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

October 11, 2018 – 2:00 P.M., E.D.S.T.

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

Staff Present: Rubinstein, Cummings, Short, Nemani-Stanger, Kaminski, Clark, Link, Chintalapalli, Smith Perry, Powell, Saladna, Moses, Edwards, Meier, Mitchell, Miller, Reid, Bohince, Madden, Fedorek, Howe, Fitzgibbons, Thomas, Taylor and Schacht

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

1. Executive Session
   a. Mr. Acklin announced that an Executive Session was held prior to the Board meeting regarding an organizational strategy discussion, update on the current 412 (former 420) Boulevard of The Allies site, update on the Hunt Armory site, general City issues and employment matters.

2. General
   a. Approval of the Minutes of the Regular Board Meeting of September 13, 2018.

3. Announcements
   a. RFP’s, RFO’s and Bids
      i. Request for proposals (RFP) for Tier 1 of the LandCare Tier Program.
   b. Mr. Rubinstein announced that an MWBE 2018 Open House networking event will be held by the Authority, the Housing Authority of the City of Pittsburgh and the City of Pittsburgh on October 18, 2018 at 9:30 AM at 412 (former 420) Boulevard of the Allies for all developers, contractors and subcontractors.
   c. Mr. Rubinstein announced that the annual 2018 Rail Volution Conference regarding transportation issues will be held in Pittsburgh on October 21-24, 2018.
   d. Mr. Rubinstein announced that the Authority played a role in five of the six awardees that had received 2018 Urban Land Institute Placemaking Awards.
e. Mr. Rubinstein announced that the Authority received a Silver Award at the 2018 International Economic Development Council for the Authority’s PGH lab program in the entrepreneurship category.

f. Mr. Rubinstein announced the grand opening of the Hotel Indigo at the Pittsburgh Technology Center site and the beginning of construction on another site being developed by Burns & Scalo.

g. Mr. Rubinstein announced Walnut Capital’s groundbreaking on Bakery Square’s final parcel for Philips Respironics.

h. Mr. Rubinstein announced the completion of Phase II of the Summerset at Frick development.

i. Mr. Rubinstein announced the Susquehanna Homes ribbon cutting.

j. Mr. Rubinstein announced that a ground blessing ceremony was held on September 26, 2018 at the August Wilson House.

k. Mr. Rubinstein announced that the Authority’s Equity Working Group received a Vibrant Pittsburgh Group Award for regional impact.

l. Mr. Rubinstein announced Hillcrest Senior Residence in Carrick, developed by the Community Builders, received Affordable Housing Finance’s Reader’s Choice Award for green building.

4. **Point Breeze North – Lexington Technology Park**

a. Exclusive negotiations with Lexington Partners of Pittsburgh, LLC (the “Partners”) for a period of sixty (60) days with a possible sixty (60) day extension for the sale of a portion of the Lexington Technology Park, commonly referred to as the N. Lexington Parcel:

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b. Exclusive negotiations with Lexington Partners of Pittsburgh, LLC (the “Partners”) for a period of sixty (60) days with a possible ten (10) month extension for a portion of the Lexington Technology Park commonly referred to as the N. Homewood Parcel:
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Mr. Rubinstein requested Board approval of the above items.

Mr. Robert Rubinstein, Executive Director stated that the Lexington Technology Park is a 16.5-acre site in the Point Breeze North neighborhood adjacent to Homewood Station on the Martin Luther King Jr. East Busway. The site is divided by N. Lexington Street.

The western portion of the site (the “N. Homewood Parcel”), between N. Homewood Avenue and N. Lexington Street, is adjacent to Point Breeze North’s residential area. This area of the site is approximately 4.44 acres including: a large parking field along N. Homewood Avenue; and two single family residences (7230 and 7228 McPherson Boulevard), which are adjacent to the existing parking lot.

The area to the east of N. Lexington Street (the “N. Lexington Parcel”) is approximately 12.1 acres. This area of the site is adjacent to Point Breeze North’s light industrial area. The N. Lexington Parcel includes two existing buildings with a combined total of 310,000 rentable square feet and a large parking area that fronts Meade Street.

The URA issued a Request for Proposals (“RFP”) for the entire site on March 13, 2018. The goal of this RFP was to select a respondent(s) who can complete a high-quality transit-oriented development that includes both mixed-income housing and quality job opportunities. Proposals were due on May 14th, and the URA received seven proposals.

**RFP and Community Engagement Process**
The URA led a robust community engagement process throughout the Lexington Technology Park process emphasizing sound planning, active participation, and communication. An overview is outlined below:

- July 2017: URA Board Authorization to Release an RFP
- Oct. 2017: Community Site Tour of Lexington Technology Center
- Nov. - May 2017/18: URA Hosted/Attended 8 Community Update Meetings
- March 13, 2018: Release of RFP
- May 14, 2018: RFP Responses Due – 7 Responses Received
- June 14, 2018: Developer Shortlist Community Meeting
- July 2018: URA Hosted Community Update Meeting
- September 2018: Survey / URA and DCP Hosted Community Meeting
**Community Planning** – Since 2011, the URA has led two community planning strategies that provide direction for the redevelopment of Lexington Technology Park – Bridging the Busway and the Homewood Transit Oriented Development Study. The community plans shaped the goals of the RFP and are referenced in the document. In addition, the RFP included a Point Breeze North Neighborhood Statement outlining neighborhood goals for the project following several community discussions on the future of Lexington Technology Park.

**Community Meetings** – With the announcement of the URA’s intention to redevelop Lexington Technology Park, the URA has led or attended monthly community meetings to get feedback on the future redevelopment of the site, communicate the URA’s disposition process, share presentations from shortlisted developers, and provide general updates on the project status. Throughout the RFP process the URA led one (1) community site tour, hosted seven (7) public meetings, and attended five (5) neighborhood meetings.

**Project Website** – The City of Pittsburgh hosts a Lexington Technology Park website with up-to-date information including project schedule, public meeting notifications, site history, and the URA disposition process.

Website: pittsburghpa.gov/Lexington-tech-park

**RFP Review Committee**
A Lexington Technology Park Review Committee (“Review Committee”) comprised of:

- Two (2) representatives from Point Breeze North Development Corporation;
- One (1) representative from Homewood Community Development Collaborative;
- One (1) representative from Representative Gainey’s Office;
- One (1) representative from the Mayor’s Office;
- One (1) representative from Councilman Burgess’s Office;
- One (1) representative from the Department of City Planning; and
- URA staff of various expertise.

The Review Committee met several times following the receipt of proposals to:

- Thoroughly review and discuss all proposals;
- Tour the adjacent commercial properties owned by proposed commercial developers;
- Develop a shortlist of potential developers;
- Plan for ongoing community discussion;
- Interview shortlisted developers; and
- Make a recommendation to the URA board.

**N. Lexington Parcel (Commercial)**
Partners proposes to rehabilitate the existing commercial buildings for office and light manufacturing and have proposed affordable and flexible lease rates in order to assume and further the URA’s efforts to provide quality job opportunities and affordable space for small and
local businesses. Project costs for the commercial development are expected to be in the $22.6 million range, and no public subsidy is expected.

Following the robust RFP review process the Review Committee came to consensus and recommended that the Authority enter into exclusive negotiations with Partners for the N. Lexington Parcel. Based on this recommendation, authorization is requested to enter into exclusive negotiations with Partners for a period of sixty (60) days with a possible sixty (60)-day extension.

The possible sixty (60)-day extension will be at the discretion of the Executive Director who will consider, among other factors, whether Partners has provided evidence acceptable to the Executive Director that it is proceeding in a satisfactory manner towards the submission of a Redevelopment Proposal Package.

Partners will be required to comply with the URA’s Standard Disposition Process and submit a completed and executed Redevelopment Proposal Package to URA staff at the end of the exclusive negotiations period. This project will be presented to this Board two more times prior to closing.

N. Homewood Parcel (Residential)

Partners’ proposal also includes 125 rental units and 25 for-sale units on the N. Homewood Parcel. The rental units will include 50 affordable units. Partners plans to incorporate the Penn State Edible Teaching Garden into their proposal and plans to apply for 9% Low Income Housing Tax Credits in 2019 to support the financing of these affordable units.

Following the robust RFP review process the Review Committee came to consensus and recommended that the Authority enter into exclusive negotiations with Partners for the N. Homewood Parcel. Based on this recommendation, authorization is requested to enter into exclusive negotiations with Partners for an initial period of sixty (60) days with a possible nine (9) month extension in order to allow the Redeveloper to line up with the application period for the 9% LIHTC application. The possible ten (10) month extension will be at the discretion of the Executive Director who will consider, among other factors, Partners providing evidence acceptable to the Executive Director that it is proceeding in a satisfactory manner towards the submission of a 9% LIHTC application in Fall 2019. Upon complete submission of a 2019 pre-application to PHFA and an acceptable submission of the pre-application to the URA, this Board will be asked to consider an additional period of exclusive negotiations in Fall 2019 to show evidence of site control for the LIHTC application.

Partners is a newly formed MBE-led corporation comprised of Icon Development and KBK Enterprises. The initial ownership of the company will be 51% KBK enterprises and 49% Icon Development Pittsburgh, LLC. Keith B. Key is KBK’s sole owner. Lexington Partners of Pittsburgh LLC expects to exceed the URA’s goal of 18% MBE and 7% WBE participation and have committed to striving for 40% MWBE participation. Lexington Partners of Pittsburgh, LLC has a recruitment process in place to meet this goal and has committed to working with the URA MWBE program
officer throughout this project. Partners has provided an MWBE narrative for this project to the MWBE Program Office.
Lexington Partners of Pittsburgh, LLC has a mailing address of 5877 Commerce St., Suite 109, Pittsburgh, PA 15206. Mr. Jason Lardo and Mr. Keith B. Key are co-managing members.

Jason Lardo, of Icon Development, was present. Mr. Lardo stated that he is looking forward to working with the community, Authority, Lexington Partners and the City on this development. He spoke about the North Point Breeze development.

Keith B. Key, of KBK Enterprises, was also present. Mr. Key stated that this project is unique because of the residential and Lexington Partner commercial developments. He was excited about working with the Authority staff and the community on this development.

Councilman Reverend Ricky Burgess, was present. Reverend Burgess stated that the community process for this development has been one of the most intensive in which he was involved. He is the most excited about the outcome of this development and what the future of potential development for Homewood and Wilkinsburg will be.

Mr. Rubinstein stated that the Authority had received proposals from numerous capable developers. He stated that the challenging factor of this development was community engagement.

Jeff Wetzel, Chairman of the North Point Breeze Development Corporation, was present. Mr. Wetzel stated that they had participated in various meetings with the Authority and community regarding this development and have focused on the needs of the community.

Judith Ginyard, a resident of North Point Breeze, was present. Ms. Ginyard stated that the community residents were more in support of the Action Housing proposal. She stated that the residents are concerned with density, property values, and having a more transparent community process. She is not in favor of this project moving forward.

Mr. Rubinstein stated that Representative Gainey had attended the larger community meetings. He stated that there had been a consensus recommendation around the commercial development and three candidates were short listed for the residential development.

Carmen Brown, a resident of Point Breeze North, was present. Ms. Brown made a statement that is attached.

Randall Taylor, a resident of the City, was present. Mr. Taylor stated that he is not in favor of this development because of future property affordability.
Craig Stevens, a resident of North Point Breeze, was present. Mr. Stevens stated the neighborhood has been rapidly changing in resident diversity and higher incomes. He is not in favor of this development.

Kathryn Romey, a resident of North Point Breeze, was present. Ms. Romey is concerned about density and rising housing costs resulting from this development. She is not in favor of this development.

Adrian Crummel, a resident of Larimer Point, was present. Ms. Crummel is not in favor of any development KBK Enterprises is involved with.

Joshua Wood, a resident, from Bloomfield, was present. Mr. Wood asked about the AMI requirement for the affordable residential units. Mr. Rubinstein answered 60% AMI.

Blyden O Terry, of North Point Breeze Development Corporation, was present. Mr. Blyden iterated objective reasoning that needs to be implemented into the community process. He stated that he was involved in issuing a letter of confidentiality to some of the committee because at the community meetings there were negative rumors about this development. Mr. Acklin stated that the CDC controls its committee’s actions, and the Authority had not issued a non-disclosure agreement to any of the residents. Mr. Rubinstein stated that certain financial information had required confidentiality and therefore an NDA was issued.

