

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

November 8, 2018 – 2:00 P.M., E.S.T.

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

Members Absent: None

Staff Present: Rubinstein, Cummings, Short, Nemani-Stanger, Kaminski, Clark, Link, Chintalapalli, Smith Perry, Powell, Saladna, Moses, O'Leary, Meier, Edwards, Freedman, Matthews, Mitchell, Miller, Reid, Bohince, Madden, Fitzgibbons, Akire and Schacht

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

1. General
  - a. Approval of the Minutes of the Regular Board Meeting of October 11, 2018.
2. Announcements
  - a. RFP's, RFQ's and Bids
    - i. Requests for proposals (RFP) for the Rental Gap Program has been released. Submittals will be received on a rolling basis.
    - ii. Request For proposals (RFP) for Landscape Operations & Maintenance services for the East Liberty Transit Center, on behalf of the East Liberty Transit Revitalization Investment District Authority.
  - b. TWG (South Side Works) MWBE Outreach Event: November 14, 2018, at CoLab18, Nova Place, former Allegheny Center Mall from 6 PM to 8 PM.
  - c. Hill District Community Meeting: November 29, 2018, from 6:00 PM to 7:30 PM at the Thelma Lovette YMCA.
  - d. URA-funded Catapult Program grand opening for Gallery on Penn was held on November 2, 2018 at 5935 Penn Avenue.

Tammy Thompson, Executive Director, of Circles Greater Pittsburgh, was present. Ms. Thompson thanked the Authority for their assistance of the grand opening. Ms. Thompson explained the process and businesses involved with this initiative.

Mr. Gainey thanked Ms. Thompson for her hard work on this initiative.

- e. The URA will provide up to four scholarships for Pittsburgh neighborhood business district staff and volunteers to attend the National Mainstreets conference located in Seattle, Washington in March 2019.

3. Hazelwood – Woods House

- a. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 55-P, Lots 37 and 39, in the 15<sup>th</sup> Ward to Woods House LLC, for \$25,000.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Nathan Clark, Director of Real Estate stated that at its meeting of June 14, 2018, the Board of this Authority accepted the proposal of Oak Moss Associates, LLC, or an entity to be formed, to redevelop two parcels in Hazelwood. The parcels, located at 4604 Monongahela Street and along Tullymet Street, include the historic Woods House as well as an adjacent vacant lot. Built in 1792, Woods House is one of five or six remaining eighteenth-century buildings in Pittsburgh. It was constructed by noted surveyor Colonel George Woods, who laid out the City of Pittsburgh.

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

Since June, Oak Moss Associates, LLC, has formed a new entity, Woods House LLC, to complete the project. Woods House's vision is to create a vibrant community asset and gathering place in the form of a Scottish inspired restaurant and pub that pays homage to Hazelwood's rich history, from past to present. The proposed restaurant will be approximately 2,000 square feet, with a total of 61 interior seats, and outdoor seating for 26. A 240-square-foot porch addition will be constructed onto the west side of the structure, and a 536-square-foot addition will be added to the south rear of the existing structure to accommodate the restroom, kitchen, and mechanical areas.

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

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

Woods House LLC is a Pennsylvania limited liability company with a mailing address of P.O. Box 5144, 6360 Broad Street, Pittsburgh, PA 15206-9998. Krish Pandya is the Managing Director.

Dr. Hall-Russell asked about the number of years the Authority has maintained ownership of this property. Mr. Clark answered that the Authority has owned this property for more than ten years. Dr. Hall-Russell asked about the indoor and outdoor seating number. Mr. Clark answered there will be sixty-one indoor seating available and twenty-six outdoor seating available.

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

**RESOLUTION NO. 395 (2018)**

**RESOLVED:** That the final drawings and evidence of financing submitted by Woods House LLC for Block 55-P, Lots 37 and 39, in the 15<sup>th</sup> 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.

**4. Northside Residences Phase II**

- a. Final Authorization to Issue Multifamily Financing Bonds in the amount up to \$26.0 million.
- b. Rental Housing Development and Improvement Program (RHDIP) Loan Agreement in the amount of up to \$1,100,000.00 with the Northside Properties Residences II LLC.

Mr. Rubinstein requested Board approval of the above items.

Mr. Tom Cummings, Director of Housing stated that authorization is requested for official actions to issue tax exempt Multifamily Financing Bonds in the amount of up to \$26.0 million for the acquisition, preservation and substantial rehabilitation of Northside Residences Phase II which includes 122 affordable residential rental units situated in 93 scattered site buildings over 81 parcels located in the California-Kirkbride, Perry South and Central Northside neighborhoods of the City of Pittsburgh. Authorization is also requested to enter into a \$1.1 million Rental Housing Development and Improvement Program (RHDIP) loan agreement with Northside Properties Residences II LLC to provide combined construction/permanent gap financing for the development.

North Side Properties (NSP) consists of 324 scattered site affordable Section 8 rental units located in 239 separate buildings spread out among the historic Northside. The units, which are a mix of 1, 2, 3, 4, and 5 bedroom townhouses and flats were originally built between 1870 and 1910. The units were acquired by North Side Associates (NSA) in 1983. The principal of the managing general partner of NSA is Robert Mistick. While moderate improvements have been made to the units over time, a full development-wide capital improvement program has not taken place. In order to extend the long-term affordability of the development, the principals are creating a

phased redevelopment plan for all 324 units. This plan includes full renovations for the majority of the units and new construction to replace those units that are obsolete or not feasible to rehabilitate.

NSA will create new entities to purchase and redevelop, or replace, the 324 units in a phased approach, which is expected to be completed over the next five (5) to seven (7) years. Phase I, which includes 75 units, is currently under construction. The project presented today represents the second phase, consisting of the preservation and substantial historic rehabilitation of 122 units located within 93 buildings.

