason Hobbes answered that the URA for-sale mortgage programs typically preserve affordability for a limited period but this varies between programs.

Rick Williams, a resident of Brighton Heights, was present. Mr. Williams asked if there were any tax abatement opportunities for individuals currently living in the homes, and are there any home ownership programs baked into this project for individuals to be able to afford the homes and understand the right of home ownership. Mr. Cummings answered that part of the financing today is to provide differed second mortgages to help the homes become more affordable. Mr. Cumming stated that there would be a three-year tax abatement on City, school and County taxes. Mr. Cummings stated that down payment closing cost grants are provided with homeownership training programs for first time home buyers that are required.

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

RESOLUTION NO.173 (2018)

RESOLVED: That a loan to Manchester Row House Renaissance LLC to renovate deteriorated buildings into nine, two-bedroom single-family residences in Manchester, in an amount up to \$153,310.00, payable from the Urban Development Action Grant (UDAG) Program Income Fund (UPIF), 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.

RESOLUTION NO.174 (2018)

RESOLVED: That a grant to the Manchester Row House Renaissance LLC to renovate deteriorated buildings into nine, two-bedroom single-family residences in Manchester, in an amount up to \$360,000.00, payable from HUD Up-front Grant funds, 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. 175 (2018)

RESOLVED: That an agreement with Manchester Row House Renaissance LLC to commit up to \$165,000.00 in deferred second mortgages to income-eligible purchasers of the units 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.

RESOLUTION NO. 176 (2018)

RESOLVED: That the final drawings and evidence of financing submitted by Manchester Row House Renaissance, LLC for Block 22-K, Lots 34, 38, 39, 132, 132A, 133, 133A, 134A, and 136, and Block 22-L, Lots 289 and 298B, in the 21st Ward, are hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is hereby authorized to execute a deed and all documents necessary to effectuate the sale thereof, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

8. City-Wide – Neighborhood Stabilization Program

- a. Cooperation Agreement with the City of Pittsburgh for up to \$2,000,000.00 to administer the Neighborhood Stabilization Program (NSP).

Mr. Rubinstein requested Board approval of the above item.

Mr. Cummings stated that authorization is requested to enter into a Cooperation Agreement with the City of Pittsburgh for up to \$2,000,000.00 to administer the City's Neighborhood Stabilization Program (NSP).

The federal NSP program was originally funded by HUD through the National Housing Recovery Act of 2008. There were three rounds of NSP funding released by HUD from 2008 through 2012. The City of Pittsburgh received \$2,000,000.00 directly from HUD via NSP1. Additionally, the Pennsylvania Department of Community and Economic Development (DCED) received allocations of both NSP1 and NSP3 funds of which Pittsburgh received \$4,050,000.00 and \$1,008,397.00, respectively.

NSP funds should be used to repurpose abandoned and foreclosed properties. Specific eligible activities are as follows:

- Establishing financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties;
- Purchasing and rehabilitating homes and residential properties abandoned or foreclosed;
- Establishing land banks for foreclosed homes;
- Demolishing blighted structures; and
- Redeveloping demolished or vacant properties.

The City successfully spent all of its prior year NSP funds on eligible activities. Currently, DCED needs to reprogram approximately \$3.1 million of prior year NSP funds that other municipalities were not able to spend in a timely fashion. Therefore, DCED issued an application to reallocate the funds to municipalities which have successfully spent their prior year funds. The application was due on June 11, 2018. The City of Pittsburgh, in conjunction with the Authority, applied for \$2,000,000.00 for the acquisition, rehabilitation, and resale of foreclosed and abandoned properties. On May 31, 2018, the URA conducted a public meeting whereby it received feedback and ideas from community development corporations regarding the use of the funds.

If awarded the NSP funds, the City will enter into a Cooperation Agreement with the Authority for the administration of the funds.

Mr. Acklin asked about the status of Neighborhood Stabilization Program (NSP). Mr. Cummings stated that the goals were met committing to renovating and selling the targeted houses in various areas. Mr. Acklin asked if there will be more area coverage if the program is successful. Mr. Cummings answered "yes," contingent on receipt of the full \$2,000,000.00.

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

RESOLUTION NO.177 (2018)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the administration of the Neighborhood Stabilization Program (NSP) funds for repurpose, abandoned and foreclosed properties 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.

9. Housing - Multifamily Tax Exempt Financing

- a. Lincoln-Lemington – Former Lemington Home for the Aged Building - Engagement of Eckert Seamans Cherin & Mellott, LLC as bond counsel.
- b. Hill District – Western Restoration Center - Engagement of Dinsmore & Shohl, LLP as bond counsel.
- c. Northside – Northside Properties Residences Phase II - Engagement of Cohen & Grigsby, P.C. as bond counsel.

Mr. Rubinstein requested Board approval of the above items.

Mr. Cummings stated that authorization is requested to engage bond counsel(s) to represent the Authority in three (3) separate proposed multi-family revenue bond transactions. The Authority issued Request for Proposals (RFP) for each project to the seven (7) firms on the Authority pre-qualified slate. Four (4) proposals were received for two (2) project and three (3) proposals were received for one project. The proposals were reviewed by representatives of the housing, finance and legal departments. The above firms are being recommended based on price and qualifications. Each firm's fees will be paid from the respective bond issuance. Details for each of the projects is summarized below.