Vivian Shaffer, a resident of North Point Breeze, was present. Ms. Shaffer stated that she is concerned about the density and environmental results that would result from this development. She read a letter from Jeff Wetzel that was sent out to the North Point Breeze residents. She thanked Mr. Gainey for his efforts on this development.

Mel Pack, a resident, from South Point Breeze, was present. Mr. Pack is concerned that there are not enough affordable housing units in this development.

Helen Gerhardt, a resident from North Point Breeze and, the Pittsburgh Food Policy Council, was present. Ms. Gerhardt is concerned about the lack of affordable housing and public transportation in the City.

Tom Tendalia, a resident, from North Point Breeze, was present. Mr. Tendalia was concerned about density and the number of affordable units that will be available in the residential development. He feels that the process was not an optimal one. He felt there were not enough discussions about the commercial portion of this development. He felt that there should have been more than one developer involved with the residential and commercial developments. He supports the Action Housing Proposal.

Ms. Cherylie Fuller, a resident of Homewood, was present. Ms. Fuller was concerned about the way the process was approached for this development.
Mr. Acklin stated that the vote today is the beginning of the development process, and that the public engagements will continue.

Mr. Gainey thanked the residents for their appearance today, and the Authority for their engagement with the community on this development. He stated that he understands the issues of density of units and affordability issues on the residential development.

Mr. Williamson thanked the residents for their appearance today. He appreciates the passion the residents have shown for their neighborhoods.

Dr. Hall-Russell stated that she understands the need for a more transparent community process and participated in various conversations to ensure more transparency. She appreciates the responses and passion of the community. She is concerned about the number of affordable units that will be available in this development.

Mr. Gainey asked if there could be a conversation after today’s vote about including more affordable units in this development. Mr. Rubinstein answered that there is some affordable subsidy. Mr. Rubinstein stated that every unit of affordable housing requires additional public subsidy.

Mr. Gainey asked if additional units could be expanded. Mr. Rubinstein explained that expanding the number of units out would interfere with the fabric of the existing community.

Mr. Acklin stated that given the substantial community input on affordability he is requesting more community engagements before a formal proposal is presented to the Authority Board.

Mr. Williamson requested approval of this item with a recommendation from the review committee with a direction to negotiate an increase of the number of affordable units and continue public engagement.

Upon a motion to approve by Dr. Hall-Russell, seconded by Mr. Gainey, and unanimously carried, the following resolutions were adopted:
RESOLUTION NO. 298 (2018)

RESOLVED: That exclusive negotiations with Lexington Partners of Pittsburgh, LLC for the sale of the following properties, for a period of sixty (60) days, with a possible sixty (60) day extension at the discretion of the Executive Director, is hereby approved:

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RESOLUTION NO. 299 (2018)

RESOLVED: That exclusive negotiations with Lexington Partners of Pittsburgh, LLC for the sale of the following properties, for a period of sixty (60) days, with a possible ten (10) month extension at the discretion of the Executive Director, is hereby approved:

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5. **2018 Low Income Housing Tax Credit Applications**

   a. The Authority received the following Low-Income Housing Tax Credit (LIHTC) pre-applications for review:

   i. California Kirkbride – Northside Residences IV
   ii. East Liberty – Garland Park
   iii. East Liberty – Harvard Beatty Street Housing
   iv. Garfield – Garfield Highlands
   v. Garfield – North Negley Residences
   vi. Larimer – Larimer CNI Phase III
   vii. Larimer – Larimer CNI Phase IV
   viii. Middle Hill – New Granada Square Apartments
   ix. Squirrel Hill – Flats on Forward
   x. Troy Hill – Heinz Residences
   xi. Terrace Village – Oak Hill – Burrows Views

   b. Exclusive Negotiations with the following developers for the sale and redevelopment of the following properties, through May 31, 2019 with a one-year extension at the discretion of the Executive Director:

ii. Harvard Beatty Street Housing – TREP Development Group, or a related entity, for Block and Lot 83-P-225 in the 11th Ward.

iii. Garfield Highlands – Garfield Highlands Housing LP, or a related entity, for Block 50-H, Lot 11 and Block 50-M, Lots 1, 4, 5, 8, 44, 180, 181, and 186 in the 10th and 11th Wards.


c. Option Agreement(s) with the Housing Authority of the City of Pittsburgh for the sale and redevelopment of the following properties:


Mr. Rubinstein requested Board approval of the above items.

Mr. Tom Cummings, Housing Director stated that the Low-Income Housing Tax Credit ("LIHTC") program is a program whereby federal tax credits are allocated for the creation and preservation of affordable housing. The Pennsylvania Housing Finance Agency ("PHFA") receives an annual allocation of tax credits and allocates the credits in a competitive process pursuant to a Qualified Allocation Plan ("QAP"). Most proposed LIHTC projects need gap funding from the URA and/or require URA or City owned land. Therefore, in order to understand the pipeline of potential projects and the resultant demand for URA resources, the Authority issued a 2018 LIHTC Pre-Application to be completed and submitted by developers who plan to apply to PHFA in November 2018 for an allocation of tax credits. The pre-application process assists the URA and City in evaluating the potential LIHTC applications relative to each other. The pre-application was due to the Authority on Thursday, September 13, 2018. The Authority received 11 pre-applications, for proposed LIHTC projects located within the City of Pittsburgh. Nine (9) applications included preliminary URA funding requests and six (6) of the 11 proposed projects required the acquisition of URA and/or City owned property.
The URA is currently reviewing all applications. Full LIHTC applications are due to PHFA by November 16, 2018. Any proposed Authority financial support will be subject to continuing review of project budgets, approval of plans, specifications and projects costs, an allocation of tax credits from PHFA, the developer securing other project sources of funds, future availability of URA funds, and future URA board approval.

Evidence of site control is a requirement of the PHFA LIHTC application. Site control is being requested pursuant to “Exclusive Negotiations” for four (4) projects and pursuant to an Option Agreement for the two (2) Larimer Choice Neighborhood Initiative (CNI) projects. Exclusive Negotiation approval is initially being requested through May 31, 2019 which date is sufficient for the PHFA funding decisions to be made. For those developments receiving an allocation of tax credits from PHFA, the Exclusive Negotiation authorization will be able to be extended up to an additional 12 months.

The pre-applications received, and site control requests are as follows:

**Northside Residences IV**
This project consists of the new construction of 42 affordable units located in four components: 1) a four-story apartment building, 2) two duplexes 3) a one-story community building, and 4) a maintenance building. The apartment and community buildings will be located on adjacent blocks at the corner of California Avenue and Kirkbride Street in the California Kirkbride neighborhood. Northside Properties R & S LLC is the developer. This entity principals are Robert and Sarah Mistick.

The developer has requested 28 City-owned parcels (Block 22-B, Lots 278, 280, 281, 282, 282A, 283, 284, 285, 286, 286A, 287, 288, 289, 293, Block and Lot 22-C-74, Block 22-F, Lots 4, 5, 6, 7, 8, 9, Block 22-G, 14, 20, 23, 24, 25, 128, and 128A, in the 21st Ward) that they will acquire from the URA, conditioned on the Authority’s ability to successfully acquire them from the City.

**Garland Park**
This project consists of the new construction of a four-story, 58 unit, mixed-income Passive House certified building, located in the East Liberty neighborhood. Of the 58 units, 47 units will be affordable to households at or below 60% area median income (“AMI”) and 11 units will be market rate. This development will provide replacement housing for former residents of Penn Plaza. The project is being developed in partnership between The Community Builders, Inc. and East Liberty Development, Inc.

This development does not include URA or City owned land.

**Harvard Beatty Street Housing**
This project consists of the new construction of a 42-unit mixed-income apartment building located adjacent to Mellons Orchard Phase I in the East Liberty neighborhood. Of the 42 units, 31 units will be affordable to households with incomes at or below 60% AMI and 11 units will be market rate. This development will provide replacement housing for former residents of Penn Plaza. TREK Development Group is the developer.
The URA property requested for this project includes Block and Lot 83-P-225, located at the corner of North Beatty and Broad Streets in the 11th Ward. This parcel contains approximately 1.19 acres.

**Garfield Highlands**
This project consists of the new construction of 25 scattered site, lease to own affordable units scattered through North Aiken Avenue, Kincaid, Rosetta, and Hillcrest Streets, and Brown Way in the Garfield neighborhood. The project is being developed in partnership between Gatesburg Road Development (formerly S & A Homes) and the Bloomfield-Garfield Corporation.

The developers have requested 28 parcels, including 19 parcels that they are purchasing directly from the City through the Property Reserve and nine parcels (Block 50-H, Lot 11, and Block 50-M, Lots 1, 4, 5, 8, 44, 180, 181, 186, in the 10th and 11th Wards) that they will acquire from the URA, conditioned on the Authority’s ability to successfully acquire them from the City. Parcel 50-M-181 is owned by the URA. The parcels to be the subject of exclusive negotiations contain a total of approximately 20,542 square feet and are located along North Aiken Avenue, Rosetta Street, and Kincaid Street.

**North Negley Residences**
This project consists of the new construction of 45 affordable units and the adaptive reuse of the B’Nai Israel Synagogue located at 327 N. Negley Avenue into community space. The project is located in the Garfield neighborhood. The project is being developed in partnership between David Motley, Beacon Communities and Ralph A. Falbo, Inc.

This development does not include URA or City owned land.

**Larimer CNI Phase III**
This project consists of the new construction of a mixed-income, mixed-used, three-story apartment building and five townhomes in the Larimer neighborhood. The apartment building will include 37 rental units, 3,400 square feet of community space and 4,800 square feet of commercial space. Of the 42 units, 33 units will be affordable to households with incomes at or below 60% AMI and the remaining nine (9) units will be market rate units. This is the third phase of a larger 334 unit Choice Neighborhood redevelopment. The project is being developed in partnership between McCormack Baron Salazar and Allies & Ross Management and Development Corporation.

The properties requested for this project include Block 124-J, Lots 261, 266, 268, 269, 271, 272, 273, 274, 287, 290, 291, 293, and 295 (part) in the 12th Ward. These 13 parcels are located along Larimer Avenue, between Meadow and Winslow Streets, and as you turn the corner onto Winslow Street. Five of the parcels (Block 124-J, Lots 266, 268, 269, 290, and 291) are owned by or under contract to the URA. The other nine are being acquired from the City by the URA for the project.
Larimer CNI Phase IV
This project includes the renovation of the Larimer School, the new construction of three townhomes and a garden building including four flats. The renovated three-story Larimer school will house 35 units and 8,500 square feet of commercial space in the gym/auditorium. Of the 42 units, 35 will be affordable to households at or below 60% AMI and the remaining seven units will be market rate. This is fourth phase of a larger 334-unit Choice Neighborhood redevelopment. The project is being developed in partnership between McCormack Baron Salazar and Allies & Ross Management and Development Corporation.

The properties requested for this project include Block 124-J, Lots 281, 282, 283, 295 (part), 298, 299, 300, 301, 302, 304, 305, 306, 322, Block 124-K, Lots 162, 163, Block 124-N, Lots 358 and 375, and, Block 124-P, Lots 8, 9, and 10 in the 12th Ward. Block 124-J, Lot 322 (the Larimer School) is owned by the URA. The other 19 parcels are being acquired from the City by the URA for the project. These 20 parcels are located along Larimer Avenue and Winslow Street, across from and adjacent to Larimer CNI Phase III.

New Granada Square Apartments
This project consists of the new construction of a five-story mixed use building containing 40 affordable rental units plus 7,200 square feet of retail space. The project is on Centre Avenue adjacent to the historic Granada Theater. The project is being developed in partnership with CHN Housing Partners and the Hill Community Development Corporation.

The URA property requested for this project includes Block 10-N, Lots 255, 257, 258, 258A, 267, 268, 269, 270, 274, 275, 276, 278, 279, 280, 287, 288, 289, and 290, in the 5th Ward. These 18 parcels, which make up much of the block bounded by Centre Avenue, Devilliers Street, Wylie Avenue, and Erin Street, contain approximately 28,737 square feet.

Flats on Forward
This project consists of the new construction of an affordable housing, mixed-use building located at the intersection of Forward and Murray Avenues in Squirrel Hill. The six-story building will be comprised of 11,000 square feet of retail on the first floor, parking and 14 residential units on the second floor, 29 residential units on the third and fourth floors, and 24,000 square feet of office space on the fifth and sixth floors. This development will be located adjacent to Krause Commons. The developer is ACTION Housing, Inc.

This development does not include URA or City owned land.