Renovations will include new roofs, windows, flooring, appliances and updated kitchens and bathrooms. Most of the units will be gutted and reframed. The approximate construction cost per unit is \$200,000. All units will be rented to households with incomes at or below 50% of the area median income (AMI) and eligible Project tenants will be supported with U.S. Department of Housing and Urban Development (HUD) Project Based Section 8 assistance.

Northside Properties Residences II LLC (NSRII), is a new entity that will be created to purchase and redevelop the phase two NSP properties. The total development cost of the project is \$40.44 million. The permanent financing plan will include a \$12.5 million permanent first mortgage, 4% Low Income Housing Tax Credit (LIHTC) equity, federal Historic Tax Credit (HTC) equity, a URA Rental Housing Development and Improvement Program (RHDIP) loan, a Bridgeway Capital loan, seller financing, interim income, an escrow transfer, and a deferred developer fee. It is anticipated that up to \$26.0 million in tax exempt bonds will be issued for construction financing, of which \$12.5 million will then be used for permanent financing. Dollar Bank will provide a construction bridge loan in the amount of \$25.8 million.

The Initial 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 on October 11<sup>th</sup>, 2018 by PHFA. The closing and construction start is planned for late December 2018.

Details of the Development are as follows:

<b>Borrower:</b>	Northside Properties Residences II LLC Robert Mistick and Sarah Mistick, principals 1300 Brighton Road Pittsburgh, PA 15233
<b>Managing General Partner:</b>	Northside Properties Management LLC
<b>Development Consultant:</b>	Ralph A. Falbo, Inc. Michael A. Polite Chief Executive Officer & Chairman 429 Fourth Avenue, Suite 2010 Pittsburgh, PA 15219

**Location:** 122 units located in 93 buildings on 81 parcels scattered through the California-Kirkbride, Central Northside and Perry South neighborhoods

**Ward:** 21<sup>st</sup> and 25<sup>th</sup> Wards

**Description:** Acquisition, preservation and substantial historic rehabilitation of 122 affordable scattered site affordable rental units.

**Architect:** LGA Partners  
1425 Forbes Ave -Suite 400  
Pittsburgh, PA 15219

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

**Units and Rents:**

	<u># Bedrooms</u>	<u># Units</u>	<u>Average Rent</u>
1BR		39	\$1,125.00
2BR		32	\$1,310.00
3BR		36	\$1,450.00
4BR		12	\$1,630.00
5BR		<u>3</u>	\$1,830.00
<b>Total</b>		<b>122</b>	

**Total Development Costs:** \$40,440,518

**URA Financing Sources (Construction & Permanent):**

RHDIP Loan \$1,100,000 3%, 30 year term  
Subtotal \$1,100,000

**Other Financing Sources:**

First Mortgage – Fallbrook Loan Fund \$12,496,000  
LIHTC Equity (4% Credits) \$14,444,214  
Federal HTC Equity \$ 4,787,005  
Seller Note \$ 5,490,000  
Bridgeway Capital 2<sup>nd</sup> Mortgage \$ 647,894  
Interim Income \$ 989,100  
Escrow Transfer \$ 123,057  
Deferred Fee/PA HTC \$ 363,248

Subtotal \$39,340,518

Program Benefit: The project will preserve and substantially improve extremely valuable affordable housing resources in three Pittsburgh Northside neighborhoods. The level of improvements will greatly improve the quality of life of the low-income residents and will benefit the surrounding environment.

Real Estate Loan Review Committee: To be presented at the November 7, 2018 Real Estate Loan Review Committee.

M/WBE Review Committee: Final plan to be approved prior to closing.

Mr. Rubinstein asked for the term of the loan. Mr. Robert Mistick, of Mistick Construction, was present. Mr. Mistick answered that the term of this loan will be a forty-year amortization of a fifteen-year term. Mr. Cummings stated that this loan will be refinanced at the end of the fifteen-year term.

Mr. Williamson asked if all the 324 units will be rehabbed or replaced over time. Mr. Cummings answered in the affirmative and that most of the units will be rehabbed.

Mr. Mistick stated that this project is an enormous social task that Sarah Mistick will head up. He stated that individuals that are moving into the Northside liked this location. He stated that in this final phase they are changing the name from California-Kirkbride to Hollywood Place.

Dr. Hall-Russell stated that she is excited about this development. She asked what the Residents impression of the new name. Mr. Mistick answered that the Residents have not shown any resistance regarding the name change.

Mr. Gainey congratulated Mr. Mistick on his success regarding the affordable units.

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

**RESOLUTION NO.396 OF 2018**

**A Resolution - Authorizing and Approving the Financing for  
Northside Properties Residences Phase II Project and Approving the Issuance of Bonds to  
Finance the Costs Thereof.**

**November 8, 2018**

**WHEREAS**, the Urban Redevelopment Authority of Pittsburgh (the "Authority") is a body corporate and politic constituting a public instrumentality of the Commonwealth of Pennsylvania (the "Commonwealth"), created under and pursuant to the Pennsylvania Redevelopment Law, as amended, 35 P.S. §1701, *et seq.* (the "Act"); and

**WHEREAS**, the Authority is authorized pursuant to the Act to, among other things, develop, acquire, lease and operate low-rent housing and to issue bonds in connection therewith; and

**WHEREAS**, the Authority has determined to rehabilitate a portion of the former Northside Associates units (the "Project") located at various addresses in the 21<sup>st</sup>, 25<sup>th</sup> and 26<sup>th</sup> Wards, in the City of Pittsburgh (the "City"), Pennsylvania, which upon completion will consist of 122 residential rental units comprised of a 100% affordable units to households with incomes at or below 50% of the area median income; and

**WHEREAS**, the Project will be owned by Northside Properties Residences II LLC, a Pennsylvania limited liability company (the "Borrower"), whose members will include Northside Properties Management II LLC, a Pennsylvania limited liability company, and other parties named in the Borrower's operating agreement who will serve as the Project's low-income housing tax credit investor and federal historic tax credit investor; and