Lemington Home for the Aged

At the December 14, 2017 Authority board meeting, the Authority took official action pursuant to Resolution No. 347 (2017) to register the intent to issue multifamily debt in the amount of up to \$6.0 million for the redevelopment of the former Lemington Home for the Aged building located at 1625 Lincoln Avenue in the Lincoln Lemington neighborhood. The project entails the acquisition and rehabilitation of the subject property into 54 units of affordable senior housing plus first floor commercial space to include an adult day care and community clinic. Residents from the adjacent Eva P. Mitchell senior apartment building will also have access to the adult day care services.

Authorization is now requested to engage Eckert Seamans Cherin & Mellott, LLC to serve as the Authority's bond counsel for the development. The firm is located at U.S. Steel Tower, 600 Grant Street, 44th floor, Pittsburgh, PA 15219. The primary contact for this transaction will be Sara Davis Buss. The estimated fee is \$30,000 plus costs.

The estimated project cost is \$8.05 million (with total project costs up to a maximum of \$9,500,000). The permanent financing plan will require a new \$3.6 million permanent first mortgage, \$2.9 million in low income housing tax credit (LIHTC) equity, and an HACP gap financing loan in the amount of \$1.55 million.

The current owner is 1625 Lincoln LLC. The developers are Ralph A. Falbo, Inc. and AWK Development. The proposed new ownership entity is Redo1625 LP, which is a to-be-formed Pennsylvania Limited Partnership consisting of Ralph A. Falbo, Inc. and AWK Development. Michael Polite, of Ralph A. Falbo, Inc., is the Chief Operating Officer of the Managing General Partner.

Western Restoration Center

At the May 10, 2018 Authority board meeting, the Authority took official action pursuant to Resolution No. 147 (2018) to register the intent to issue multifamily debt in the amount of up to \$4.1 million for the redevelopment of the former Tuberculosis Hospital building located at 2851 Bedford Avenue in the Middle Hill district neighborhood. The project entails the acquisition, reconfiguration and substantial historic rehabilitation of three (3) buildings into 24 units of affordable senior housing. Additionally, approximately 4,500 square feet of the ground floor of the existing adjacent Milliones Manor building will be redeveloped to create commercial space for an adult day care center.

Authorization is now requested to engage Dinsmore & Shohl LLP to serve as the Authority's bond counsel for the development. The firm has a local office at One Oxford Center, 301 Grant Street, Suite 2800, Pittsburgh, PA 15219. The primary Authority contacts for this transaction will be Sujyot S. Patel from the Cincinnati office and Christopher Brewer from the Pittsburgh office. The estimated fee is \$29,250 plus costs.

The estimated project cost is \$6,696,000. The preliminary permanent financing plan contemplates a new \$1,855,000 permanent first mortgage, \$2,397,000 in Low Income Housing Tax Credit (LIHTC) equity, \$961,000 in Historic Tax Credit equity, \$100,000 in a Seller Note (or other URA financing), and an HACP gap financing loan in the amount of \$1,312,000 million.

The developer is Ralph A. Falbo, Inc. The proposed new ownership entity is Western Restoration LP – a-to-be-formed Pennsylvania Limited Partnership consisting of Ralph A. Falbo, Inc. as the managing General Partner. Michael Polite is the Chief Operating Officer of Ralph A. Falbo, Inc.

Northside Properties Residences Phase II

At the April 12, 2018 Authority board meeting, the Authority took official action pursuant to Resolution No. 118 (2018) to register the intent to issue multifamily debt in the amount of up to \$23.9 million for the redevelopment of Northside Properties Residences Phase II. The project entails the acquisition and substantial historic rehabilitation of approximately 124 scattered site affordable housing units in several Northside neighborhoods.

Authorization is now requested to engage Cohen & Grigsby, P.C to serve as the Authority's bond counsel for the development. The firm has is located at 625 Liberty Avenue, Pittsburgh, PA

15222. The primary Authority contact for this transaction will be Andrew C. Maher. The estimated fee is \$35,000 plus costs.

The estimated project cost is \$36.2 million. The preliminary proposed financing includes an \$11 million first mortgage, Federal Historic Tax Credit (HTC) equity of \$3.8 million, 4% Low Income Housing Tax Credit (LIHTC) equity of \$12 million, seller financing of \$5 million, interim income, an escrow transfer, requested Urban Redevelopment Authority (URA) subordinate financing of \$1.1 million, a \$2.0 million loan from Bridgeway Capital and other to be identified sources.

The current owner of the North Side Properties is a limited partnership called North Side Associates. An entity controlled by Robert Mistick is the general partner. Northside Properties Residences II LLC (NPRII), is a new entity that will be created to purchase and redevelop the Phase II properties. Robert Mistick and Sarah Mistick are the principals of managing member of the new Phase II ownership entity.

Mr. Gainey stated that he was pleased that this project is moving forward.

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

RESOLUTION NO. 178 (2018)

RESOLVED: That the engagement of Eckert Seamans Cherin & Mellott, LLC as bond counsel for the Lemington Home for the Aged project, with fees to be paid from the bond issuance, 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.

RESOLUTION NO. 179 (2018)

RESOLVED: That the engagement of Dinsmore & Shohl, LLP as bond counsel for the Western Restoration Center project, with fees to be paid from the bond issuance, 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.

RESOLUTION NO. 180 (2018)

RESOLVED: That the engagement of Cohen & Grigsby, P.C. as bond counsel for the Northside Properties Residences Phase II project, with fees to be paid from the bond issuance, 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. Homewood – 6957 Hamilton Avenue

- a. Agreement of sale with Nena Alexander for the acquisition of Block 125-M, Lot 324, in the 12th Ward for \$59,000.00, plus costs.

Mr. Rubinstein requested Board approval of the above item.