Heinz Residences
This project consists of the adaptive reuse/historic rehabilitation of the former Heinz Administration building into 40 affordable rental units and 9,000 square feet of commercial space for artists. The project site is located in the Troy Hill neighborhood. The developer is Crow Hill Development.
This development does not include URA or City owned land.

**Oak Hill - Burrows Views**
This project consists of the new construction of 144 mixed-income residential units located in the Terrace Village neighborhood. Of the 144 units, 48 will be affordable to households at or below 60% AMI, the remaining 96 units will be market rate. The 144 units will be located in the footprint of eight former affordable housing buildings, vacated in 2017 and awaiting demolition. This will be the 6th phase at the Oak Hill redevelopment.

This development does not include URA or City owned land.

Mr. Cummings acknowledged Dave Howe and Richard Snipe, of the Authority Housing Department for their hard work on this project.

Mr. Acklin acknowledged Mr. Lavelle for his hard work on this project.

Mr. Williamson asked if the sale prices being subsidized or be recovered by the total development costs. Mr. Cummings answered that the grant money will lower the sales prices of these units and the second mortgages will create even more affordability. He stated that individuals below 80% AMI can be reached with this financing. He stated that the Authority will also work with HACP.

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

**RESOLUTION NO. 300 (2018)**

RESOLVED: That exclusive negotiations with Northside Residences IV – Northside Properties R & S LLC, or a related entity, for the sale of Block 22-B, Lots 278, 280, 281, 282, 282A, 283, 284, 285, 286, 286A, 287, 288, 289, 293, Block and Lot 22-C-74, Block 22-F, Lots 4, 5, 6, 7, 8, 9, Block 22-G, 14, 20, 23, 24, 25, 128, and 128A, in the 21st Ward, through May 31, 2019, with a one (1) year extension at the discretion of the Executive Director, is hereby approved.

**RESOLUTION NO. 301 (2018)**

RESOLVED: That exclusive negotiations with Harvard Beatty Street Housing – TREK Development Group, or a related entity, for the sale of Block and Lot 83-P-225 in the 11th Ward, through May 31, 2019, with a one (1) year extension at the discretion of the Executive Director, is hereby approved.
RESOLUTION NO. 302 (2018)

RESOLVED: That exclusive negotiations with Garfield Highlands – Garfield Highlands Housing LP, or a related entity, for the sale of Block 50-H, Lot 11 and Block 50-M, Lots 1, 4, 5, 8, 44, 180, 181, and 186 in the 10th and 11th Wards, through May 31, 2019, with a one (1) year extension at the discretion of the Executive Director, is hereby approved.

RESOLUTION NO. 303 (2018)

RESOLVED: That exclusive negotiations with New Granada Square Apartments – New Granada Square Apartments, L.P., or a related entity, for the sale of Block 10-N, Lots 255, 257, 258, 258A, 267, 268, 269, 270, 274, 275, 276, 278, 279, 280, 287, 288, 289, and 290, in the 5th Ward, through May 31, 2019, with a one (1) year extension at the discretion of the Executive Director, is hereby approved.

RESOLUTION NO. 304 (2018)

RESOLVED: That the execution of an option agreement with the Housing Authority of the City of Pittsburgh for the sale of Block 124-J, Lots 261, 266, 268, 269, 271, 272, 273, 274, 287, 290, 291, 293, and 295 (part), in the 12th Ward, of the City of Pittsburgh is hereby approved; and the Executive Director or Director of Finance and/or Chief Financial Officer, on behalf of the Authority is authorized to execute an option agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 305 (2018)

RESOLVED: That the execution of an option agreement with the Housing Authority of the City of Pittsburgh for the sale of Block 124-J, Lots 281, 282, 283, 295 (part), 298, 299, 300, 301, 302, 304, 305, 306, 322, Block 124-K, Lots 162, 163, Block 124-N, Lots 358, 375, Block 124-P, Lots 8, 9, and 10, in the 12th Ward, of the City of Pittsburgh is hereby approved; and the Executive Director or Director of Finance and/or Chief Financial Officer, on behalf of the Authority is authorized to execute an option agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

6. **Upper Hill Rehab for Resale – Phase I**
   a. Pittsburgh Housing Construction Fund (PHCF) loan agreement with Pittsburgh Housing Development Corporation in an amount of up to $135,593.00.
   b. Pittsburgh Housing Construction Fund (PHCF) grant agreement with Pittsburgh Housing Development Corporation in an amount of up to $225,000.00 and a waiver of PHCF administrative guidelines.
c. Housing Recovery Program – Developer (HRP.D) agreement with Pittsburgh Housing Development Corporation in an amount of up to $210,000.00.

d. Proposal, form of disposition contract, final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 27-B, Lot 204, in the 5th Ward, to Pittsburgh Housing Development Corporation for $1.00 plus costs.

Mr. Rubinstein requested Board approval of the above items.

Mr. Cummings stated that authorization is requested to approve the above agreements for a housing rehabilitation for resale project in the Upper Hill neighborhood. Pittsburgh Housing Development Corporation (PHDC) is the Authority's non-profit housing development subsidiary, tasked with the creation of housing in low-to-moderate income neighborhoods and for low-to-moderate income persons. Schenley Heights Collaborative (SHC) is the non-profit community group which represents residents of the City’s Upper Hill neighborhood. PHDC and SHC are working together on this development to bring upwards of thirty units of rehabilitated housing over several phases to the Upper Hill; the captioned development is Phase 1 of this initiative.

Recognizing that the Upper Hill sits at an important junction between Oakland and the Eastern neighborhoods, Schenley Heights Collaborative approached PHDC about the possibility of developing housing in the neighborhood for the purposes of (1) stabilizing existing home values, (2) advancing homeownership opportunities, and (3) balancing the neighborhood housing portfolio.

SHC has made an application and has been awarded $385,000 from the Heinz Endowments for a multi-phased plan to provide for the creation of greenspace, renovation of existing properties, an increase of homeownership opportunities, and an increase of community construction opportunities. SHC financing has already been used to purchase two of the units for PHDC and will be used as bridge financing for necessary construction contracts.

In order to help facilitate the development, PHDC has entered into a contract with MCAPS, LLC, an MBE firm which is providing construction management services for PHDC, in lieu of hiring individual general contractors to perform the work. This allows PHDC to directly reach smaller contractors than it would have otherwise. Thus far, MCAPS has developed a scope of work and a project schedule for the first five units (734 & 912 Anaheim Street, 802 & 804 Bryn Mawr Road, and 740 Adelaide Street).

The complete renovation will take the interiors down to the studs and will include a new roofs; new windows; new doors; exterior re-pointing and trim paint; new electrical, plumbing, and HVAC (furnace and air conditioning units); new kitchens; new baths; new interior walls; improved exterior landscaping; refinished and/or new wood floors; and paint. Total renovation costs for the project are budgeted at $644,639. The proposed sale prices range from $135,000 to $225,000.
Authorization is also requested to accept Pittsburgh Housing Development Corporation’s proposal for the redevelopment of Block 27-B, Lot 204, in the Upper Hill. The approximately 2,000-square-foot parcel, located at 912 Anaheim Street, is improved with an attached single-family dwelling that the URA acquired out of the City’s tax-foreclosed property inventory in 2017. Contingent on City Council authorization to execute the disposition contract, authorization is requested to approve the final drawings and final evidence of financing and to execute a deed.

A waiver of PHCF Administrative guidelines is requested to provide a grant in excess of $30,000.00 per unit. The waiver is necessary to write down the project total development costs to an economically feasible level.

Details of the development are as follows:

Developer: Pittsburgh Housing Development Corporation
            Aggie Brose, President
            200 Ross Street, 12th Floor
            Pittsburgh, PA 15219

Community Partner: Schenley Heights Collaborative
                   Phillis Lavelle, Board President
                   1000 Bryn Mawr Road
                   Pittsburgh, PA 15219

Location: 802 & 804 Bryn Mawr Road, 734 & 912 Anaheim Street, 740 Adelaide Street, Upper Hill District Neighborhood

Ward: 5th Ward

Description: Renovation of five (5) single family, for sale affordable units

Project Manager: MCAPS, LLC
                 David Motley, President & CEO
                 6425 Living Place, Suite 200
                 Pittsburgh, PA 15206

Total Development Cost: $1,026,510

Sales Price: $135,000 - $225,000

Construction Financing Sources:
URA Financing Sources:

PHCF Loan $135,593
PHCF Grant $225,000
Total URA Financing $360,593

Other Financing Sources:

Dollar Bank FSB Loan $542,370
Heinz Endowments (via SHC) $45,754
Seller’s Assist $6,709
Deferred Costs $71,084
Total Other Financing $665,917

Authority Financing: $135,593 - PHCF loan: 0% interest rate, 36 month term.
$225,000 - Pittsburgh Housing Construction Fund (PHCF) Grant.

Program Benefit: This development will help maintain and enhance the economic diversity of the Upper Hill, by providing affordable for sale housing.

Real Estate Loan Review Committee Status: To be presented at the October 10, 2018 Real Estate Loan Review Committee Meeting

M/WBE Review: While this development’s MWBE planned goals are currently 30% MBE and 4% WBE, PHDC has shown and will continue to show a good faith effort to increase the WBE participation.

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 resolutions were adopted:

RESOLUTION NO.306 (2018)

RESOLVED: That a loan to Pittsburgh Housing Development Corporation for a housing rehabilitation for resale project in the Upper Hill neighborhood, in an amount up to $135,593.00, payable from the Pittsburgh Housing Construction Fund (PHCF), is hereby approved, and the Executive Director or Director of Finance and/or Chief Financial Officer, 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. 307 (2018)

RESOLVED: That a Pittsburgh Housing Construction Fund (PHCF) grant to Pittsburgh Housing Development Corporation for a housing rehabilitation for resale project in the Upper Hill neighborhood, for an amount not to exceed $225,000.00, is hereby approved, and the Executive Director, or Director of Finance and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a (PHCF) grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That a waiver of the Pittsburgh Housing Construction Fund Administrative Guidelines to provide a grant in excess of $30,000.00 per unit is hereby approved.

RESOLUTION NO. 308 (2018)

RESOLVED: That an agreement with Pittsburgh Housing Development Corporation for a housing rehabilitation for resale project in the Upper Hill neighborhood, in an amount up to $210,000.00, payable from the Housing Recovery Program – Developer (HRP-D) Fund, is hereby approved, and the Executive Director or Director of Finance and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an 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. 309 (2018)

RESOLVED: That the Redevelopment Proposal submitted by Pittsburgh Housing Development Corporation, for Block 27-B, Lot 204, in the 5th Ward, and execution of a disposition contract by sale to Pittsburgh Housing Development Corporation, for $1.00, plus costs are hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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; and it is

RESOLVED FURTHER: That the final drawings and evidence of financing submitted by Pittsburgh Housing Development Corporation for Block 27-B, Lot 204, in the 5th Ward, are hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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.
7. **Lincoln - Lemington**
   
a. Final authorization to Issue Multifamily Financing Bonds in the amount of up to $6,000,000.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Cummings stated that authorization is requested for official actions to issue tax exempt Multifamily Financing Bonds for the Lemington redevelopment. The redevelopment will include the acquisition and adaptive reuse of the subject building into senior housing, plus first floor commercial space.

The subject property is the former Lemington Home for the Aged located at 1625 Lincoln Avenue in Pittsburgh's Lincoln-Lemington neighborhood. The redeveloped property, will be 54 one-bedroom apartments (48 of which will be compliant with Uniform Federal Accessibility Standards (UFAS)), with 18 apartments each on floors two through four, and a mix of senior support, community services and management/community space for residents on the first floor. The financing plan will restrict occupancy to households with incomes at or below 50% of area median income (AMI). The developer has secured a commitment of Project-Based Section 8 rental assistance through the Housing Authority of the City of Pittsburgh (HACP) to ensure long-term rental affordability.

The first floor space will include East Liberty Family Health Center, a community health center. The health center will utilize approximately 8,900 square feet. The senior support space will also include SarahCare, a licensed adult day center. The center will utilize approximately 4,200 square feet and will provide services that will promote independent living for the on-site residents as well as other local residents living at the adjacent Eva P. Mitchell senior apartment building. The planned services will include social and exercise programming, assistance with chronic disease care management and daily life task support. The redevelopment plan includes on-site parking and separate entrances for the residents and each commercial user.

The total development cost of the project is $9.6 million. The permanent financing plan will include a new $4 million permanent first mortgage, Low Income Housing Tax Credit (LIHTC) equity, HACP gap financing, and a deferred developer fee. It is anticipated that $6 million in tax exempt bonds will be issued for construction financing, of which $4.0 million will then be used for permanent financing. Dollar Bank will provide the construction loan in the amount of $5,344,355.