**WHEREAS**, in order to facilitate the Project, the Authority has determined to issue one or more series of its revenue bonds (the "Bonds") pursuant to a bond financing or similar agreement (the "Bond Financing Agreement") among the Authority, the Borrower, Dollar Bank, FSB, a sole purchaser of the Bonds (the "Bank") and any other party thereto, and, pursuant to the Bond Financing Agreement, will loan the net proceeds of the Bonds to the Borrower to pay all or a portion of the costs of the Project; and

**WHEREAS**, the Bond proceeds will be used to make a loan to the Borrower to permit it to undertake the Project and pay certain other costs associated with the Project and the financing thereof as further set forth in the Bond Financing Agreement, including (a) the payment or reimbursement of the costs of the acquisition and rehabilitation of the Project; (b) the funding of any capitalized interest on the Bonds, if necessary; and (c) the payment of a portion of the costs associated with the issuance of the Bonds, as applicable; and

**WHEREAS**, the Project will constitute a qualified residential rental project pursuant to the requirements of the Internal Revenue Code of 1986, as amended (the "Code"); and

**WHEREAS**, the Authority, as the issuer of the Bonds, must comply with certain provisions of the Code, which require the Authority to conduct a public hearing (pursuant to the requirements of the Tax Equity and Fiscal Responsibility Act (TEFRA) of 1982) regarding the Project and publish adequate notice thereof in accordance with the provisions of section 147 of the Code; and

**WHEREAS**, said public hearing required under section 147(f) of the Code, regarding the Project took place on August 17, 2018; and

**WHEREAS**, the Authority has appointed Cohen & Grigsby, P.C. to act as bond counsel ("Bond Counsel") with respect to the issuance of the Bonds; and

**WHEREAS**, the Authority now desires to authorize and approve the Project, the issuance, execution and delivery of the Bonds in connection therewith, and the execution and delivery of the Bond Financing Agreement and such other instruments and documents as shall be necessary or appropriate to effectuate the purposes of this Resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Authority (the "Board") as follows:

**Section 1.** Approval of Development and the Issuance of the Bonds. The Authority hereby authorizes and approves the undertaking of the Project and the issuance of the Bonds to finance all or a portion of the costs of the Project. The Bonds shall be designated "Urban Redevelopment Authority of Pittsburgh Multifamily Housing Revenue Bonds (Northside Properties Residences II LLC), Series 2018", or some similar designation, and shall be issued in one or more series and secured pursuant to the Bond Financing Agreement in an aggregate principal amount not to exceed \$26,000,000. The Bonds shall bear interest at variable or fixed rates of interest and shall contain such other terms and conditions and provisions as Bond Counsel and counsel to the Authority and any Authorized Officer of the Authority executing such Bonds shall approve, such approval to be conclusively evidenced by such officer's execution thereof.

**Section 2.** Sale of the Bonds; Approval of the Bond Financing Agreement.

(a) The Authority hereby authorizes and approves the sale of the Bonds pursuant to the terms of the Bond Financing Agreement. The Bonds shall be sold at such rates and on such terms and conditions as are set forth in the Bond Financing Agreement relating to the Bonds.

(b) The Authority hereby authorizes and approves the execution and delivery of the Bond Financing Agreement, containing such terms and provisions as Bond Counsel and counsel to the Authority and any Authorized Officer of the Authority executing the Bond Financing Agreement shall approve, such approval to be conclusively evidenced by such officer's execution thereof.



**Section 3. Direction to Authorized Officers.**

(a) For purposes of this Resolution, the Executive Director of the Authority shall be deemed to be an "Authorized Officer".

(b) The Board hereby authorizes and directs the Authorized Officer to negotiate, execute and deliver the Bonds, the Bond Financing Agreement and, subject to the approval thereof by counsel to the Authority, to negotiate, execute and deliver any other document, agreement, instrument or certificate required to be executed by the Authority in connection with the issuance of the Bonds, and such execution and delivery shall be conclusive evidence of the approval thereof by the Board.

(c) The Board hereby authorizes and directs the Secretary of the Authority to affix and attest the seal of the Authority to any document as required, and to attest the signature of any Authorized Officer where required.

**Section 4. Further Action.** The Authorized Officer is hereby authorized and directed to take such actions and execute such other documents, certificates or filings as may be necessary or appropriate to effectuate the matters contemplated hereby, to implement and complete the Project, to issue and sell the Bonds, or to otherwise effectuate the purposes of this Resolution.

**Section 5. Prior Actions.** All actions heretofore taken and all documents and instruments heretofore executed by the Authorized Officer or his designee on behalf of the Authority in connection with the Project and the Bonds are hereby ratified and approved.

**Section 6. Limitation of Liability of Authority and Officials of the Authority.** Notwithstanding anything to the contrary contained herein or in any other document executed in connection with the issuance and sale of the Bonds (collectively, the "Bond Documents"), the Bonds shall be limited obligations of the Authority payable solely out of revenues derived from the Bond Financing Agreement, any amounts, including proceeds of the sale of the Bonds, and from any other collateral as may now or hereafter be given to secure the payment of Bonds; no other property or assets of the Authority shall be subject to levy, execution or other enforcement proceedings for any payment required to be made with respect to the Bonds or under the Bond Documents or for the performance of any of the Authority's covenants, obligations or agreements contained in any Bond Documents. No covenant, obligation or agreement contained in this Resolution or any Bond Documents shall be deemed to be a covenant, obligation or agreement of any board member, officer, attorney, agent or employee of the Authority in his or her individual capacity and neither the board members of the Authority nor any officer executing the Bonds or any Bond Documents shall be liable personally on the Bonds or such Bond Documents or be subject to any personal liability by reason of the issuance, execution and/or performance thereof.

**Effective Date of Resolution.** This Resolution shall take effect immediately.

**RESOLUTION NO.397 (2018)**

RESOLVED: That a loan to Northside Properties Residences II LLC to provide combined construction/permanent gap financing for the Northside Residences Phase II development, in an amount up to \$1,100,000.00, payable from the Rental Housing Development and Improvement Program (RHDIP), 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.