Mr. Clark stated that authorization is requested to enter into an agreement of sale for the acquisition of Block 125-M, Lot 324, in the 12th Ward, for \$59,000.00, plus costs. This property is located on the corner of Hamilton Avenue and North Murtland Street and is a two-story, mixed-use building that is currently vacant. The total lot area is approximately 1,276 square feet.

The funding source for this acquisition is Leased Land or Homewood Project Funds.

Nina Alexander is Executrix of the Estate of Bettie Pressley with a mailing address of 6535 Apple Avenue, Pittsburgh, PA 15206.

There was no discussion among the Members.

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

RESOLUTION NO.181 (2018)

RESOLVED: That the acquisition of Block 125-M, Lot 324, in the 12th Ward, from Nena Alexander, for \$59,000.00 plus costs, payable from Leased Land or Homewood Project Funds, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute an agreement of sale and all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

11. Manchester – 1815 Fulton Street

- a. Agreement of sale with Pittsburgh Housing Development Corporation for the acquisition of Block 22-F, Lot 156, in the 21st Ward, for an amount not to exceed \$5,000.00 plus costs.

Mr. Rubinstein requested Board approval of the above item.

Mr. Clark stated that authorization is requested to acquire the above-listed property, an approximately 990 square foot parcel improved with a vacant structure located at 1815 Fulton Street in Manchester. The property was acquired by the Pittsburgh Housing Development Corporation ("PHDC") at the October 2017 Treasurer's Sale. The purchase price is not to exceed \$5,000.00 plus costs, and the funding source is Leased Land or Residential Land Reserve Fund.

The property is being acquired for future redevelopment.

PHDC is a nonprofit housing development corporation with an address of 200 Ross Street, 10th Floor, Pittsburgh, PA 15219.

There was no discussion among the Members.

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

RESOLUTION NO.182 (2018)

RESOLVED: That the acquisition of Block 22-F, Lot 156, in the 21st Ward, from Pittsburgh Housing Development Corporation, for \$5,000.00 plus costs, payable from Leased Land or Residential Land Reserve Fund is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute an agreement of sale and all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

12. Larimer – Tech Incubator Parking

- a. Acquisition of publicly owned property known as Block 125-A, Lot 277, in the 12th Ward, for \$1.00 plus costs.

Mr. Rubinstein requested Board approval of the above item.

Mr. Clark stated that authorization is requested to acquire the above-listed parcel, which is owned by the City as Trustee for the Three Taxing Bodies (3TB) by virtue of Treasurer's Sale for tax delinquency. The parcel, which is located at 220 Auburn Street in Larimer and contains approximately 8,478 square feet, will be acquired for \$1.00 plus costs using Leased Land funds.

The parcel is being acquired for parking to serve two adjoining warehouses that Icon Holdings Pgh, LLC, plans to redevelop into a tech incubator.

There was no discussion among the Members.

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

RESOLUTION NO. 183 (2018)

RESOLVED: That the acquisition of Block 125-A, Lot 277, in the 12th Ward, from the City of Pittsburgh, for \$1.00 plus costs, payable from Leased Land funds, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute an agreement of sale, a deed, and all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

13. California-Kirkbride – Northside Properties Residences III LLC

1. Acquisition of publicly owned property known as Block 22-H, Lot 194, in the 25th Ward, for \$1.00 plus costs.

Mr. Rubinstein requested Board approval of the above item.

Mr. Clark stated that authorization is requested to acquire the above-listed parcel, which is owned by the City as Trustee for the Three Taxing Bodies (3TB) by virtue of Treasurer's Sale for tax delinquency. The parcel, which is located at 1716 Brighton Place in California-Kirkbride and contains approximately 4,330 square feet, will be acquired for \$1.00 plus costs using LLEA and/or Residential Land Reserve Funds.

The parcel is being acquired for Northside Properties Residences III LLC for a scattered site affordable residential development.

There was no discussion among the Members.

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

RESOLUTION NO. 184 (2018)

RESOLVED: That the acquisition of Block 22-H, Lot 194, in the 25th Ward, from the City of Pittsburgh, for \$1.00 plus costs, payable from LLEA and/or Residential Land Reserve Funds, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is authorized to execute an agreement of sale, a deed, and all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

14. Strip District – Strip District Business Loan Program

- a. Allocation of up to \$1,000,000.00 from the Pittsburgh Development Fund program to the Strip District Business Loan Program.

Mr. Rubinstein requested Board approval of the above item.

Mr. Tom Link, Director of the Center for Innovation and Entrepreneurship stated that as part of the Produce Terminal redevelopment efforts, it is suggested that specific support be afforded to local and regional businesses seeking to open in the Produce Terminal and the surrounding Strip District commercial corridor. To that end, the URA is seeking establishment of a revolving public investment fund to support such businesses.

The Strip District Business Loan Fund (“SDBLF”) is designed to stimulate the growth of new and existing businesses in the Strip District. The SDBLF will provide market-rate gap financing to businesses based on determination of need, where the applicant is unable to finance fully the proposed project with equity, bank financing and other private and public financing. The SDBLF is available to qualifying businesses located in the “Lower Strip District Certified Redevelopment Area, #68” approved on September 20, 2011. The area is generally bounded by the Allegheny River to the north; 11th Street to the west; 23rd and 24th streets to the east; and Liberty and Penn Avenues to the south.

The SDBLF will be sourced from Smallman Street TIF proceeds, the City of Pittsburgh, the Commonwealth of Pennsylvania Department of Community and Economic Development, and/or the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) sources.