The Application for Tax Exempt Volume Cap and the 4% LIHTC application was submitted to the Pennsylvania Housing Finance Agency (PHFA) on June 1, 2018. The volume cap allocation was approved by PHFA on September 13, 2018. The closing and construction start is planned for December, 2018.
The owner of the Lemington property is Redo1625 LP – a Pennsylvania Limited Partnership consisting of Ralph A. Falbo, Inc. and AWK Development. Michael Polite, of Ralph A. Falbo, Inc., is the President and Chief Executive Officer of the Managing General Partner.

Details of the Development are as follows:

Developer: Redo1625 LP

Location: 1625 Lincoln Avenue
Lincoln-Lemington

Ward: 12th Ward

Description: Acquisition and rehabilitation of 54 affordable senior rental units plus first floor commercial space to include an adult day center and a community health center.

Architect: Perfido Weiskopf Wagstaff + Goettel
408 Boulevard of the Allies
Pittsburgh, PA 15219

General Contractor: Millennium Constructors, LLC
1501 Ardmore Blvd
Pittsburgh, PA 15221

Units and Rents: (54) one-bedroom units @ $781-$852 per month

Total Development Costs: $9,607,603

Permanent Financing Sources:
New First Mortgage (Fallbrook Loan Fund) $4,000,000
LIHTC Equity (4% Credits) $3,212,892
HACP Note 1 $1,550,000
HACP Note 2 $ 784,309
Deferred Developer Fee $ 60,402
Subtotal $9,607,603

MWBE Review: Preliminary plan approved. Final plan to be approved prior to closing.
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:

**URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH**

**RESOLUTION NO. 310 (2018)**

RESOLUTION OF THE BOARD OF THE URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH DETERMINING THAT UNDERTAKING THE LEMINGTON PROJECT IS A PUBLIC PURPOSE; AUTHORIZING THE ISSUANCE OF UP TO $6,000,000 PRINCIPAL AMOUNT OF TAX-EXEMPT OR TAXABLE BONDS OR NOTES IN ONE OR MORE SERIES; AUTHORIZING THE PROPER OFFICERS OF THE AUTHORITY TO ENTER INTO A FINANCING AGREEMENT; AUTHORIZING THE PROPER OFFICERS OF THE AUTHORITY TO ENTER INTO A REGULATORY AGREEMENT; DIRECTING THE EXECUTION OF BONDS OR NOTES; AUTHORIZING THE MAKING OF PAYMENTS AND TRANSFERS OF FUNDS; AUTHORIZING THE EXECUTION OF VARIOUS DOCUMENTS; AUTHORIZING THE TAKING OF ALL NECESSARY ACTION; AUTHORIZING THE PAYMENT OF COSTS OF ISSUANCE; REPEALING INCONSISTENT RESOLUTIONS; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Urban Redevelopment Authority of Pittsburgh (the "Authority") has previously undertaken a Program (the "Program") whereby the Authority will provide financing for residences, including multifamily complexes, and other types of residential facilities in order to accomplish the public purpose of broadening the market for housing, stimulating the market for housing and improving the quality of life of the residents of the Commonwealth of Pennsylvania (the "Commonwealth") and of the City of Pittsburgh (the "City"); and

WHEREAS, it is in the best interest of the City and the Commonwealth and the residents thereof, to encourage the providing of housing for residents of the City; and

WHEREAS, the Authority desires to provide assistance to Redo 1625 LP, a Pennsylvania limited partnership (the "Borrower") in connection with a project consisting of (i) the acquisition, construction and/or equipping of approximately 54 housing units and related common space, located at 1625 Lincoln Avenue, 12th Ward, City of Pittsburgh, Allegheny County, Pennsylvania 15206; (ii) funding any necessary reserves; and (iii) issuing the 2018 Bonds (collectively, the "Project"); and

WHEREAS, it is intended that the Project will meet the requirements of a "qualified residential rental project" for low and moderate income persons pursuant to Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Code"), and the Borrower and the Authority intend to enter into a Regulatory Agreement or similar document (the "Regulatory Agreement")
pursuant to which the Borrower shall covenant, among other things, to comply with the provisions of Section 142(d) of the Code; and

WHEREAS, in order to finance the Project, the Authority expects to issue its tax-exempt or taxable bonds or notes, at a fixed or variable rate of interest, at the direction of the Borrower, in one or more series, and will be designated substantially as “Urban Redevelopment Authority of Pittsburgh, Multifamily Housing Revenue Note (Lemington Project), Series of 2018” (the “Obligations”), payable solely and exclusively from the income and revenues derived by the Authority from its financing of the Project, or from any other revenues derived from the Borrower; and

WHEREAS, the Obligations will be issued pursuant to a financing and security agreement, or similar document (the “Financing Agreement”), by and among the Authority, Dollar Bank, Federal Savings Bank (the “Bank”) and the Borrower; and

WHEREAS, the Obligations will be issued in the principal amount not to exceed $6,000,000 and will contain such other terms and provisions regarding maturity, interest rates and redemption as are provided in the Financing Agreement; and

WHEREAS, the Obligations shall be secured by the sources and security as described in the Financing Agreement; and

WHEREAS, in connection with the foregoing, it will be necessary for the Authority to (a) authorize the execution and delivery of the Financing Agreement and any investment agreement, assignment or other document or agreement provided for therein; (b) authorize the execution and delivery of the Regulatory Agreement; (c) issue and deliver the Obligations; and (d) authorize such other actions in connection with the foregoing as are necessary to complete the financing of the Project.

NOW, THEREFORE, BE AND IT HEREBY IS RESOLVED BY THE BOARD OF THE URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH THAT:

Section 1. The Board of the Authority does hereby find, determine and declare, that the undertaking of the Project is a public purpose in that it will, among other things, promote the public purpose of broadening the market for housing, stimulating the market for housing and improving the quality of life of the residents of the Commonwealth and of the City.

Section 2. For the purpose of providing a portion of the funds required to finance the Project, including the reimbursement to the Borrower for amounts previously expended to pay the cost of the Project, the Authority hereby authorizes the issuance of the Obligations, in definitive form, to be dated as set forth in the Financing Agreement, to be redeemable to the extent and as specified in the Financing Agreement, and in the manner provided therein, to be limited to an amount not to exceed $6,000,000, aggregate principal amount, with respect to the Obligations,
to be entitled to the security provided in the Financing Agreement, and to be paid out of the sources described in the Financing Agreement, to the extent therein provided, to bear interest at the rates set forth in the Financing Agreement and to mature as provided therein, and to be substantially in the form and to have such other terms and provisions as are more fully set forth in the Financing Agreement.

Section 3. In order to establish the terms and conditions of the loan to the Borrower (the “Loan”), the Authority shall execute and deliver to the Borrower the Financing Agreement in the form approved by the Authority General Counsel and the officer executing the same (such approval to be conclusively evidenced by such officer’s execution). The Chairman, Vice Chairman, Executive Director or Director of Finance of the Authority is authorized and directed to execute the Financing Agreement in the name and on behalf of the Authority and to acknowledge the same to be the act and deed of the Authority, and the Secretary or Assistant Secretary of the Authority is authorized and directed to affix the seal of Authority to the Financing Agreement when so executed, and to attest the same, and said officers or any of them are authorized and directed to deliver the Financing Agreement to the Borrower.

Section 4. In order that the Project will meet the requirements of a “qualified residential rental project” for low and moderate income persons pursuant to Section 142(d) of the Code, the Authority shall execute and deliver to the Borrower a Regulatory Agreement (the “Regulatory Agreement”) in the form approved by the Authority General Counsel and the officer executing the same (such approval to be conclusively evidenced by such officer’s execution). The Chairman, Vice Chairman, Executive Director or Director of Finance of the Authority is authorized and directed to execute the Regulatory Agreement in the name and on behalf of the Authority and to acknowledge the same to be the act and deed of the Authority, and said officer is authorized and directed to deliver the Regulatory Agreement to the Borrower.

Section 5. The proper officers of the Authority are hereby authorized and directed to use the proceeds of the Obligations to make the Loan to the Borrower to pay the cost of the Project and to take all actions and to sign all documents and certificates which may be required in connection with the issuance and sale of the Obligations.

Section 6. The Chairman, Vice Chairman, Executive Director or Director of Finance of the Authority is authorized and directed to execute the Obligations manually, or to cause his facsimile signature to be imprinted thereon, in the name and on behalf of the Authority and in the manner provided in the Financing Agreement and to cause to be affixed to or imprinted upon the Obligations the corporate seal of the Authority or a facsimile thereof, and the Secretary or Assistant Secretary of the Authority is authorized and directed to attest said seal or a facsimile thereof by his manual or facsimile signature, and the Authority adopts said facsimile seal and signatures as binding upon it.

Section 7. The Chairman, Vice Chairman, Executive Director or Director of Finance of the Authority is authorized and directed to direct any officer of the Authority to deliver
the Obligations to the Bank upon receipt of the purchase price for the Obligations pursuant to the Financing Agreement.

Section 8. The proper officers of the Authority are authorized and directed to transfer funds to the Bank, as directed by the Borrower, as appropriate, and as required by the Financing Agreement and make the Loan to the Borrower.

Section 9. The following officers of the Authority are authorized to sign and/or countersign and deliver to the Trustee, on behalf of the Authority, requisitions and/or officer's certificates: Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretary, Executive Director and Director of Finance (each, an "Authorized Officer").

Section 10. The Authorized Officers are hereby jointly and severally authorized and directed to cause any and all financing statements required in order to perfect the security interest granted by the Financing Agreement to be filed with the Secretary of the Commonwealth of Pennsylvania.

Section 11. The Authorized Officers are hereby jointly and severally authorized and directed to transfer and invest funds, to pay, out of the proceeds of the Obligations, all necessary, usual and proper costs of issuance of the Obligations, to execute and deliver such documents and to do all such other acts, upon advice of the Authority General Counsel and/or Bond Counsel, as are reasonably necessary to ensure a satisfactory settlement of the purchase of the Obligations, and a proper application of the proceeds thereof to pay all or a portion of the costs of the Project. The Authorized Officers are hereby jointly and severally authorized and directed to execute and deliver any other documents and to take any other action deemed necessary or appropriate to consummate the transactions contemplated by this Resolution, the Financing Agreement or the Regulatory Agreement.

Section 12. All prior resolutions of the Authority or parts of such resolutions not in accord with this Resolution are hereby repealed insofar as they conflict herewith.

Section 13. In the event any provision, section, sentence, clause or part of this Resolution is determined by a court of competent jurisdiction to be invalid and unenforceable, such determination shall not affect the validity or effect of the remaining provisions hereof.

Section 14. Nothing in this Resolution shall be deemed to pledge the credit or the taxing power of the City and the Authority shall not be required to pay the principal of or interest on the Obligations from any source other than the sources described in the Financing Agreement. The Obligations and the other obligations of the Authority relating to the Project are corporate obligations of the Authority and no member or officer of the Authority shall incur any personal liability by reason of the issuance of the Obligations or in any way be liable for the payment of the Obligations.
Section 15. This Resolution shall become effective immediately.

DULY ADOPTED by the Board of Urban Redevelopment Authority of Pittsburgh on October 11, 2018.

8. Crawford-Roberts – 1919 Webster Avenue

a. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 10-J, Lot 170, in the 3rd Ward to Hill Community Development Corporation or a related entity to be formed for $1.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Nathan Clark, Real Estate Director stated that at its meeting of August 16, 2018, the Board of this Authority accepted Hill Community Development Corporation’s (“Hill CDC”) proposal to redevelop Block 10-J, Lot 170, in Crawford-Roberts. The approximately 2,584-square-foot parcel, located at 1919 Webster Avenue, was improved with a three-family dwelling. The URA recently completed hazardous material remediation, demolished two deteriorated units at the rear, and closed the rear opening.

Hill CDC plans to renovate the remaining single-family structure. The complete renovation will include new roof; new windows; new doors; new exterior paint; new electrical, plumbing, and HVAC (furnace and air conditioning unit); kitchen and bath remodel; powder room buildout; drywall/plaster repair; and new interior paint and flooring. The intent of exterior work will be to retain the existing historic elements and character of the front façade. Total renovation costs are budgeted at $128,000. The proposed sale price is $120,000.

Authorization is now requested to approve the redeveloper’s final drawings and final evidence of financing and to execute a deed.