5. Larimer – Former Larimer School

- a. Agreement with Pfaffmann & Associates, P.C. d/b/a Pfaffman + Associates for architectural services, for an amount not to exceed \$75,000.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Cummings stated that following a Request for Proposal (RFP) process, pursuant to Resolution Number 8 (2018) as amended by Resolution Number 217 (2018) the Authority authorized the engagement of Pfaffmann & Associates, P.C. d/b/a Pfaffmann + Associates for a contract amount not to exceed \$100,000.00. This agreement was to perform architectural services related to the stabilization of the Larimer School building. The firm prepared construction documents that will be used to solicit contractor bids to complete the stabilization work. The bid documents are essentially completed and will be released once the building environmental remediation is underway.

Larimer School is comprised of three buildings including the main school building and an adjacent auditorium and gymnasium. McCormack Baron Salazar (MBS) and Allies and Ross Management and Development Corporation (ARMDC) will submit a Low-Income Housing Tax Credit (LIHTC) application to the Pennsylvania Housing Finance Agency (PHFA) in November 2018 for the adaptive reuse and historic rehabilitation of the former main school building. The housing units to be developed in the school will help fulfill the replacement housing units required under the Larimer CHOICE Neighborhood Implementation Grant (CNIG). The proposed Larimer School development will include 35 units in the former school building plus the construction of seven (7) new units. Of the 42 total units in this phase, 35 will be affordable and seven (7) will be market rate.

For the Larimer School to be competitive for the LIHTC program it is critical that the auditorium and gymnasium portions of the building be stabilized and have a proposed reuse plan.

Accordingly, authorization is being requested to enter into a second agreement with Pfaffmann + Associates to prepare a "white box" design of these two wings. The term "white box" is often used to define the level of finish a space has prior to a tenant's office remodel or tenant finish. The design is being prepared for a flexible tenant occupancy that may include a market/food hub

area in the auditorium space and an office/coworking space in the gymnasium space. The scope of services will include:

- Design of the auditorium floor modifications
- Mechanical design
- Design of the toilet rooms and janitors closet
- Preparing a historic preservation package (to be coordinated with MBS and Graves)
- Developing a coordinated set of drawings (in cooperation with MBS and Graves) for the solicitation of competitive bids
- Construction Administration

For construction coordination purposes, the plans and specifications for the auditorium/gymnasium will be included in the bidding documents for the residential portion of the building. Energy Star requirements will be required.

Pfaffmann + Associates is located at 223 Fourth Avenue, Suite 800, Pittsburgh PA, 15222. Robert S. Pfaffmann is Principal in Charge.

This contract will be paid from Larimer Project funds, Choice Neighborhood Initiative (CNI) funds and/or other Authority sources.

Dr. Hall-Russell asked if the whole site was at historic status. Mr. Cummings answered in the affirmative.

Robert S. Pfaffmann, of Pfaffmann & Associates, P.C. d/b/a Pfaffmann + Associates, was present. Mr. Pfaffmann stated that this project involved a team effort. He explained his partnerships involved with this project, and the elaborated on the project itself. Mr. Gainey thanked Mr. Pfaffmann for his hard work on this project. Mr. Cummings acknowledged Collette O' Leary and Julie Edwards, of the Authority Housing Department and Real Estate Department for their hard work on this project.

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

**RESOLUTION NO.398 (2018)**

RESOLVED: That an agreement with Pfaffmann & Associates, P.C. d/b/a Pfaffmann + Associates for architectural services related to the commercial improvements of the Larimer School building, for an amount up to \$75,000.00, payable from Larimer Project funds, Choice Neighborhood Initiative (CNI) funds and/or other Authority sources, 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.

6. Larimer - Choice Neighborhood Homeowner Assistance Program (CNHAP)

- a. Amendment of the Choice Neighborhood Homeowner Assistance Program (CNHAP) Program Guidelines for the Larimer Choice Neighborhood Phase II Program Area.

Mr. Rubinstein requested Board approval of the above item.

Mr. Cummings stated that in February 2016 the Authority adopted the Choice Neighborhood Homeowner Assistance Program (CNHAP) Guidelines pursuant to Resolution 41 (2016). CNHAP is a component of the Neighborhood portion of the Larimer Choice Neighborhood Initiative (CNI) grant. The CNHAP program helps Larimer owner occupants rehabilitate the façade of their homes. The program is helping to stabilize many of the residential streets within the CNI boundary area and enabling the long-time residents of Larimer the ability to improve their homes and enhance the equity value in their homes.

Once completed, under Phase I of CNHAP, CNI funds in the amount of approximately \$800,000.00 will be used to improve 54 owner-occupied homes. The 54 owner-occupants participating in the Phase I program received on average \$20,000.00 in grants (from CNI and URA funds) and Federal Home Loan Bank (FHLB) forgivable loans. A portion of the non-CNI funds were used to address health and safety needs in the interior of the property. Based on an average of \$20,000 expended per home, approximately \$1,080,000.00 was allocated from all referenced sources.

Due to the success of the program and the need to expand the boundary so that more owner-occupants can participate, a request for an additional \$500,000.00 in CNI funds for the CNHAP program has been submitted to the U.S. Department of Housing and Urban Development (HUD). Funds from the FHLB are also available to support income eligible Phase II applicants for specific improvements. URA funds can also be used for non CNI and FHLB eligible items and reviewed on a case by case basis.

The CNHAP guidelines are being modified to expand the CNHAP area and to address the available budget sources which total approximately \$715,000.00 but which is less than the amounts

available under Phase I. The proposed budget can support the rehabilitation of approximately 35 additional homes. The major program revisions are as follows:

- The maximum amount of CNI funds per property is reduced to \$12,500.00 (from \$20,000.00)
- FHLB five-year forgiveness loans (20% per year) are available for income eligible applicants (below 80% area median income (AMI) and for certain eligible repairs)
- Rebuilding Together Pittsburgh (RTP) will no longer be performing unit inspections. This work will be done by URA staff
- The phase II program area is identified

The URA worked with representatives from the Larimer Community Watchers (LCW, a homeowner advocacy group) and the Larimer Consensus Group (LCG), to amend the CNHAP program guidelines to accommodate the phase II program area homeowners. Additionally, the URA is under contract with LCG to partially pay for the services of a Homeowner Advocate who works with the applicants and the URA through all phases of the program.