The \$1,000,000.00 allocation from the Pittsburgh Development Fund will be a funding source for the SDBLF.

Mr. Williamson asked if there are other loan programs that are only available to specific neighborhoods. Mr. Link answered “no.” Mr. Acklin asked how evaluations are made for potential investments. Mr. Link answered that the URA will use the existing Loan Review Committee that meets monthly to underwrite business loans. Mr. Williamson asked if staff can assess and redirect applicants to other programs that are a better fit. Mr. Link answered “yes.”

Upon a motion to approve by Mr. Gaine, seconded by Mr. Williamson, and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 185 (2018)

RESOLVED: That the appropriation of up to \$1,000,000.00 of the Pittsburgh Development Fund (PDF) to The Strip District Business Loan Fund ("SDBLF") is hereby approved.

15. East Liberty - Broad Street Plaza and Roadway Improvements

- a. Conveyance of Block 83-P, Lot 249, in the 11th Ward, the Broad Street Plaza site, to the City of Pittsburgh for \$1.00 plus costs.
- b. Engagement with Klavon Design Associates, Inc., to provide design and engineering service for the Broad Street Plaza and Roadway Improvement project in an amount not to exceed \$170,000.00.
- c. Authorization to request and accept funding from ELTRIDRA to pay for design and engineering services for the Broad Street Plaza and Roadway Improvement project in an amount not to exceed \$170,000.00.

Mr. Rubinstein requested Board approval of the above items.

Ms. Susheela Nemani-Stanger, Director of Economic Development stated that the Authority is the owner of a .35-acre parcel at the corner of Broad St. and N. Highland Ave, Block 83-P, Lot 249. The Authority is endeavoring to redevelop this underutilized property into a public asset that will benefit residents, new and existing businesses, and visitors in exemplary ways. Located in the heart of East Liberty, this site has the potential to become a dynamic public plaza that enhances the business district experience through attractive open space and public gathering opportunities.

Authorization is requested to convey the property to the City of Pittsburgh for \$1.00. Once the Authority has constructed Broad Street Plaza, the property will be sold to the City so that the plaza can be maintained as public park.

Authorization is also requested to enter into an agreement with Klavon Design Associates, Inc. in an amount not to exceed \$170,000.00. Klavon Design Associates, Inc. will lead a robust community engagement process and provide engineering and landscape architectural services to develop a preferred design for the Plaza. The consultant will also be responsible for permitting, development of bid documents, and services during construction.

The Authority released a Request for Proposals (RFP) on April 12, 2018 from qualified consultant firms. On May 10, 2018 fourteen (14) proposals were submitted. The Authority engaged in an extensive consultant review process to recommend the preferred proposal to the Authority Board. The consultant review committee included representation from the East Liberty

Chamber, ELDI, Representative Gainey's Office, Councilman Burgess's Office, the Department of Mobility and Infrastructure, the Department of Public Works, and Authority staff.

Klavon Design Associates, Inc., is recommended by the Review Committee as the most qualified firm for the Broad Street Plaza and Roadway Improvement project. Their team has an existing understanding of the site conditions and stakeholders. In addition, the team brings vast experience in transforming underutilized spaces into thriving, programmable urban spaces. Example projects include Market Square and Academic Village Plaza at Point Park University.

The Klavon Design Associates, Inc., contract will achieve 100% MWBE utilization:

MBE participation – 18%:

Tri-State Design and Development, Inc., 9 East Main Street, Carnegie, PA 15106
Hiroo K. Patel, President

WBE participation – 82%:

Klavon Design Associates, Inc., 48 South 15th Street, Pittsburgh, PA 15203
Dina Cole Klavon, President

Rhea Engineering & Consultants, Inc., 441 Mars Valencia Road, Valencia, PA 16059
Marcella G. Johnson, President

The contract is expected to span 8 to 12 months.

The funding source for this contract is ELTRIDRA and/or other project funds. The Authority is seeking authorization to request funds from ELTRIDRA at this time. The Authority will use the General Fund as a fronting source. East Liberty TRID legislation was approved in 2013, which allocates projected, pledged tax increment from the Hotel Indigo development for the Broad Street Plaza project for a period of 20 years. The East Liberty TRID Revitalization Authority administrates the TRID Implementation Plan.

Principal:

Dina Cole Klavon, Principal
Klavon Design Associates, Inc.
48 South 15th Street
Pittsburgh, PA 15203
412-394-1181

Mr. Gainey asked if there will be an intense community engagement process. Ms. Nemani-Stanger answered "yes." Mr. Gainey stated that he wanted to make sure and this engagement process remains diverse. Mr. Acklin asked about the leadership of the engagement process. Ms. Nemani-Stanger answered that the Authority and Klavon Design Associates will take the lead in this process.

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

RESOLUTION NO. 186 (2018)

RESOLVED: That the conveyance of Block 83-P, Lot 249, in the 11th Ward, the Broad Street Plaza site, to the City of Pittsburgh, for \$1.00 plus costs, is hereby approved, and the Executive Director or Director of Finance, on behalf of the Authority, is authorized to take any and all actions and execute such documents as are related and proper to effectuate the terms of the conveyance, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 187 (2018)

RESOLVED: That the engagement of Klavon Design Associates, Inc., for engineering design services for the Broad Street Plaza and Roadway Improvement project, for an amount not to exceed \$170,000.00, payable from ELTRIDRA funds and/or other project 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.

RESOLUTION 188 (2018)

RESOLVED: That acceptance of funds from ELTRIDRA to pay for design and engineering services for the Broad Street Plaza and Roadway Improvement project, for an amount not to exceed \$170,000.00 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.