Hill CDC is a Pennsylvania non-profit with a mailing address of 2015 Centre Avenue, Pittsburgh, PA 15219. Marimba Milliones is President and CEO.

Nancy Reis, of the Hill CDC, was present. Ms. Reis stated that she appreciated working with the Authority on this project.

Upon a motion to approve by Mr. Gainey, seconded by Mr. Williamson, and unanimously carried, the following resolution was adopted:
RESOLUTION NO. 311 (2018)

RESOLVED: That the final drawings and evidence of financing submitted by Hill Community Development Corporation or a related entity to be formed for Block 10-J, Lot 170, in the 3rd Ward, are hereby approved, and the Executive Director or Director of Finance and/or Chief Financial Officer, 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.

9. Pittsburgh Technology Center – Parcel 3
   
a. Proposal and form of contract for the sale of Parcel 3, also known as Block 28-N, Lot 315, in the 4th Ward to Elmhurst Development, LLC, or a related entity to be formed, for $1,027,500.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Clark stated that at its meeting of April 12, 2018, the Board of this Authority authorized a period of exclusive negotiations with Elmhurst Development, LLC (Elmhurst), for Block 28-N, Lot 315, also known as Parcel 3, an approximately 4.055-acre parcel at 511-575 Technology Drive in Pittsburgh Technology Center in South Oakland.

Authorization is now requested to accept the proposal and enter into a disposition contract with Elmhurst or a related entity to be formed for the sale of the property for $1,027,500.00. Elmhurst plans to construct a 175,000-square-foot two phase building on a speculative basis. Approximately 60 percent will be office and 40 percent will be flex tech, light manufacturing, or research. Elmhurst plans to construct 116 enclosed parking spaces on site. Total project costs are estimated at $47.5M. The MWBE Program Officer has reviewed and reviewed an MWBE narrative for this project.

Prior to the sale of this property, the proposed development will again be presented to the URA Board for approval of final working drawings and evidence of financing and for authorization to execute the deed.

The Redeveloper intends to form a new special purpose entity to acquire and develop the facility. Elmhurst Development, LLC, is a Pennsylvania corporation with a mailing address of One Bigelow Square, Suite 630, Pittsburgh, PA 15219. William E. Hunt is President and CEO.

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. 312 (2018)

RESOLVED: That the Redevelopment Proposal submitted by Elmhurst Development, LLC for Block 28-N, Lot 315, in the 4th Ward, and execution of a disposition contract by sale to Elmhurst Development, LLC, or a related entity to be formed, for $1,027,500.00 are hereby approved, and the Executive Director or Director of Finance and/or Chief Financial Officer, 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.

10. **South Side Flats – SouthSide Works**

   a. Proposal and form of contract for the sale of Parcels E-1e and E-1f, Block 29-N, Lots 311 and 316, in the 16th Ward to TWG Development, LLC, or a related entity to be formed for $1,000,000.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Clark stated that at its meeting of May 10, 2018, the Board of this Authority authorized a period of exclusive negotiations with TWG Development, LLC (TWG), for Block 29-N, Lots 311 and 315, also known as Lots E-1e and E-1f, in SouthSide Works.

Authorization is now requested to accept the proposal and enter into a disposition contract with TWG or a related entity to be formed for the sale of these parcels, which contain a total land area of approximately 2.303 acres, for $1,000,000.00. TWG plans to construct a 5-story, 280-unit multi-family development above a 187-space parking podium. The 46 spaces in the existing parking lot (E-1e) will increase to 60 surface spaces. The development will feature 6,100 square feet of amenity and leasing space on the first floor, a minimum of 100 secure bicycle parking spaces, and a pool deck featuring outdoor grill space and gas fire pits. Total project costs are estimated at $53.27M ($190,253 per unit). The Redeveloper has worked with URA staff to increase the affordability levels on this project. Ten percent of units will be available to households earning at or below 50 percent of the Area Median Income.

The MWBE Program Officer has received and reviewed an MWBE narrative for this project. The Redeveloper will work with the URA to host two MWBE Outreach events for this project. The first outreach event will occur on November 14th at CoLab 18.

Prior to the sale of this property, the proposed development will again be presented to the URA Board for approval of final working drawings and evidence of financing and for authorization to execute the deed.

TWG Development, LLC, is an Indiana corporation with a mailing address of 333 N. Pennsylvania Street, Suite 100, Indianapolis, Indiana 46204. Joseph Whitsett is the CEO.
Joseph Whitsett, of TWG Development, LLC was present. Mr. Whitsett stated that this is their first project in the State of Pennsylvania. He stated that they are excited about this project and thanked the Authority Staff for their help with this process.

Mr. Williamson asked if public subsidy for some of the units will be included in this project. Mr. Clark answered that the land price had been reduced from the initial RFP. Mr. Acklin asked if there is durability in the affordability of the commitment that could be added to the deed. Mr. Whitsett answered in the affirmative. Mr. Acklin asked if the term had been negotiated. Mr. Whitsett answered in the negative. Mr. Acklin asked how the affordability is priced without knowing the duration. Mr. Whitsett answered that the duration is assumed at this point. Mr. Clark stated that those commitments will travel with the land through the disposition contract. Mr. Whitsett stated that they had previously dealt with other mixed income developments similar to this one.

Barbara Rudiak, President of the South Side Community Council, was present. Ms. Rudiak stated that TWG Development LLC has been responsive to the community.

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

RESOLUTION NO.313 (2018)

RESOLVED: That the Redevelopment Proposal submitted by TWG Development, LLC for Parcels E-1e and E-1f, Block 29-N, Lots 311 and 316, in the 16th Ward, and execution of a disposition contract by sale to TWG Development, LLC, or a related entity to be formed, for $1,000,000.00 are hereby approved, and the Executive Director or Director of Finance and/or Chief Financial Officer, 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.

11. Larimer – Habitat for Humanity – Homeownership for Veterans

a. Proposal and form of disposition contract for the sale of Block 125-B, Lot 145, and Block 124-N, Lot 52, in the 12th Ward to Habitat for Humanity of Greater Pittsburgh for $10,000.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Clark stated that at its meeting of November 10, 2016, the Board authorized the Authority to enter into a Memorandum of Understanding (MOU) amongst the Authority, Habitat for Humanity of Greater Pittsburgh (Habitat), and the City. The three parties to the MOU agreed to collaborate in a partnership to offer homeownership opportunities to homeless and disabled veterans in the City of Pittsburgh. The Authority agreed to sell properties to Habitat at a
discounted price, not to exceed $5,000.00. Habitat agreed in turn to rehabilitate the properties and sell them to eligible homeowners with incomes below 60% of the area median income (AMI). Habitat will offer zero or low interest financing with minimal down payments and no private mortgage insurance premium requirement.

Authorization is now requested to accept Habitat’s proposal to renovate two houses in Larimer that the URA is in the process of acquiring out of the City’s tax-foreclosed inventory. Block 125-B, Lot 145, at 406 Lowell Street, is a vacant structure on an approximately 1,300 square foot lot. Block 124-N, Lot 52, at 132 Mayflower Street, is a vacant structure on an approximately 2,400 square foot lot. Habitat plans complete renovations to include new roofs; new windows; new interior and exterior doors; new siding; new electrical, plumbing, and HVAC (furnace and air conditioning unit); new kitchens and baths; and new drywall and flooring. Total renovation costs are budgeted at approximately $250,000.

Habitat for Humanity of Greater Pittsburgh is a Pennsylvania non-profit corporation with a mailing address of 6435 Frankstown Avenue, Pittsburgh, PA 15206. Dr. Howard B. Slaughter is President and CEO.

Dr. Howard Slaughter, of Habitat for Humanity of Greater Pittsburgh, was present. Mr. Slaughter thanked the Authority for the opportunity and are excited about this development. He stated that this development is for Veterans. He stated that they have worked with the City of Pittsburgh and in conversations spoke a lot about affordability for 30% to 60% AMI for the entire thirty years. He stated that they service the mortgages as well.

Mr. Acklin stated that this idea had been brought to the Mayor’s Office and great to see this development move forward.

Donna Jackson, of the Larimer Consensus Group, was present. Ms. Jackson stated that Habitat for Humanity of Greater Pittsburgh has been a good partner and are excited about this project moving forward.

Mr. Gainey thanked Mr. Slaughter for his investment in the East End.

Upon a motion to approve by Dr. Hall-Russell, seconded by Mr. Williamson, and unanimously carried, the following resolution was adopted:
RESOLUTION NO. 314 (2018)

RESOLVED: That the Redevelopment Proposal submitted by Habitat for Humanity of Greater Pittsburgh for Block 125-B, Lot 145, and Block 124-N, Lot 52, in the 12th Ward, and execution of a disposition contract by sale to Habitat for Humanity of Greater Pittsburgh, for $10,000.00 are hereby approved, and the Executive Director or Director of Finance and/or Chief Financial Officer, 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.

12. **East Liberty – South Beatty Street**

   a. Acquisition of publicly owned property known as Block 84-B, Lots 172, 240, and 256, in the 8th Ward for $1.00 plus costs.

   b. Agreement of sale with the Public Parking Authority of Pittsburgh for Block 84-B, Lot 270, in the 8th Ward for a price to be negotiated.

Mr. Rubinstein requested Board approval of the above items.

Mr. Clark stated that authorization is requested to acquire the above properties from the City and the Public Parking Authority of Pittsburgh. The City will convey its three parcels, located along South Euclid Avenue, South Beatty Street, and Mignonette Street and containing a total of approximately 74,808 square feet, to the URA for $1.00. The Public Parking Authority of Pittsburgh will convey its approximately 15,984 square foot parcel along South Euclid Avenue to the URA for a price to be negotiated. The parcels, along with two parcels that the URA controls in the vacated former Mignonette Street, are currently used for parking. The URA plans to issue a Request for Proposals for the combined property.

The funding source for the acquisition is Leased Land.

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.315 (2018)

RESOLVED: That the acquisition of Block 84-B, Lots 172, 240, and 256, in the 8th 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 and/or Chief Financial Officer, 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.

RESOLUTION NO.316 (2018)

RESOLVED: That the acquisition of Block 84-B, Lot 270, in the 8th Ward, from the Public Parking Authority of Pittsburgh, for a price to be negotiated, payable from Leased Land funds, is hereby approved, and the Executive Director or Director of Finance and/or Chief Financial Officer, 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. Larimer – Larimer/East Liberty

a. Acquisition of the following publicly owned properties for $1.00 plus costs:

<table>
<thead>
<tr>
<th>Ward</th>
<th>Block/Lot</th>
<th>Property Address</th>
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</thead>
<tbody>
<tr>
<td>12</td>
<td>124-J-304</td>
<td>143 Winslow Street</td>
</tr>
<tr>
<td>12</td>
<td>124-J-305</td>
<td>141 Winslow Street</td>
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<tr>
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<td>124-J-306</td>
<td>141 Maxwell Way</td>
</tr>
<tr>
<td>12</td>
<td>124-K-162</td>
<td>Maxwell Way</td>
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<tr>
<td>12</td>
<td>124-K-163</td>
<td>147 Maxwell Way</td>
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<td>124-N-375</td>
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<td>124-P-8</td>
<td>149 Winslow Street</td>
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<td>124-P-9</td>
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<td>6359 Winslow Street</td>
</tr>
<tr>
<td>12</td>
<td>124-P-24</td>
<td>159 Maxwell Way</td>
</tr>
<tr>
<td>12</td>
<td>124-P-26</td>
<td>157 Maxwell Way</td>
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</table>

Mr. Rubinstein requested Board approval of the above item.

Mr. Clark stated that authorization is requested to acquire the above-listed parcels, which are owned by the City as Trustee for the Three Taxing Bodies (3TB) by virtue of Treasurer’s Sale for tax delinquency. The properties, located along Winslow Street and Maxwell Way in Larimer, contain a total land area of approximately 34,806 square feet. Block 124-J, Lot 306 (141 Maxwell
Way) is improved with a vacant structure. The other parcels are vacant. Following acquisition, the properties are slated to be conveyed to the Housing Authority of the City of Pittsburgh for the proposed Phase IV Choice Neighborhood Implementation Grant (CNIG) mixed income housing development in the Larimer neighborhood. The properties will be acquired for $1.00 plus costs using Larimer Project funds including an internal UDAG loan.

Mr. Acklin stated that the various Larimer projects are moving forward because of the community and Authority staff leadership.