Under this program the Authority will work with existing eligible homeowners to identify façade, improvements and interior/exterior repairs that qualify for the FHLB funds. If required interior life/safety and façade repairs exceed funds available under CNHAP and/or FHLB, the homeowner will be responsible to identify the remaining gap financing (including securing available loans from other existing URA programs). The URA will bid all work to a list of qualified contractors. To participate in the program the property must be located within the Choice Neighborhood project boundary and owner occupied. The homeowner must be current on real estate taxes or compliant with an approved tax payment plan.

Proposed amended program guidelines for CNHAP Phase II are attached. These guidelines are also being reviewed by the U.S. Department of Housing and Urban Development (HUD) Choice Neighborhoods staff.

Mr. Lavelle asked for clarification regarding the up to \$20,000.00 in funding residents could potentially receive. Mr. Cummings answered if a resident is eligible they could receive up to \$20,000.00 in funding.

Mr. Williamson asked if all homes in the Phase II area will be included in this program. Mr. Cummings answered that will be a future goal. Mr. Cummings stated that Ms. Donna Jackson, of the Larimer Consensus Group is involved with the process of this program.

Mr. Williamson encouraged the Board to highlight the families that are benefiting from this program.

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

**RESOLUTION NO. 399 (2018)**

RESOLVED: That amendment of the Choice Neighborhood Homeowner Assistance Program (CNHAP) Program Guidelines to expand the CNHAP area and to address the available budget sources for the Larimer Choice Neighborhood Phase II Program Area is hereby approved.

7. Housing Stabilization Program

- a. Approval of program guidelines for the Housing Stabilization Program.
- b. Request for proposals to seek applications for the Housing Stabilization Program.

Mr. Rubinstein requested Board approval of the above items.

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: Housing Stabilization / Homeless Rental Prevention 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 the Housing Stabilization Program (HSP).

The HOF HSP will be used to provide one-time or short-term (no more than 12 months) funding to individuals and families who are struggling with housing expenses including paying rent and/or utilities. It is designed to assist participants to stabilize their current housing, or facilitate access to appropriate housing, and prevent homelessness.

Housing stabilization funds are designed to provide short term intervention. Assistance will not extend beyond 12 months. The Authority will contract with Program Administrators who will work directly with clients and administer the program. Program administrators will determine household income, provide supportive services to the household, make payments to landlords and/or utility companies, and invoice the URA for reimbursement. The per household cap is \$8,000. Households must be less than 50% AMI to participate in the program.

Authorization is also requested to issue a Request for Proposals (RFP) for Program Administrators / social service agencies to administer the Housing Stabilization Program. The RFP will accept responses on a rolling basis until all 2018 funds are committed. 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 asked for the number of evictions that are issued in the City of Pittsburgh annually. Ms. Smith Perry stated that the Authority is starting to obtain that information. She stated that Jane Downey is starting a working group on this topic.

Mr. Williamson asked if the guidelines had been reviewed by the HOF Advisory Board. Ms. Smith Perry answered in the affirmative.

Mr. Williamson asked about legal services for this program. Ms. Smith Perry answered that any legal counsel can respond to the RFP.

Ms. Smith Perry recognized Evan Miller and Jamie Reese, of the Housing Opportunity Fund Department for their hard work on the RFP that was released today.

Celeste Scott, of Pittsburgh United, was present. Ms. Scott stated that she is excited to see this program move forward.

Dr. Hall-Russell stated that there are several City's that are attempting to achieve the various HOF program goals the Authority has reached. She acknowledged Ms. Scott for her work on this program.

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

**RESOLUTION NO. 400 (2018)**

RESOLVED: The Program Guidelines for the Housing Stabilization Program are hereby approved.

**RESOLUTION NO. 401 (2018)**

RESOLVED: That the issuance of a request for proposals to administer the Housing Stabilization Program is hereby approved.

**8. Middle Hill – New Granada Square Apartments**

- a. Agreement of sale with Pittsburgh Housing Development Corporation for the acquisition of Block 10-N, Lot 288, in the 5<sup>th</sup> Ward, for an amount not to exceed \$2,500.00, plus costs.

Mr. Rubinstein requested Board approval of the above item.

Mr. Nathan Clark, Director of Real Estate stated that authorization is requested to acquire the above-listed property, an approximately 116 square foot vacant parcel located near the east end of the block bounded by Centre Avenue, Erin Street, Wylie Avenue, and Devilliers Street in the Hill District. The property was acquired by the Pittsburgh Housing Development Corporation ("PHDC") at the April 2018 Treasurer's Sale. The purchase price is not to exceed \$2,500.00 plus costs, and the funding source is Leased Land.

The property is slated to be conveyed to Hill Community Development Corporation and CHN Housing Partners and incorporated into the New Granada Square Apartments affordable housing project.

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

Mr. Lavelle stated that it is critical that this project moves forward. Mr. Cummings stated that this property is one of the 9% tax credit applications that will be submitted within the next week. Mr. Lavelle asked for the application deadline. Mr. Cummings answered on the 16<sup>th</sup>.

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

**RESOLUTION NO.402 (2018)**

RESOLVED: That the acquisition of Block 10-N, Lot 288, in the 5<sup>th</sup> Ward, from Pittsburgh Housing Development Corporation, for \$2,500.00, 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.