16. East Liberty/Larimer - Liberty Green Park

- a. Agreement with the Heinz Endowments to accept funds in the amount of \$450,000.00 for Liberty Green Park.
- b. Agreement with Pittsburgh Parks Conservancy to accept a grant in an amount not to exceed \$100,000.00 for Liberty Green Park.

Mr. Rubinstein requested Board approval of the above items.

Ms. Nemani-Stanger stated that the neighborhoods of Larimer and East Liberty are the site of a Federal Choice Neighborhoods Implementation Grant award in the amount of \$30,000,000.00 for the comprehensive redevelopment of the Choice Neighborhoods area. The comprehensive redevelopment will focus on three core goals/components: housing, people, and neighborhood.

The Authority is charged with implementing the neighborhood component which seeks to address issues of vacant land, public infrastructure needs, and greening/park goals.

As part of the planning process for Choice Neighborhoods a network of parks was recommended as a strategy. The first phase park, Liberty Green, has been identified as the approximate 3.25-acre site at the corner of Larimer Avenue and Station Street in the East Liberty neighborhood. This site is adjacent to the recently completed 85-unit phase 1 mixed-income housing development and the 150-unit phase 2 mixed income housing development underway. Phase 1 park cost are estimated at \$6,000,000.00; while the entire park costs are estimated at \$22,000,000.00.

At this time, the Authority is seeking authorization to accept funds from the Heinz Endowments in the amount of \$450,000.00. These funds will be used for the construction of Liberty Green Park.

The Authority is also seeking authorization to enter into an agreement with Pittsburgh Parks Conservancy to accept a grant in an amount not to exceed \$100,000.00. In partnership with the URA, Pittsburgh Parks Conservancy received a grant from Colcom Foundation to support the installation of trees within Liberty Green. Pittsburgh Parks Conservancy will convey this funding to the Authority for eligible costs.

Principal:

Rob Stephany, Director Community & Economic Development
The Heinz Endowments
625 Liberty Avenue, 30th Floor
Pittsburgh, PA 15222
Phone: 412-281-5777

Principal:

Heather Sage, Director of Community Projects
Pittsburgh Parks Conservancy
45 South 23rd Street, Suite 101
Pittsburgh, PA 15203-2120
Phone: 412-682-7275

There was no discussion among the Members.

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

RESOLUTION NO. 189 (2018)

RESOLVED: That the acceptance of funds from the Heinz Endowments in the amount of \$450,000.00, for construction costs of the Liberty Green Park Project, 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.

RESOLUTION NO. 190 (2018)

RESOLVED: That the acceptance of a grant from the Pittsburgh Parks Conservancy in the amount of up to \$100,000.00 for eligible costs related to the Liberty Green Park Project, 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.

17. Hays

- a. Acceptance of a grant from the Heinz Endowments for an amount of \$500,000.00 to be used to defray the cost of acquiring Hays Woods, including due diligence, holding, and related costs.

Mr. Rubinstein requested Board approval of the above item.

Ms. Nemani-Stanger stated that the grant from the Heinz Endowments is part of the URA's fundraising efforts to defray the costs associated with the acquisition of 643 acres of land colloquially known as Hays Woods. As intended, most of the land (approximately 553 acres) will be preserved as a park under a DCNR conservation easement. Ownership of the park will be transferred to the City of Pittsburgh upon completion of fundraising efforts. Around 81 acres has been set aside for potential future development.

In June 2016, the URA Board authorized the Authority to acquire the property from Pittsburgh Development Group II, L.P. for an amount of \$5,000,000.00 plus applicable closing, due diligence, holding, and related costs payable through the Pittsburgh Development Fund, City Bond and/or PayGo.

Fundraising efforts to date include obtaining a Community Conservation Partnership Program (C2P2) grant from the Commonwealth of Pennsylvania Department of Conservation and Natural Resources (DCNR) for an amount of \$800,000.00 and a grant from the Western Pennsylvania Conservancy for an amount of \$2,000,000.00. The URA has expended approximately \$5,300,000.00 to date to fund acquisition, due diligence, holding, and related costs. After acceptance of this grant, pending Board approval, the funding gap will be approximately \$1,500,000.00.

Principal:

Andrew S. McElwaine, Vice President, Sustainability
The Heinz Endowments
625 Liberty Avenue
Pittsburgh, PA 15222
Phone: 412-281-5777

Mr. Acklin stated that the Authority Board had approved the acquisition of Hays Woods on the basis that the majority of the cost would be reimbursed by various philanthropic organizations who had committed funds, and this item is a part of that reimbursement. Mr. Rubinstein stated that the Authority committed \$500,000.00 to the acquisition, and had approximately \$5,300,000.00 on acquisition and related costs. Mr. Rubinstein stated that, thus far, the Authority has received \$2,800,000.00 of the commitments made.

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

RESOLUTION NO. 191 (2018)

RESOLVED: That acceptance of a grant from the Heinz Endowments, in the amount of \$500,000.00, to be used to defray the Hays Woods acquisition costs, including due diligence, holding, and related costs, 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.

18. Lawrenceville

- a. 62nd Street Industrial Park – Site Preparation Contract No. 3 - Next Construction, Incorporated – for an increase of up to \$20,000.00, for a new total amount not to exceed \$900,375.87

Mr. Rubinstein requested Board approval of the above item.