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

RESOLUTION NO. 317 (2018)

RESOLVED: That the acquisition of following publicly owned properties, for $1.00 plus costs, payable from Larimer Project funds including an internal UDAG loan, is hereby approved, and the Executive Director or Director of Finance and/or Chief Financial Officer, 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:

<table>
<thead>
<tr>
<th>Ward</th>
<th>Block/Lot</th>
<th>Property Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>124-J-304</td>
<td>143 Winslow Street</td>
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<tr>
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<td>124-J-305</td>
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<td>124-P-10</td>
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<td>12</td>
<td>124-P-11A</td>
<td>6359 Winslow Street</td>
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<td>12</td>
<td>124-P-24</td>
<td>159 Maxwell Way</td>
</tr>
<tr>
<td>12</td>
<td>124-P-26</td>
<td>157 Maxwell Way</td>
</tr>
</tbody>
</table>

14. Larimer – Larimer Community Garden

   a. Acquisition of publicly owned property known as Block 124-N, Lots 110, 114, 115 and 116, 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 parcels, which are owned by the City as Trustee for the Three Taxing Bodies (3TB) by virtue of Treasurer’s Sale for tax delinquency. The properties, all with a street address of 336 Larimer Avenue, comprise roughly the southwestern half of the block bounded by Larimer Avenue, Mayflower Street, Braden Way, and Carver Street and contain a total of approximately 11,046 square feet. Along with an adjoining URA-owned parcel, they make up the Larimer Community Garden. Following acquisition, the properties will be leased to the Larimer Consensus Group or a related entity and eventually placed into the URA’s Farm-A-Lot program, which is designed to foster long-term urban agricultural use. The properties will be acquired for $1.00 plus costs using Leased Land funds.

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

RESOLUTION NO. 318 (2018)

RESOLVED: That the acquisition of Block 124-N, Lots 110, 114, 115 and 116, 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 and/or Chief Financial Officer, 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 thereunto.

15. Larimer – Larimer Village Green

a. Acquisition of publicly owned property known as Block 124-N, Lots 125, 126, 127, 128, and 129, 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 parcels, which are owned by the City as Trustee for the Three Taxing Bodies (3TB) by virtue of Treasurer’s Sale for tax delinquency. The properties, located at 307, 309, 311, 313, and 315 Larimer Avenue, contain a total of approximately 14,784 square feet and comprise the Larimer Village Green. The properties will be acquired for $1.00 plus costs using Leased Land funds.

The parcels are being acquired for conveyance to the Larimer Consensus Group (or a related entity) for continued use as green space.

Upon a motion to approve by Mr. Gainey, seconded by Dr. Hall- Russell, and unanimously carried, the following resolution was adopted:
RESOLUTION NO. 319 (2018)

RESOLVED: That the acquisition of Block 124-N, Lots 125, 126, 127, 128, and 129, 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 and/or Chief Financial Officer, 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.

16. California-Kirkbride – Northside Residences IV

a. Authorization to acquire the following publicly owned properties for $1.00 plus costs:

<table>
<thead>
<tr>
<th>Ward</th>
<th>Block/Lot</th>
<th>Address</th>
</tr>
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<td>22-F-8</td>
<td>California Avenue</td>
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<tr>
<td>21</td>
<td>22-F-9</td>
<td>1939 Doll Way</td>
</tr>
<tr>
<td>21</td>
<td>22-G-14</td>
<td>Sedgwick Street</td>
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<td>22-G-20</td>
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<td>22-G-23</td>
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<td>22-G-25</td>
<td>1914 Sedgwick Street</td>
</tr>
<tr>
<td>21</td>
<td>22-G-128</td>
<td>1901 Saint Ives Street</td>
</tr>
</tbody>
</table>
Mr. Rubinstein requested Board approval of the above item.

Mr. Clark stated that authorization is requested to acquire the above-listed parcels, which are owned by the City as Trustee for the Three Taxing Bodies (3TB) by virtue of Treasurer’s Sale for tax delinquency. The properties, located along California Avenue, Kunkle Avenue, Sunday Street, Doll Way, and Sedgwick Street in California-Kirkbride, contain a total of approximately 41,191 square feet. The properties at 1236 California Avenue and 1232 Kunkle Avenue (Block 22-B, Lots 281 and 283) are improved with vacant structures; the rest are vacant land. The properties will be acquired for $1.00 plus costs using LLEA and/or the Residential Land Reserve Fund.

The parcels are being acquired for conveyance to the Northside Properties R & S LLC for a future phase of their larger portfolio redevelopment. Northside Properties R & S LLC is a Pennsylvania limited liability company with a mailing address of 1300 Brighton Road, Pittsburgh, PA 15233. Robert Mistick and Sarah Mistick are the principals of the managing member.

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. 320 (2018)

RESOLVED: That the acquisition of following publicly owned properties, for $1.00 plus costs, payable from LLEA and/or the Residential Land Reserve Fund, is hereby approved, and the Executive Director or Director of Finance and/or Chief Financial Officer, 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:

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<tr>
<td>21</td>
<td>22-B-287</td>
<td>1224 California Avenue</td>
</tr>
</tbody>
</table>
17. **Central Business District – 420 Boulevard of the Allies**

   a. Authorization to buy out the lease of fitness equipment at 420 Boulevard of the Allies from Macrolease Corporation for an amount not to exceed $45,000.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Clark stated that as required under the terms of the Purchase and Sale Agreement for 420 Boulevard of the Allies approved by the Board on July 16, 2018, the URA and Housing Authority of the City of Pittsburgh assumed the lease of the fitness equipment within the building.

The monthly lease payment is $1,927.00. The URA’s share is half, or $963.50 per month, and the term has 4-1/2 years remaining. The cost of the equipment was $96,285.77 which equates to a slightly under 6% interest rate. This is a capital lease wherein ownership reverts to the lessees at the conclusion of the remaining lease term. The lessor, Macrolease, has offered us an early buy out at approximately $90,000.00 as of October 15, 2018, of which the URA’s share would be approximately $45,000.00.

Staff recommends a buyout of the lease for two reasons: to save the near 6% interest and to enable us to sell equipment that is not needed now, when its value is highest since it has not been used.

The proposed funding source for this transaction is ARF.
Macrolease Corporation is a Bank Rhode Island Company with an address of 185 Express Street, Suite 100, Plainview, NY 11803.

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. 321 (2018)**

RESOLVED: That the purchase of fitness equipment at 420 Boulevard of The Allies, that is currently leased from Macrolease Corporation for an amount not to exceed $45,000.00, payable from the Administrative Revolving Fund (ARF) is hereby approved, and the Executive Director or Director of Finance and/or Chief Financial Officer, on behalf of the Authority, is 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. **Redevelopment Assistance Capital Program (RACP) Grants**
   
a. File applications with and enter into contracts with the State Budget Office for Redevelopment Assistance Capital Program (RACP) grants.
   
b. Subgrant agreements for the RACP grants with subgrantees and to contract for administrative fees.
   
c. Cooperation agreements with the City of Pittsburgh concerning the applications and grants.

Mr. Rubinstein requested Board approval of the above items.

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

(1) 119 Sixth Street Multiplex Development Phase Two - $1 Million RACP Core & shell improvements to prepare for future reuse.
   Subgrantee: Pittsburgh Trust for Cultural Resources or related entity
   Neighborhood: Central Business District
   Council District: 6

(2) Allegheny Commons Park Fountain & Infrastructure Phase I - $1 Million RACP Restoration of Allegheny Commons Park to include walkway improvements, pedestrian lights, benches, drinking fountains, waste receptacles, electrical work, fountain, plantings, & storm water management.
(3) Allegheny General Hospital Academic Cancer Center - $1 Million RACP
Construction of a 50,000 sq.ft. academic cancer center at Allegheny General Hospital.
Subgrantee: Allegheny Health Network or related entity
Neighborhood: East Allegheny
Council District: 1

(4) AMPAC Plumber Training Facility Renovation - $500,000 RACP
Renovation of a vacant public school into an apprentice/vocational school (at 3128 Allendale St.) for plumber training.
Subgrantee: Associated Master Plumbers of Allegheny County or related entity
Neighborhood: Sheraden
Council District: 2

(5) Astrobotic Capital Expansion - $500,000 RACP
Purchase of capital equipment necessary to further Astrobotic’s lunar payload delivery missions.
Subgrantee: Astrobotic Technology, Inc. or related entity
Neighborhood: Strip District
Council District: 7

(6) Duquesne University Palumbo Center Renovation - $2 Million RACP
Complete overhaul of Palumbo Center.
Subgrantee: Duquesne University or related entity
Neighborhood: Bluff
Council District: 6

(7) Forest City Freight House Development - $1 Million RACP
Renovations to re-purpose the Freight House building to include a medical training center, school and six new restaurants.
Subgrantee: FC Freight House Operating, LLC or related entity
Neighborhood: South Shore
Council District: 2

(8) Former Homewood School - $1 Million RACP – Demolition of the building, re-grading the site and preparing site for future uses.
Subgrantee: City of Pittsburgh or related entity
Neighborhood: Homewood
Council District: 9

(9) Hunt Armory Recreational Facility - $2 Million RACP
Portion of the redevelopment of the property that will include a sports & recreation facility (ice rink, fitness center, locker room & management office).
Subgrantee: The Mosites Company, City of Pittsburgh, PEIC or related entity
Neighborhood: Shadyside
Council District: 8

(10) James Turrell Skyspace and Deck Installation – $750,000 RACP
Construction of a deck and lift infrastructure to display the James Turrell’s Skyspace structure.
Subgrantee: The Mattress Factory or related entity
Neighborhood: Central Northside
Council District: 6

(11) Kelly Building – Bank Tower - $500,000 RACP
Site work, infrastructure and construction of a multi-story office building along with parking and streetscape work.
Subgrantee: McKnight Realty Partners or related entity
Neighborhood: Central Business District
Council District: 6

(12) New Granada Theater - $2 Million RACP
Restoration of the façade with full renovation of the interior.
Subgrantee: Hill Community Development Corporation or related entity
Neighborhood: Hill District
Council District: 6

(13) Oliver Bath House Rehabilitation - $1 Million RACP
Interior and exterior renovations to include a new roof, updating electrical, shower facility, plumbing for pool, & windows.
Subgrantee: City of Pittsburgh or related entity
Neighborhood: South Side
Council District: 3

(14) Pittsburgh Athletic Association - $1 Million RACP
Purchase and full historic renovation.
Subgrantee: Walnut Capital – PAA, LP or related entity
Neighborhood: Oakland
Council District: 8

(15) Pittsburgh Ballet Theatre Site Improvements - $1 Million RACP
Improvements to include traffic mitigation, building improvements (HVAC system, room, fire code compliance, etc.) and Deny Square design and landscaping.
Subgrantee: Pittsburgh Ballet Theatre or related entity
Neighborhood: Strip District
Council District: 7

(16) Pressley Ridge School of Autism and Deaf - $750,000 RACP
Construction of a 38,000 sq.ft., 3-story school building for education & life skills training for 70 students.
Subgrantee: Pressley Ridge or related entity
Neighborhood: Marshall-Shadeland  
Council District: 1

(17) Sarah Heinz House Learning Facility - $750,000 RACP  
Renovations to include updating and reconfiguring spaces, updates to HVAC, bathrooms, lighting utilities and spatial infrastructure.  
Subgrantee: Sarah Heinz House Association or related entity  
Neighborhood: Troy Hill  
Council District: 1

(18) Stevens Elementary School Redevelopment - $1 Million RACP  
Interior & exterior renovations to the building to be use by the Special Deployment Division headquarters.  
Subgrantee: City of Pittsburgh or related entity  
Neighborhood: Elliott  
Council District: 2

(19) Strip District Riverbank Improvements - $500,000 RACP  
Repair of two sections of the river-wall (22nd to 23rd Streets and 24th to 25th Streets) and improvements to the adjacent Riverfront trail.  
Subgrantee: 24th Street and Associates or related entity  
Neighborhood: Strip District  
Council District: 7

(20) Tata Consultancy Services Hall - $1 Million RACP  
Construction of the 90,000 sq. ft. CSF Tata Consultancy Services Hall, a new research & academic facility at CMU.  
Subgrantee: Carnegie Mellon University or related entity  
Neighborhood: Oakland  
Council District: 8

There is an MWBE narrative on file for each project. Final MWBE participation rates will be made available to the board upon project completion.