9. Beltzhoover – Pittsburgh Housing Development Corporation

- a. Acquisition of the following publicly owned property for \$1.00, plus costs:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
18th	15-R-231	847 Gearing Avenue
18th	15-R-268	704 Delmont Avenue
18th	15-S-014	235 Michigan Street
18th	15-S-026	315 Michigan Street
18th	15-S-170	911 Eldora Place
18th	15-S-175	903 Eldora Place
18th	15-S-189	835 Eldora Place
18th	15-S-192	827 Eldora Place
18th	15-S-196	817 Eldora Place
18th	15-S-197	Eldora Place
18th	15-S-198	811 Eldora Place
18th	15-S-199	809 Eldora Place
18th	34-D-014	919 Eldora Place



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 Gearing Avenue, Delmont Avenue, Michigan Street, and Eldora Place in Beltzhoover, contain a total land area of approximately 40,286 square feet. Five of the parcels (Block 15-R, Lot 268; Block 15-S, Lots 170 and 175; and Block 15-S, Lots 197 and 198) are vacant land; the remaining eight parcels are improved with vacant structures. Following acquisition, the properties are slated to be conveyed to the Pittsburgh Housing Development Corporation for a low/moderate income residential rehabilitation for re-sale initiative in conjunction with the Beltzhoover Consensus Group and the Hilltop Alliance. The properties will be acquired for \$1.00 plus costs using LLEA and/or the Residential Land Reserve Fund.

Jmar Bey, of the Beltzhoover Consensus Group and, was present. Mr. Bey stated that he is excited to see this project moving forward.

Mr. Lavelle asked what the estimated sales price will be. Mr. Cummings estimated the price will be in the \$125,000.00 range with a deferred second mortgage.

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

**RESOLUTION NO. 403 (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:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
18th	15-R-231	847 Gearing Avenue
18th	15-R-268	704 Delmont Avenue
18th	15-S-014	235 Michigan Street
18th	15-S-026	315 Michigan Street
18th	15-S-170	911 Eldora Place
18th	15-S-175	903 Eldora Place
18th	15-S-189	835 Eldora Place
18th	15-S-192	827 Eldora Place
18th	15-S-196	817 Eldora Place
18th	15-S-197	Eldora Place

18th	15-S-198	811 Eldora Place
18th	15-S-199	809 Eldora Place
18th	34-D-014	919 Eldora Place

10. Mt. Washington – 6 Boggs Avenue

- a. Acquisition of publicly owned property known as Block 4-L, Lot 133, in the 19<sup>th</sup> Ward, for \$1.00, plus costs:

Mr. Rubinstein requested Board approval of the above item.

Mr. Clark stated that authorization is requested to acquire the above-listed parcel, which is owned by the City as Trustee for the Three Taxing Bodies (3TB) by virtue of Treasurer’s Sale for tax delinquency. The property, located at 6 Boggs Avenue in Mt. Washington, contains 2,778 square feet and is improved with a vacant mixed-use structure. The property is being acquired for future redevelopment. It will be acquired for \$1.00 plus costs using the Residential Land Reserve Fund.

There was no discussion among the Members.

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

**RESOLUTION NO.404 (2018)**

RESOLVED: That the acquisition of Block 4-L, Lot 133, in the 19<sup>th</sup> Ward, for \$1.00, plus costs, payable from 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.

11. Hazelwood – Hazelwood Library Site Assembly

- a. Acquisition of the following publicly owned property for \$1.00, plus costs:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
15	56-B-247	145 Hazelwood Avenue
15	56-B-248	143 Hazelwood Avenue
15	56-B-252	135 Hazelwood Avenue
15	56-B-254	133 Hazelwood Avenue

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 Hazelwood Avenue between Monongahela Street and Chatsworth Street in Hazelwood, are vacant and contain a total land area of 11,450 square feet. Following acquisition, the properties are slated to be redeveloped in conjunction with the Hazelwood Library. The properties will be acquired for \$1.00 plus costs using the Residential Land Reserve Fund.

There was no discussion among the Members.

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

**RESOLUTION NO. 405 (2018)**

RESOLVED: That the acquisition of following publicly owned properties, for \$1.00 plus costs, payable from 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:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
15	56-B-247	145 Hazelwood Avenue
15	56-B-248	143 Hazelwood Avenue
15	56-B-252	135 Hazelwood Avenue
15	56-B-254	133 Hazelwood Avenue

12. PennDOT Multimodal Transportation Fund Grant Applications:

- a. Homewood Station - Homewood
  - i. Application for Multimodal Transportation Funds from the Pennsylvania Department of Transportation (PennDOT) for up to \$3,000,000.00 to fund construction improvements to Homewood Station.
  - ii. Grant agreement with PennDOT for up to \$3,000,000.00 to fund construction improvements to Homewood Station.
- b. Broad Street -Enright Court

- i. Application for Multimodal Transportation Funds from the Pennsylvania Department of Transportation (PennDOT) for up to \$1,000,000.00 to fund pedestrian and roadway improvement on Broad Street adjacent to Enright Court.
  - ii. Grant agreement with PennDOT for up to \$1,000,000.00 to fund pedestrian and roadway improvements on Broad Street adjacent to Enright Court.
  - iii. Subgrant agreement and administrative fee agreement with the City of Pittsburgh for Multimodal Transportation Funds from the Pennsylvania Department of Transportation (PennDOT) for up to \$1,000,000.00 to fund pedestrian and roadway improvement on Broad Street adjacent to Enright Court.
- c. Centre Avenue – Hill District
- i. Application for Multimodal Transportation Funds from the Pennsylvania Department of Transportation (PennDOT) for up to \$3,000,000.00 to fund construction on the Centre Avenue corridor and related public space improvements adjacent to the New Granada Theatre complex.
  - ii. Grant agreement with PennDOT for up to \$3,000,000 to fund construction improvements to Centre Avenue and related public space improvements.
  - iii. Subgrant agreement and administrative fee agreement with the Hill CDC, or related entity and/or the City of Pittsburgh for Multimodal Transportation Funds from the Pennsylvania Department of Transportation (PennDOT) for up to \$3,000,000.00 to fund construction on the Centre Avenue corridor and related public space improvements adjacent to the New Granada Theatre complex.

Mr. Rubinstein requested Board approval of the above items.