Mr. Marty Kaminski, Director of Engineering and Construction stated that authorization is requested to amend the October 20, 2016 Agreement with Next Construction Inc., (Next) by an amount not to exceed \$20,000.00. Work under this contract included the installation of an electrical conduit in a trench that traversed longitudinally through a property owner's sidewalk to connect traffic signals. This required removal and replacement of the sidewalk. In addition to the sidewalk work, this increase will also be used to pay for small concrete walls that were constructed around some of the traffic signal poles, located adjacent to the slope at the back of sidewalk. This is the second amendment presented to the Board for this project (Resolution No. 9, 2018).

The total amount of the Agreement after this Amendment will not exceed \$900,375.87. Next Construction Inc. is located at 2289 Cramden Road, Pittsburgh, PA 15241. James Deluliis is the President.

Project Funding is provided by Project Fund - 62nd Street Tippins.

There was no discussion among the Members.

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

RESOLUTION NO. 192 (2018)

RESOLVED: That amendment of the Agreement with Next Construction Inc., (Next), dated October 20, 2016 for additional work on signalized intersection improvements, for an increase of up to \$20,000.00, for a total Agreement amount not to exceed \$900,375.87, 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 the same and affix the seal of the Authority thereto.

19. Citywide

- a. Appointment of a slate of firms to provide facade and residential services citywide.

Mr. Rubinstein requested Board approval of the above item.

Mr. Kaminski stated that the URA issued a Request For Qualifications ("RFQ") for firms to provide facade and residential rehabilitation services throughout the City of Pittsburgh. The URA received responses from 27 firms. The responses were reviewed by an internal committee of URA staff from the Engineering and Construction, Real Estate and Center for Innovation and Entrepreneurship departments as well as the URA's M/WBE Program representative. The URA proposes to appoint all 27 firms to its slate. Of the 27 firms, 4 (15%) are WBE firms and 5 (18%) are MBE firms.

The URA issued this RFQ to expand its list of contractors and give any firm the opportunity to work with the URA. The review committee also grandfathered 23 contractors already working with the URA to the slate.

Slate of new firms:

- Folino Construction
- Merante Contracting, Inc.
- Allegheny Fence Construction Company, Inc.
- Alison Park Contractors, Inc.

- AMD Contracting LLC
- AW Painting & Construction
- Banks Gas Services, Inc.
- Center for Employment Opportunities
- Cilenti Construction, Inc.
- Dagostino Electronic Services, Inc.
- Edge Painting
- Fairchance Construction Co.
- Frank J. Zottola Construction, Inc.
- Gregori Construction, Inc.
- J.K. Johnston, Ltd.
- KU Resources, Inc.
- LM&R Excavating, LLC
- Low Country Building Solutions
- MaconEverythingPossible, Inc.
- McElwain Mechanical Solutions, LLC
- Odd Jobs Property Maintenance
- Pella Windows and Doors
- Pugliano Construction Co., Inc.
- Shannon Staley and Sons
- Signature Control Systems
- SYR Construction
- Waller Corporation

The URA will negotiate individual engagements with firms on the slate as services are needed and based on price and expertise.

Mike DeBona, of AMD Contracting LLC, was present. Ms. Lisa Moses also mentioned that Rondeea Moore, of Center for Employment Opportunities, was present.

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

RESOLUTION NO. 193 (2018)

RESOLVED: That the appointment of the following firms to provide facade and residential services citywide is hereby approved:

- Folino Construction
- Merante Contracting, Inc.
- Allegheny Fence Construction Company, Inc.
- Alison Park Contractors, Inc.
- AMD Contracting LLC

- AW Painting & Construction
- Banks Gas Services, Inc.
- Center for Employment Opportunities
- Cilenti Construction, Inc.
- Dagostino Electronic Services, Inc.
- Edge Painting
- Fairchance Construction Co.
- Frank J. Zottola Construction, Inc.
- Gregori Construction, Inc.
- J.K. Johnston, Ltd.
- KU Resources, Inc.
- LM&R Excavating, LLC
- Low Country Building Solutions
- MaconEverythingPossible, Inc.
- McElwain Mechanical Solutions, LLC
- Odd Jobs Property Maintenance
- Pella Windows and Doors
- Pugliano Construction Co., Inc.
- Shannon Staley and Sons
- Signature Control Systems
- SYR Construction
- Waller Corporation

20. 2018-2019 HOME Cooperation Agreement with the City of Pittsburgh

- a. Amendment of Resolution Number 14 (2018) to increase the 2018-2019 HOME allocation from \$1,700,000.00 to \$2,362,447 plus an estimated \$500,000.00 of HOME program income.

Mr. Rubinstein requested Board approval of the above item.

Mr. Tom Short, Director of Finance stated that at the January 11, 2018 Board of Directors meeting, the URA was authorized to enter into a Cooperation Agreement with the City of Pittsburgh for the transfer of up to \$1,700,000.00 for the Federal HOME Program for the 2018-2019 program year. This amount was estimated based on the City's prior year HOME allocation from the U.S. Department of Housing and Urban Development ("HUD"). The federal government has since increased the amount of funding available for the HOME program in the current budget year. Accordingly, the allocation from HUD to the City increased by \$662,447.00 to a new total of \$2,362,447.00.

Authorization is requested to amend the approval for the increase of \$662,447.00 for the HOME program for the 2018-2019 program year. The URA has also estimated its HOME program income to be \$500,000.00 for the 2018-2019 program year.

HOME funding provides affordable rental and for-sale housing production for low and moderate-income residents through the Rental Housing Development and Improvement Program (RHDIP) and Pittsburgh Housing Construction Fund (PHCF) respectively, operating grants to Certified Housing Development Organizations ("CHDO") - and allows up to 10% (of new allocation and program income) for program administration.