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 resolutions were adopted:
RESOLUTION NO. 322 (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 119 Sixth Street Multiplex Development Phase Two project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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 119 Sixth Street Multiplex Development Phase Two project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 323 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the Pittsburgh Trust for Cultural Resources or related entity for the 119 Sixth Street Multiplex Development Phase Two 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, Director of Finance, and/or Chief Financial Officer, 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. 324 (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 Phase Two project is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 325 (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 Allegheny Commons Park Fountain & infrastructure Phase I project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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 Allegheny Commons Park Fountain & infrastructure Phase I project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 326 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the Pittsburgh Parks Conservancy or related entity for the Allegheny Commons Park Fountain & infrastructure Phase I 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, Director of Finance, and/or Chief Financial Officer, 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. 327 (2018)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Allegheny Commons Park Fountain & infrastructure Phase I project is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 328 (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 Allegheny General Hospital Academic Cancer Center project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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 Allegheny General Hospital Academic Cancer Center project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 329 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the Allegheny Health Network or related entity for the Allegheny General Hospital Academic Cancer Center 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, Director of Finance, and/or Chief Financial Officer, 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. 330 (2018)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Allegheny General Hospital Academic Cancer Center project is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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.331 (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 AMPAC Plumber Training Facility Renovation project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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 AMPAC Plumber Training Facility Renovation project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 332 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Associated Master Plumbers of Allegheny County or related entity for the AMPAC Plumber Training Facility 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, Director of Finance, and/or Chief Financial Officer, 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. 333 (2018)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the AMPAC Plumber Training Facility Renovation project is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 334 (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 Astrobotic Capital Expansion project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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 Astrobotic Capital Expansion project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 335 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Astrobotic Technology, Inc. or related entity for the Astrobotic Capital 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, Director of Finance, and/or Chief Financial Officer, 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. 336 (2018)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Astrobotic Capital Expansion project is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 337 (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 Duquesne University Palumbo Center Renovation project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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 Duquesne University Palumbo Center Renovation project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 338 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Duquesne University or related entity for the Duquesne University Palumbo Center Renovation 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, Director of Finance, and/or Chief Financial Officer, 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. 339 (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 Palumbo Center Renovation project is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 340 (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 Forest City Freight House Development project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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 Forest City Freight House Development project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 341 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to FC Freight House Operating, LLC or related entity for the Forest City Freight House Development 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, Director of Finance, and/or Chief Financial Officer, 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. 342 (2018)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Forest City Freight House Development project is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 343 (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 Former Homewood School project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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 Former Homewood School project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 344 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the City of Pittsburgh or related entity for the Former Homewood School 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, Director of Finance, and/or Chief Financial Officer, 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. 345 (2018)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Former Homewood School project is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 346 (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 Hunt Armory Recreational Facility project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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 Hunt Armory Recreational Facility project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 347 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to The Mosites Company, City of Pittsburgh, PEC or related entity for the Hunt Armory Recreational Facility 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, Director of Finance, and/or Chief Financial Officer, 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. 348 (2018)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Hunt Armory Recreational Facility project is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 349 (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 James Turrell Skyspace and Deck Installation project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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 James Turrell Skyspace and Deck Installation project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 350 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to The Mattress Factory or related entity for the James Turrell Skyspace and Deck Installation 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, Director of Finance, and/or Chief Financial Officer, 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. 351 (2018)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the James Turrell Skyspace and Deck Installation project is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 352 (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 Kelly Building – Bank Tower project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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 Kelly Building – Bank Tower project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 353 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to McKnight Realty Partners or related entity for the Kelly Building – Bank Tower 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, Director of Finance, and/or Chief Financial Officer, 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. 354 (2018)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Kelly Building – Bank Tower project is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 355 (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 New Granada Theater project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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 New Granada Theater project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 356 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Hill Community Development Corporation or related entity for the New Granada Theater 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, Director of Finance, and/or Chief Financial Officer, 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. 357 (2018)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the New Granada Theater project is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 358 (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 Oliver Bath House Rehabilitation project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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 Oliver Bath House Rehabilitation project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 359 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the City of Pittsburgh or related entity for the Oliver Bath House Rehabilitation 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, Director of Finance, and/or Chief Financial Officer, 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. 360 (2018)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Oliver Bath House Rehabilitation project is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 361 (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 Pittsburgh Athletic Association project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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 Pittsburgh Athletic Association project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 362 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Walnut Capital – PAA, LP or related entity for the Pittsburgh Athletic Association 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, Director of Finance, and/or Chief Financial Officer, 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. 363 (2018)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Pittsburgh Athletic Association project is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 364 (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 Pittsburgh Ballet Theatre Site Improvements project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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 Pittsburgh Ballet Theatre Site Improvements project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 365 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the Pittsburgh Ballet Theatre or related entity for the Pittsburgh Ballet Theatre Site Improvements 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, Director of Finance, and/or Chief Financial Officer, 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. 366 (2018)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Pittsburgh Ballet Theatre Site Improvements project is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 367 (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 Pressley Ridge School of Autism and Deaf project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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 Pressley Ridge School of Autism and Deaf project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 368 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Pressley Ridge or related entity for the Pressley Ridge School of Autism and Deaf 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, Director of Finance, and/or Chief Financial Officer, 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. 369 (2018)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Pressley Ridge School of Autism and Deaf project is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 370 (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 Sarah Heinz House Learning Facility project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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 Sarah Heinz House Learning Facility project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 371 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Sarah Heinz House Association or related entity for the Sarah Heinz House Learning Facility 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, Director of Finance, and/or Chief Financial Officer, 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. 372 (2018)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Sarah Heinz House Learning Facility project is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 373 (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 Stevens Elementary School Redevelopment project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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 Stevens Elementary School Redevelopment project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 374 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to City of Pittsburgh or related entity for the Stevens Elementary School Redevelopment 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, Director of Finance, and/or Chief Financial Officer, 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. 375 (2018)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Stevens Elementary School Redevelopment project is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 376 (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 Strip District Riverbank Improvements project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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 Strip District Riverbank Improvements project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 377 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to 24th Street and Associates or related entity for the Strip District Riverbank Improvements 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, Director of Finance, and/or Chief Financial Officer, 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. 378 (2018)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Strip District Riverbank Improvements project is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 379 (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 Tata Consultancy Services Hall project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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 Tata Consultancy Services Hall project, is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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. 380 (2018)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Carnegie Mellon University or related entity for the Tata Consultancy Services Hall 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, Director of Finance, and/or Chief Financial Officer, 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. 381 (2018)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Tata Consultancy Services Hall project is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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.

19. **Approval of Program Guidelines for the Housing Opportunity Fund Rental Gap Program, Director’s Report**

Mr. Rubinstein requested Board approval of the above item.

Ms. Jessica Smith Perry, Director of the Housing Opportunity Fund stated that in September 2018, the URA Board authorized the 2018 Housing Opportunity Fund (HOF) Annual Allocation Plan. The
Annual Allocation Plan identified five programmatic areas: Homeless Rental Assistance in the total amount of $750,000, Rental Gap Financing in the total amount of $3,875,000, Owner- Occupied Rehab in the total amount of $2,375,000, Down Payment and Closing Cost Assistance in the amount of $750,000, and the Development of For-Sale Housing in the amount of $1,250,000. Authorization is currently being requested to approve the Program Guidelines for three of the programs: the Rental Gap Program, the Homeowner Assistance Program, and the Down Payment and Closing Cost Assistance Program.

The Housing Opportunity Fund (HOF) Rental Gap Program (RGP) will be used to help fund the creation of new affordable housing and/or preserve existing affordable housing in the City of Pittsburgh. The HOF RGP provides loans to developers for the creation and/or preservation of affordable units. The HOF RGP is designed to increase the supply of decent affordable housing and to eliminate health, safety and property maintenance deficiencies as well as to ensure compliance with applicable codes and standards.

Loans may be amortizing loans or deferred, cashflow loans based upon a determination of net income. The maximum loan amount is $1,000,000 with the average loan anticipated to be between $400,000 and $600,000. Loan funding must be used for units at or below 50% and 30% AMI. For 30% AMI units, the per unit loan amount is capped at $60,000 or $70,000 if supportive services are included. For 50% AMI units, the per unit loan amount is capped at $30,000 or $40,000 if supportive services are included.

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

RESOLUTION NO. 382 (2018)

RESOLVED: The Program Guidelines for the Housing Opportunity Fund Rental Gap Program is hereby approved.

20. Approval of Program Guidelines for the Housing Opportunity Fund Homeowner Assistance Program.

Mr. Rubinstein requested Board approval of the above item.

Ms. Smith Perry stated that the main objective of the Housing Opportunity Fund Homeowner Assistance Program (HOF HAP) is to provide financial and technical assistance to eligible homeowners for the purpose of rehabilitating and improving residential owner-occupied properties citywide. Through HOF HAP, the Urban Redevelopment Authority (URA) provides deferred 0% interest loans and grants to assist low income homeowners in bringing their homes into compliance with city codes and to undertake energy efficiency improvements and eligible general property Improvements.
Households underneath 30% AMI and 50% AMI may be eligible for up to $5,000 in a grant and $25,000 in a deferred loan. The deferred loan has 0% interest and is due upon sale or transfer of the house or may be assumed by another low-income homeowner. There is also funds available for households above 50% AMI but below 80% AMI to perform emergency repairs related to water and gas lines.

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

RESOLUTION NO. 383 (2018)

RESOLVED: The Program Guidelines for the Housing Opportunity Fund Homeowner Assistance Program is hereby approved.

21. Approval of Program Guidelines for the Housing Opportunity Fund Down Payment and Closing Cost Assistance Program.

Mr. Rubinstein requested Board approval of the above item.

Ms. Smith Perry stated that the main objective of the Housing Opportunity Fund (HOF) Down Payment and Closing Cost Assistance Program (DPCCAP) is to provide financing to first-time homebuyers in the City of Pittsburgh to help make the purchase of a home affordable. This program is designed to help stimulate housing investment in the City by providing financial assistance to potential homebuyers for the purpose of purchasing an existing or newly constructed residential unit.

Households underneath 80% AMI may qualify for up to $7,500 in down payment and closing cost assistance. Households above 80% AMI but underneath 115% AMI may qualify for up to $5,000. The down payment and closing cost assistance will be recorded in the form of a 0% interest, deferred, five-year mortgage. If the homeowner still lives in the house at the end of five years, the loan is forgiven. If the house sells or transfers prior to five years, the loan is due in full.

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

RESOLUTION NO. 384 (2018)

RESOLVED: The Program Guidelines for the Housing Opportunity Fund Down Payment and Closing Cost Assistance Program is hereby approved.

22. Request for Proposals to solicit applications for the Rental Gap Program and the Homeowner Assistance Program.
Mr. Rubinstein requested Board approval of the above item.

Ms. Smith Perry stated that authorization is requested to issue a Request for Proposals (RFP) for developers and/or non-profit service providers to apply for HOF funding under the Rental Gap Program and Homeowner Assistance Program categories. The RFP will accept responses on a rolling basis. Staff will review/underwrite all responses in accordance with scoring criteria outlined in the RFP. HR&A Advisors has been hired to help the URA create scoring criteria and underwriting procedures.

Mr. Williamson acknowledged the HOF policies moving as quickly as they have to begin using the funds right away.

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

RESOLUTION NO. 385 (2018)

RESOLVED: That the issuance of a request for proposals to solicit applications for the Rental Gap Program and the Homeowner Assistance Program is hereby approved.

23. **Beechview - Pittsburgh Hispanic Development Corporation**

   a. Community Development Investment Fund (CDIF) grant agreement in the amount of $75,000.00 to the Pittsburgh Hispanic Development Corporation (PHDC) or related entity.

   b. Pittsburgh Business Growth Fund (PBGF) loan up to $85,000.00 to the Pittsburgh Hispanic Development Corporation (PHDC) or related entity and waiver of PBGF guidelines to lend to a non-profit organization.

Mr. Rubinstein requested Board approval of the above items.

Mr. Tom Link, Director of the Center for Innovation and Entrepreneurship stated that he PHDC co-working space was established in September 2015 in temporary offices at 1660 Broadway Avenue in Beechview, while the acquisition of a permanent location progressed. There are currently seven (7) tenants and nine (9) prospective tenants. PHDC has several partnerships in building its prospect pipeline, including a collaboration with the University of Pittsburgh Innovation Institute and New Sun Rising. However, its ability to grow is greatly hampered by lack of available space

The City of Pittsburgh extended a Letter of Intent (LOI) for the lease of a 4,500 square foot, permanent co-working space at the second floor of 1553 Broadway Avenue, Pittsburgh PA 15216 (Beechview). The lease term is expected to be an affordable, long term lease. The PHDC space
will house 17 cubicles, a co-share area, conference room, training room, kitchen, and lounge meeting areas. Currently, the building houses a City Senior Center on the ground floor and a community center and retail space on the first floor. The Muddy Cup coffee shop has executed a lease for the retail space.