#### Homewood Station

Ms. Susheela - Nemani-Stanger, Director of Economic Development stated that authorization is requested to apply for Multimodal Transportation Funds from the Pennsylvania Department of Transportation (PennDOT) for up to \$3,000,000.00.

Funds will support construction improvements to Homewood Station along the East Busway in the Homewood South and Point Breeze North neighborhoods. Homewood Station was identified as a priority for public improvements in the Homewood Station Transit Oriented (TOD) Study completed in 2015. Improvements to Homewood Station are expected to include: new underpass treatment, improved station access, new platform canopies and on-street bus shelters. This

project will strengthen connections to public transit from both the Homewood and Point Breeze Neighborhoods, as well as future development at Lexington Technology Park.

#### Broad Street

Authorization is requested to apply for Multimodal Transportation Funds from the Pennsylvania Department of Transportation (PennDOT) for up to \$1,000,000.00. Funds will support pedestrian and roadway improvements on Broad Street adjacent to Enright Court.

Enright Court is located in the Larimer and East Liberty Choice Neighborhood district along Broad Street and the Phase II housing development under construction. Enright Court is a homeownership enclave that needs significant public infrastructure improvements so that these homeowners can connect to and benefit from the development investment happening in the district. A strategic planning document, Enright Court 2.0, was developed in 2018 to identify strategies to improve common areas and public infrastructure. Construction of pedestrian and roadway improvements along Broad Street was identified in the report as a strategy to improve Enright Court frontage as well as traffic calming.

#### Centre Avenue

Authorization is requested to apply for Multimodal Transportation Funds from the Pennsylvania Department of Transportation (PennDOT) for up to \$3,000,000.00. The Hill CDC will be the subgrantee for this grant. Funds will support improvements and related public space improvements of the Centre Avenue corridor adjacent from the New Granada Theater.

The New Granada Theater is located at 2007 Centre Avenue in the Hill District. The building was recently stabilized and after some additional rehabilitation, the building is slated to include three floors of mixed-use space, including a theater, space that can be rented out as a venue, retail, and co-working space. Funds would be used towards streetscapes, lighting, sidewalk enhancement and pedestrian safety. As a result of the development, it is likely that upon completion, foot traffic along the corridor would increase, thus making these improvements quite imperative to the overall development strategy.

Mr. Lavelle asked about the submittal of the applications. Mr. Rubinstein stated that the applications may not all be submitted.

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

**RESOLUTION NO. 406 (2018)**

RESOLVED: That application to the Pennsylvania Department of Transportation (PennDOT) for a Multimodal Transportation grant, for an amount not to exceed \$3,000,000.00 to fund construction improvements to Homewood Station, 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 Multimodal Transportation grant from the Pennsylvania Department of Transportation (PennDOT), for an amount not to exceed \$3,000,000.00, to fund construction improvements to Homewood Station, 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. 407 (2018)**

RESOLVED: That acceptance of a grant from a PennDOT Multimodal Transportation Fund, in the amount of \$3,000,000.00, to fund construction improvements to Homewood Station, is hereby approved and the Executive Director, 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.

**RESOLUTION NO. 408 (2018)**

RESOLVED: That application to the Pennsylvania Department of Transportation (PennDOT) for a Multimodal Transportation grant, for an amount not to exceed \$1,000,000.00, to fund pedestrian and roadway improvement on Broad Street adjacent to Enright Court, 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 Multimodal Transportation grant from the Pennsylvania Department of Transportation (PennDOT), for an amount not to exceed \$1,000,000.00, to fund pedestrian and roadway improvement on Broad Street adjacent to Enright Court, 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. 409 (2018)**

RESOLVED: That acceptance of a grant from a PennDOT Multimodal Transportation Fund, in the amount of \$1,000,000.00, to fund pedestrian and roadway improvement on Broad Street adjacent to Enright Court, is hereby approved and the Executive Director, 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.

**RESOLUTION NO.410 (2018)**

RESOLVED: That a PennDOT subgrant to the City of Pittsburgh, for an amount not to exceed \$1,000,000.00, to fund pedestrian and roadway improvement on Broad Street adjacent to Enright Court, and the payment of an administrative fee 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 same and affix the seal of the Authority thereto.

**RESOLUTION NO. 411 (2018)**

RESOLVED: That application to the Pennsylvania Department of Transportation (PennDOT) for a Multimodal Transportation grant, for an amount not to exceed \$3,000,000.00, to fund construction on the Centre Avenue corridor and related public space improvements adjacent to the New Granada Theatre complex, 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 Multimodal Transportation grant from the Pennsylvania Department of Transportation (PennDOT), for an amount not to exceed \$3,000,000.00, to fund construction on the Centre Avenue corridor and related public space improvements adjacent to the New Granada Theatre complex, 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. 412 (2018)**

RESOLVED: That acceptance of a grant from a PennDOT Multimodal Transportation Fund, in the amount of \$3,000,000.00, to fund construction on the Centre Avenue corridor and related public space improvements adjacent to the New Granada Theatre complex, is hereby approved and the Executive Director, 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.

**RESOLUTION NO.413 (2018)**

RESOLVED: That a PennDOT subgrant to the Hill CDC, or related entity and/or the City of Pittsburgh, for an amount not to exceed \$3,000,000.00, to fund construction on the Centre Avenue corridor and related public space improvements adjacent to the New Granada Theatre complex, and the payment of an administrative fee 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 same and affix the seal of the Authority thereto.

13. Scattered Sites

- a. Engineering Services – Second amendatory agreement with The Gateway Engineers, Inc. to provide engineering services for various projects located throughout the City of Pittsburgh – for an increase of \$100,000.00 for a new total amount not to exceed \$ 250,000.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Marty Kaminski, Director of Engineering and Construction stated that authorization is requested to amend the November 6, 2017 Agreement with The Gateway Engineers, Inc. to provide Engineering Services for various projects located throughout the City of Pittsburgh. The Gateway Engineers, Inc. was selected based on their response to the Request For Proposals dated August 8, 2017 and on their qualifications previously submitted to the Engineering and Construction Department via a Request for Qualifications that was issued in March, 2014.