There was no discussion among the Members.

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

RESOLUTION NO.194 (2018)

RESOLVED: That Resolution No. 14 (2018) is hereby amended to increase the 2018-2019 HOME allocation from \$1,700,000.00 to \$2,362,447.00 plus an estimated \$500,000.00 of HOME program income.

21. Redemption of Single Family Mortgage Bonds 2006 C Series -\$920,000.00

Mr. Rubinstein requested Board approval of the above item.

Mr. Short stated that the Authority is requesting approval to redeem \$920,000.00 of Single Family Mortgage Revenue Bonds from the 2006 Series C in July of 2018.

As part of the Authority's standard bond maintenance program, the Authority has determined the amount of income from prepayments and excess revenue will be available to pay down future debt. In accordance with the Indenture, these receipts are to be used for the early Redemption of Bonds. The economic benefit of calling the Bonds is estimated at over \$209,000.00 in interest savings over the term of the Bonds shown below:

\$920,000.00 principal amount 2006 Series C

The payoff of debt interest rates ranges from 4.4% to 4.8% with a maturity ranging from 2019 to 2028. This debt reduction is following the 10-year rule established for the Mortgage Revenue Bond parity indenture.

There was no discussion among the Members.

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

RESOLUTION NO.195 (2018)

**Re: REDEMPTION OF
SINGLE FAMILY MORTGAGE REVENUE BONDS**

WHEREAS, the Urban Redevelopment Authority of Pittsburgh (the "Authority") has heretofore previously issued its Single-Family Mortgage Revenue Bonds to carry out its Pittsburgh Home Ownership Program and Pittsburgh Housing Recovery Program (the "Program"); and

WHEREAS, to carry out the Programs, the Authority has determined that it will be necessary for the Authority to affect a redemption of certain Mortgage Revenue Bonds pursuant to the Special Redemption Provisions thereof and in connection therewith for the Authority to authorize such other actions in connection with the foregoing as are necessary.

NOW, THEREFORE, BE IT RESOLVED, that the Authority hereby authorized and directs that the following series of Mortgage Revenue Bonds in the principal amounts set forth below are to be redeemed from moneys attributable to prepayments (and scheduled amortization payments on First Mortgage Loans and excess revenues).

\$920,000.00, principal amount, of Mortgage Revenue Bonds, 2006 Series C

The Board of Directors hereby authorizes, ratifies, and approves all actions to be taken to accomplish such redemption. The maturities to be redeemed shall be selected by the Director of Finance.

ADOPTED by the Urban Redevelopment Authority of Pittsburgh the 14th day of June 2018, lawful session regularly assembled.

22. MWBE Policies and Procedures

1. Presentation of Policy

Mr. Rubinstein requested Board approval of the above item.

Mr. Rubinstein stated that in 2016, the Urban Redevelopment Authority of Pittsburgh (URA) issued a request for proposals to hire a consultant to review its Minority and Women Business Enterprise (MWBE) Program. The URA awarded the contract to Exstare Federal Services (Exstare), owned by Nancy West. Upon extensive review of the URA's program, which included both internal and external analysis, Exstare provided several key recommendations to the URA. One recommendation included the hiring of a program officer to oversee the implementation of the strategies outlined in the plan. In 2017, the URA hired a MWBE program officer to modernize the URA's MWBE programmatic infrastructure and address the business development needs of diverse firms looking to participate in the City of Pittsburgh's changing economy. The URA's

MWBE Program Office has developed policies and procedures to further strengthen the program. The proposed policy is being presented today; formal adoption will be requested at July's board meeting.

Policy Overview

The URA has established the **MWBE Notification Policy, MWBE Planning Policy, MWBE Utilization by Department Policy, Good Faith Effort Waiver Policy**, and corresponding procedures in an effort to encourage and facilitate MWBE participation on URA projects and contracts. The MWBE Program Office will provide oversight and evaluation of adherence to these policies and procedures. Policies will be revisited and revised on an annual basis. Amendments will be made as warranted.

Policy Highlights:

- The MWBE Program Office requires direct involvement in construction/development projects with total project costs of \$250,000.00 or more, and/or professional services contracts of \$75,000.00 or more. A Minority Workforce Inclusion plan must be also provided for any construction/development projects with total project costs of \$500,000.00 or greater.
 - MWBE Program Office must be involved in the drafting and release of all solicitation requests to ensure MWBE policy alignment.
 - MWBE Program Office must be included on the proposal review and selection committees to ensure MWBE compliance.
- The URA requires project owners, developers, borrowers, and contractors to comply with the MWBE planning process which occurs in three phases. The requirements must be met prior to advancing to the board and/or a closing:
 - MWBE Narrative – informs the URA as to how MWBE will be handled
 - Preliminary Plan – provides an initial, numerical projection of MWBE participation for URA approval
 - Final Plan - provides a final, numerical projection of MWBE participation for compliance monitoring
- On an annual basis, each Authority Department's goal will be to meet and/or exceed 18% MBE and 7% WBE utilization on all procurement of goods and services.
- The URA requires project owners, developers, borrowers, and contractors to demonstrate good faith effort to meet and/or exceed the City of Pittsburgh's goal of 18% for Minority Business Enterprises (MBEs), 7% Women Business Enterprises (WBEs) , and 12% Minority Workforce Inclusion (MWI) for any contract reaching the aforementioned thresholds. Waivers are available in instances where a clear demonstration of good faith effort has been made to meet each goal.