The total project cost is $668,000.00. PHDC has secured a $250,000.00 grant from RK Mellon Foundation, and a grant for $250,000.00 from the Redevelopment Authority of Allegheny County/Allegheny County Economic Development/Community Infrastructure & Tourism Fund (CITF). There is a $160,000.00 project financing gap which will be filled through a URA PBGF of

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<td>250,000</td>
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$85,000.00 and a CDIF of $75,000.00.

Authority Financing
Pittsburgh Business Growth Fund Loan: Up to $85,000.00
Community Development Investment Fund Grant: Up to 75,000.00

Loan Terms
Interest Rate: 4.50%
Term: Seven (7) year term (10-year amortization, 12 month interest only)
Loan Review Committee: To be presented at the October 17, 2018 Business Loan Review Committee
M/WBE Review Committee: Borrower provided a MWBE narrative and will provide a final MWBE plan prior to closing.
Program Benefit: Job creation, new business start-up and expansion, community/neighborhood investment, business district revitalization.

No. Jobs: A minimum of Thirty (30) jobs from the co-working members/sub-tenants of PHDC, plus new businesses to Beechview.

Principal
Guillermo Velazquez
Executive Director
Pittsburgh Hispanic Development Corporation
1660 Broadway Avenue
Pittsburgh, PA 15216

The CDIF will be funded through City Bond/Paygo, CDBG, and/or UDF State repayment sources.

Mr. Guillermo Velazquez, Executive Director of the Pittsburgh Hispanic Development Corporation, was present. Mr. Guillermo stated that this is a very exciting project. He stated that this project will hopefully make an impact in the community. He stated that in the last six months they have had an average of one incorporation a month.

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

RESOLUTION NO. 386 (2018)

RESOLVED: That a grant to Pittsburgh Hispanic Development Corporation (PHDC) or related entity for soft costs and working capital, for an amount not to exceed $75,000.00, payable from the Community Development Investment Fund (CDIF) is hereby approved, and the Executive Director or Director of Finance and/or Chief Financial Officer, 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.387 (2018)

RESOLVED: That a loan to Pittsburgh Hispanic Development Corporation (PHDC) or related entity for furniture, fixtures and equipment, for an amount up to $85,000.00, payable from the Pittsburgh Business Growth Fund (PBGF), is hereby approved, and the Executive Director or Director of Finance and/or Chief Financial Officer, 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.

24. Scattered Sites

   a. Second amendment of Agreement with SE Technologies, LLC to provide environmental engineering services for various properties located throughout the City of Pittsburgh for an increase of $15,000.00 for a new total amount not to exceed $190,000.00.

   b. Amendment of Agreement with Dore & Associates Contracting, Inc. Demolition and Site Clearance Contract No. 11 for an increase of $115,000.00 for a new total amount not to exceed $543,906.48.

Mr. Rubinstein requested Board approval of the above items.

1. Mr. Marty Kaminski, Director of Engineering and Construction stated that authorization is requested to amend the May 31, 2011 Agreement with SE Technologies, LLC to provide environmental engineering services for various properties located throughout the City of Pittsburgh. SE Technologies, LLC was selected through an evaluation of proposals that were submitted in response to the Authority’s Request for Proposals dated March 29, 2011.

Under this second amendatory agreement SE Technologies, LLC will perform various types of environmental assessments, tests and remediation activities on residential and brownfield properties throughout the City. This is the second amendment presented to the Board for this agreement (Resolution No. 364, 2014).

SE Technologies, LLC is located at 98 Vanadium Road, Building D, Bridgeville, PA 15017 and Mr. Roger Dhonau is the President.

Funding for this amendatory agreement will be from various programs and funding sources as the project dictates.

2. Authorization is requested to amend the October 27, 2017 Agreement with Dore & Associates Contracting, Inc. by $115,000.00. Work under this contract included the disconnection of the water service lines for each unit being demolished from the main in a manner acceptable to the Pittsburgh Water and Sewer Authority (PWSA). The sewer laterals for
each unit were to be capped beyond the trap per Allegheny County Health Department (ACHD) requirements. However, the PWSA will not issue any permits to the Contractor for the disconnection of the water service lines unless they purchase permits for the disconnection of the sewer laterals at the wye on the sewer trunk line. As the work to disconnect the sewer laterals at the sewer trunk line in the street is not part of the contract scope, the contractor would be due additional compensation for the work. The proposed agreement amendment amount is for the work associated with sewer lateral disconnections at the trunk line for five properties.

The total amount of the Agreement after this Amendment will not exceed $538,000.00.

Dore & Associates Contracting, Inc. is located at 900 Harry S. Truman Parkway, Bay City, Michigan 48706. Arthur M. Dore is the President.

The funding sources for this amendatory agreement include the Industrial Land Reserve Fund, City Bond Funds and City Paygo Funds.

There was no discussion among the Members.

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

RESOLUTION NO.388 (2018)

RESOLVED: That a second amendment of the Agreement with SE Technologies, LLC, dated on May 31, 2011, for an increase of up to $15,000.00 to provide environmental engineering services for various properties located throughout the City of Pittsburgh, for a total Agreement amount not to exceed $190,000.00, is hereby approved, and the Executive Director or Director of Finance and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a second amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO.389 (2018)

RESOLVED: That an amendment of the Agreement with Dore & Associates Contracting, Inc., dated on October 27, 2017, for an increase of up to $115,000.00 for disconnection of water service lines for each unit being demolished from the main in a manner acceptable to the Pittsburgh Water and Sewer Authority (PWSA), for a total Agreement amount not to exceed $543,906.48, 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.
25. Homewood - Addison Terrace Phase 4/Kelly Hamilton Homes

a. Grant agreement with the Housing Authority of the City of Pittsburgh in the amount of up to $440,000.00.

b. UDAG Program Income Fund (UPIF) loan agreement with the Housing Authority of the City of Pittsburgh in the amount of up to $1,000,000.00.

Mr. Rubinstein requested Board approval of the above items.

Mr. Cummings stated that authorization is requested to enter into the above referenced grant and loan agreement(s) with the Housing Authority of the City of Pittsburgh (HACP) for the Addison Terrace Phase 4/Kelly Hamilton Homes development in the Homewood neighborhood. This project was awarded 4% Low Income Housing Tax Credits (LIHTC) and tax-exempt volume cap through the Pennsylvania Housing Finance Agency (PHFA). The 58-unit mixed income development includes 20 multi-family buildings plus a community center/tenant services building. Of the total units, 42 will be affordable to tenants with incomes below 60 percent (60%) of area median income (AMI) and 16 will be market rate.

The developers of the project are Keith B. Key Enterprises LLC (KBK) and Allies & Ross Management and Development Corporation (ARMDC). ARMDC is the non-profit development affiliate of HACP. HACP will own the land and will enter into a ground lease with the developer, Addison Terrace Phase 4, L.P.

The requested Authority financing is being provided to help offset a portion of the project site development costs which exceed U.S. Department of Housing and Urban Development (HUD) Total Development Cost (TDC) limits. The $1.0 million UDAG Program Income Fund (UPIF) loan will be provided to HACP. HACP will, in turn, lend these funds to the limited partnership. HACP will repay the UPIF loan from ground lease payments to be made by the developer, loan repayments that it will receive from the subject project and/or program income from other HACP funded projects.

HACP is a public-housing authority with a mailing address at 200 Ross Street, Pittsburgh, PA 15219. Caster D. Binion is the Executive Director. KBK has a mailing address at 4249 Easton Way, Suite 220, Columbus OH, 43219. Keith B. Key is the principal.

URA Board approval is contingent upon:

- Approval of the final site development costs by the URA’s Engineering and Construction Department.

Details of the development are as follows:
Developer: Addison Terrace Phase 4, L.P.
Managing General Partner: Keith B. Key Enterprises
Administration Partner: Allies & Ross Management and Development Corporation (ARMDC)
Location: Homewood neighborhood
Ward: 13th Ward
Description: Construction of 58 mixed income units. There will be a total of 42 affordable units, or 72% of the project, that will be rented to households with incomes at or below 60% of the area median income (AMI). 16 units will be market rate.

Architect: Rothschild Doyno Collaborative
Ken Doyno, AIA, LEED AP
2847 Penn Avenue
Pittsburgh, PA 15222

General Contractor: Alliance Construction Group
1300 Brighton Road
Pittsburgh, PA 15233

Total Development Costs: $ 23,789,476

**URA Financing Source:**
- URA Grant to HACP $ 440,000
- URA UPIF loan to HACP $ 1,000,000 2% interest rate, 5-year term
- Total URA Financing $ 1,440,000

**Other Permanent Financing Sources:**
- 4% LIHTC Equity $ 4,964,475
- PNC HUD 221d4 loan $ 3,950,900
- HACP MTW loan funds $ 10,524,367
- HACP MTW (part B) $ 2,480,522
- Deferred Developer Fee $ 429,212
- Total Other Financing $ 22,349,476

Program Benefit: Project will provide a high quality mixed income rental development for the Homewood community. Seventy two
percent (72%) of the units will be rented to households with incomes below 60% of area median income.

M/WBE Review: M/WBE Plan approved by HACP

Mr. Acklin asked if the additional financing was due to unexpected project costs. Mr. Cummings answered in the affirmative.

Keith B. Key, of KBK Enterprises, was present. Mr. Key stated that Mr. Cummings gave a good overview of this project. He stated that the gap funding the Authority is providing will assist in finishing this project. He stated that all fifty-eight units must be completed by December 31, 2019 because of certain funding requirements.

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

RESOLUTION NO. 390 (2018)

RESOLVED: That a grant to the Housing Authority of the City of Pittsburgh for the 58-unit mixed income Kelly Hamilton Homes rental housing development in the Homewood South neighborhood, in an amount up to $440,000.00, payable from a combination of Community Development Block Grant (CDBG), HOME and/or Homewood Project funds, is hereby approved, and the Executive Director or Director of Finance and/or Chief Financial Officer, 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.391 (2018)

RESOLVED: That a loan to the Housing Authority of the City of Pittsburgh for the 58-unit mixed income Kelly Hamilton Homes rental housing development in the Homewood South neighborhood, in an amount up to $1,000,000.00, payable from the UDAG Program Income Fund (UPIF), is hereby approved, and the Executive Director or Director of Finance and/or Chief Financial Officer, 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.

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. **LEGAL**

   a. Blank Rome LLP

   Amendment of Agreement with Blank Rome LLP, dated July 16, 2018, for legal services related to the acquisition of 420 Boulevard of the Allies, for an increase not to exceed $25,000.00, for a total Agreement amount not to exceed $50,000.00.

**RESOLUTION NO. 392 (2018)**

RESOLVED: That amendment of the Agreement with Blank Rome LLP, dated July 16, 2018, for an increase not to exceed $25,000.00 for legal services related to the acquisition of 420 Boulevard of the Allies, for a total Agreement amount not to exceed $50,000.00, payable from the General Fund is hereby approved, and the Executive Director, Director of Finance, and/or Chief Financial Officer, 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.

2. **CENTER FOR INNOVATION AND ENTREPRENEURSHIP**

   a. Replacement Pittsburgh Entrepreneur Fund advisory committee member, Tamera Szijarto. Tamera is an executive-in-residence at Idea Foundry with extensive experience in company development and finance. Tamera is replacing long time member, Mike Matesic (President and CEO, Idea Foundry).

**RESOLUTION NO. 393 (2018)**

RESOLVED: That replacement of long time Pittsburgh Entrepreneur Fund advisory committee member Mike Matesic, with Tamera Szijarto is hereby approved.

3. **REAL ESTATE**

   a. Rescission of Resolution No. 139 (2018), which approved exclusive negotiations with the Housing Authority of the City of Pittsburgh, or a related entity to be formed, for the sale of the following properties, for a period of one (1) year with a possible six (6) month extension at the discretion of the Executive Director:

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RESOLUTION NO. 394 (2018)

RESOLVED: That Resolution No. 139 (2018), which approved exclusive negotiations with the Housing Authority of the City of Pittsburgh, or a related entity to be formed, for the sale of the following properties, for a period of one (1) year with a possible six (6) month extension at the discretion of the Executive Director, is hereby rescinded.

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

[Signature]
Assistant Secretary