Under this second amendatory agreement The Gateway Engineers, Inc. will potentially perform geotechnical, structural, civil, electrical and sustainability planning/management services for various projects throughout the City of Pittsburgh. The first amendment, (Resolution No. 295 - 2017), did not involve an increase to the Agreement amount.

The Gateway Engineers, Inc. is located at 100 McMorris Road, Pittsburgh, PA 15205, and Mr. Daniel S. Deiseroth is the Executive Vice President.



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

There was no discussion among the Members.

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

**RESOLUTION NO.414 (2018)**

RESOLVED: That a second amendment of the Agreement with The Gateway Engineers, Inc., dated on November 6, 2017, for an increase of up to \$100,000.00, to provide engineering services for various projects located throughout the City of Pittsburgh, for a total Agreement amount not to exceed \$250,000.00, 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.

14. Hill District – Former Hamm's Barber Shop

- a. Amendatory Agreement with Andrew Manuel d/b/a Manuel Remodeling for an amount not to exceed \$8,000.00, for a new amount not to exceed \$26,000.00.

Mr. Rubinstein requested Board approval of the above item.

Mr. Kaminski stated that authorization is requested to amend the July 24, 2018 Agreement with Manuel Remodeling for additional work at the former Hamm's Barber Shop, located at 2175 Center Avenue. The work included removing additional layers of roofing; replacing damaged joists in several sections of the roof; installing  $\frac{3}{4}$  CDX plywood on top of the new joists; repointing all three chimneys on the main roof; and making repairs to the party wall. The proposed Agreement amendment amount will not exceed \$8,000.00 and the new Agreement amount will not exceed \$26,000.00.

The funding source will be Hill District Paygo 2015.

There was no discussion among the Members.

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

**RESOLUTION NO.415 (2018)**

RESOLVED: That an amendment of the Agreement with Andrew Manuel d/b/a Manuel Remodeling, dated on July 24, 2018, for an increase of up to \$8,000.00, for additional work at the former Hamm's Barber Shop, located at 2175 Center Avenue, for a total Agreement amount not to exceed \$26,000.00, 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 an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

15. Central Business District public infrastructure

- a. Cooperation Agreement with the City of Pittsburgh to fund, design, construct and convey various public infrastructure improvements projects within the Center Triangle TIF District (Amendment No. 2).

Mr. Rubinstein requested Board approval of the above item.

Mr. Kaminski stated that the City's Department of Mobility and Infrastructure (DOMI) has identified public infrastructure within the Firstside Tax Increment Financing District in need of repair or improvement. The Cooperation Agreement would allow the URA to provide: (1) funding in an amount not to exceed \$1 million and (2) design and construction related services for the improvement projects contingent upon compensation for such. The improvement projects may include, but are not limited to, components such as sidewalk improvements, the installation of street lighting, crosswalk repairs, and roadway repairs. The URA and DOMI will assign design and construction responsibilities on a project-by-project basis

The URA funding source for all projects will be the Firstside Tax Increment Financing Fund.

Mr. Williamson asked about the balance of the fund. Mr. Kaminski answered that he was not sure.

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

**RESOLUTION NO. 416 (2018)**

RESOLVED: That a cooperation agreement with the City of Pittsburgh to fund, design, construct and convey various public infrastructure improvements projects within the Center Triangle TIF District (Amendment No. 2), 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.

AGENDA "B"

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

1. Fox Rothschild LLP

- a. Amendment of Agreement (s) with Fox Rothschild LLP for bankruptcy matters, for an increase of up to \$20,000.00, payable from UDAG repayments and CLRA.

**RESOLUTION NO.417 (2018)**

RESOLVED: That amendment of the Agreement (s) with The Fox Rothschild LLP, for an increase of up to \$20,000.00 for bankruptcy matters, for total Agreement amounts not to exceed \$40,000.00, 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 amendment (s) therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

- 2. Amendment of Resolution No. 305 (2018), which approved 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 12<sup>th</sup> Ward, to add Block 124-P, Lot 30, and approve execution of an option agreement with the Housing Authority of the City of Pittsburgh and/or McCormack Baron Salazar, or a related entity to be formed.

**RESOLUTION NO. 418 (2018)**

RESOLVED: That Resolution No. 305 (2018) is hereby amended, to add Block 124-P, Lot 30, and approve execution of an option agreement with the Housing Authority of the City of Pittsburgh and/or McCormack Baron Salazar, or a related entity to be formed.

3. Pennsylvania Municipal Health Insurance Cooperative Agreement

- a. Intergovernmental Insurance Cooperative Agreement with other municipalities and public agencies in Pennsylvania to develop and administer an employee benefits program using cost effective funding models.

**RESOLUTION NO. 419 (2018)**

RESOLVED: That a cooperation agreement with other municipalities and public agencies in Pennsylvania to develop and administer an employee benefits program using cost effective funding models, 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 said Intergovernmental Insurance cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

4. Amendment of Resolution No. 257 (2018), to change the funding source from Paygo Major Projects and/or Leased Land Funds to Paygo Funds Property Management and /or Leased Land funds.

**RESOLUTION NO. 420 (2018)**

RESOLVED: That Resolution No. 257 (2018) is hereby amended, to change the funding source from Paygo Major Projects and/or Leased Land Funds to Paygo Funds Property Management and /or Leased Land funds.

5. Down Payment and Closing Cost Assistance Guidelines
  - a. Revision to Program Guidelines to increase the term of the loan from 5 years to 10 years for households above 80% AMI and below 115% AMI. The loan will be reduced by 10% per year for 10 years.

**RESOLUTION NO. 421 (2018)**

RESOLVED: That amendment of the Down Payment and Closing Cost Assistance Guidelines to increase the term of the loan from 5 years to 10 years for households above 80% AMI and below 115% AMI is hereby approved.

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

  
Assistant Secretary