Programmatic Accomplishments to Date

Examples of the MWBE Program's accomplishments are:

- Increased internal viability and external visibility of the program;
- Greater oversight in the development of MWBE plans for large-scale projects;
- Established objective criteria for the good faith effort standard;
- Aided in the design and implementation of a micro-loan fund and technical assistance framework needed to address the working capital and business development needs of small and diverse firms;
- Revamped the URA's façade and home renovation contractor programs to include more MWBE firms;
- Greater accountability to MBE and WBE firms by ensuring that such firms are utilized on contracts as proposed in MWBE plans and that MWBE plans are not changed without providing a written justification;
- Implemented technological improvements to ensure MWBEs receive timely notification of bid opportunities;
- Began providing developers with an independently curated list of certified MBE and WBE firms to increase MWBE participation on URA contracts; and
- Facilitated and attended several workshops and networking events designed to increase the social capital of MWBEs and to also connect MWBEs with revenue generating opportunities.

Mr. Gainey recognized Ms. Walker's hard work. He asked if there was a way to evaluate firms on their commitment to the MWBE program. Mr. Rubinstein answered that there is a monitoring system in place. Mr. Gainey requested an update on existing compliance. Mr. Williamson asked if the Authority Board would be notified of any labor issues. Ms. Walker answered in the affirmative. Mr. Gainey would like to see recognition of new MWBE firms that are doing business with the Authority. Ms. Walker stated that a communication strategy is being developed around the MWBE program in alignment with equity work that is being done.

AGENDA "B"

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

1. CDBG 2016-17 Reallocation of Funds
Reallocate up to \$140,000.00 from 2016-17 CDBG Pittsburgh Entrepreneurs Support Program to the Streetface Program.

RESOLUTION NO. 196 (2018)

RESOLVED: That the reallocation of \$140,000.00 of the 2016-2017 Pittsburgh Entrepreneurs Support Program to the Streetface Program is hereby approved.

2. Paygo 2017 Reallocation of Funds
Reallocate up to \$25,000.00 from 2017 Paygo Pittsburgh Entrepreneurs Support Program to the Storefront Renovation Program.

RESOLUTION NO. 197 (2018)

RESOLVED: That the reallocation of \$25,000.00 of the 2017 Paygo Pittsburgh Entrepreneurs Support Program to the Storefront Renovation Program is hereby approved.

3. UDF State Repayments Reallocation of Funds
Reallocate up to \$100,000.00 from UDF State Repayments to the Storefront Renovation Program.

RESOLUTION NO. 198 (2018)

RESOLVED: That the reallocation of \$100,000.00 from the UDF State Repayments to the Storefront Renovation Program is hereby approved.

4. Micro-Enterprise Loan Fund – Disclosure
Christine Summits, wife of Josh Summits, an employee with the URA, is applying for the URA Micro-Enterprise Loan Fund.

RESOLUTION NO. 199 (2018)

RESOLVED: That submission of an application from Christine Summits, wife of Josh Summits for the URA Micro-Enterprise Loan Fund is hereby approved.

5. Beechview - 200
Authorization to rescind Resolution No. 3 (2016), which approved the proposal and form of disposition contract for the sale of Block 35-G, Lot 24, in the 19th Ward, to Atlas Development Co., LLC, for \$50,000.00 plus costs.

RESOLUTION NO. 200 (2018)

RESOLVED: That Resolution No. 3 (2016), relating to the proposal and form of disposition contract for the sale of Block 35-G, Lot 24, in the 19th Ward, to Atlas Development Co., LLC, for \$50,000.00 plus costs, is hereby rescinded.

6. Larimer

Authorization to amend Resolution No. 116 (2017), which approved acquisition of Block 124-J, Lot 196, in the 12th Ward, from Pittsburgh Housing Development Corporation for \$12,475.15, plus costs, payable from Leased Land, Larimer Project Funds and/or other funds, to increase the purchase price to an amount not to exceed \$17,000.00, plus costs.

RESOLUTION NO. 201 (2018)

RESOLVED: That Resolution No. 116 (2017) is hereby amended to increase the purchase price to an amount not to exceed \$17,000.00, plus costs.

7. Mount Washington

Authorization to ratify a Certificate of Completion for John J. DeFazio and Pauline DeFazio for Block 4-L, Lot 192, in the 19th Ward and authorization to return the Good Faith Deposit (sideyard - 448 William Street).

RESOLUTION NO. 202 (2018)

RESOLVED: That ratification of the issuance of a Certificate of Completion to for John J. DeFazio and Pauline DeFazio for Block 4-L, Lot 192, in the 19th Ward, and return of the Good Faith Deposit (sideyard - 448 William Street) are hereby approved, and the Executive Director or the Director of Finance, on behalf of the Authority, is hereby authorized to execute said Certificate of Completion, and the Secretary or the Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.


8. Pittsburgh Technology Center

Authorization to execute a Certificate of Completion for the Commonwealth of Pennsylvania for Block 29-F, Lot 31, in the 4th Ward (commercial construction - University of Pittsburgh Center for Biotechnology and Bioengineering, 300 Technology Drive).

RESOLUTION NO. 203 (2018)

RESOLVED: That issuance of a Certificate of Completion to the Commonwealth of Pennsylvania for Block 29-F, Lot 31, in the 4th Ward, and return of the Good Faith Deposit Ward (commercial construction - University of Pittsburgh Center for Biotechnology and Bioengineering, 300 Technology Drive) are hereby approved, and the Executive Director or the Director of Finance, on behalf of the Authority, is hereby authorized to execute said Certificate of Completion, and the Secretary or the Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

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


Assistant Secretary

