

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

March 14, 2019 – 2:00 P.M., E.S.T.

Members Present: Williamson, Lavelle, Powell, Gainey

Members Absent: Hirsh

Staff Present: Rubinstein, Cummings, Nuemah, Nemani-Stanger, Kaminski, Clark, Link, Chintalapalli, Smith Perry, Wrenshall, Powell, Brooks, Moses, Santiago, Saladna, Edwards, Meier, Mayer, Taylor, Martinchich, Pontarelli, Mitchell, Bohince, Taylor and Schacht.

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

1. General

- a. Approval of the Minutes of the Regular Board Meeting of February 14, 2019.

2. Announcements

- a. Mr. Williamson announced that an Executive Session was held on March 6, 2019 to meet with HR&A Consultants regarding the status of the URA's strategic planning process.
- b. New Board Member welcome – Lindsay Powell, Assistant Chief of Staff to Mayor Bill Peduto.
- c. Tynishia Powell accepted the Homer S. Brown Young Leadership Award from the Allegheny County Bar Association on February 28, 2019.
- d. Diamonte Walker will be named one of the Pittsburgh Business Times 2019 Women of Influence on Wednesday March 20, 2019.
- e. Urban Land Institute (ULI) event will be held on March 14, 2019 starting at 5:30 PM, at BNY Mellon, 500 Grant Street.
- f. Lexington Technology Park Residential Design Charette will be held on April 17, 2019 starting at 6:00 PM, at Construction Junction.
- g. Inclusive Innovation Summit being held on March 28-30, at Point Park University & 412 Blvd of the Allies.

h. Mr. Rubinstein announced the Disposition of Lease closing for the Produce Terminal redevelopment, and the finalized Smallman Street Tax Increment financing plan.

i. RFP's, RFQ's and Bids

i. Request for proposals for South Beatty lots in East Liberty.

iii. Request for proposals for Fifth and Dinwiddle properties issued; Responses are due April 10.

iii. Housing Opportunity Fund request for qualifications (RFQ) for community outreach/advocacy/planning activities will be issued by the middle of April 2019. Submittals will be accepted on a rolling basis. Acceptable responses will be added to a slate of consultants to be used for future community outreach/advocacy/planning activities.

iv. Housing Opportunity Fund request for qualifications (RFQ) for printing services will be issued by the middle of April 2019. Submittals will be accepted on a rolling basis. Acceptable responses will be added to a slate of consultants to be used for printing and/or advertising needs.

v. Request for proposals (RFP) for Technical Assistance Providers for the Micro Enterprise Fund.

j. Economic Development Department overview.

k. Briefing of the 2019 Housing Opportunity Fund Allocation Plan Meetings.

l. CIE Dashboard- Monthly production report updates, and highlights.

3. Federal North – W North Avenue

a. Amended proposal and form of contract for the sale of Block 23-L, Lots 76, 78, 79, 87, 89, 90, 91, & 92 in the 22nd Ward, to Garden Theater Block, LLC, for \$109,328.

Mr. Rubinstein requested Board approval of the above item.

Mr. Nathan Clark, Director of Real Estate stated that at its meeting of May 14, 2015, the Board of this Authority approved the redevelopment proposal submitted by Garden Theater Block, LLC (TREK Development Group and Q Development) for the sale and redevelopment of portions of the "Garden Theater Block" of the Central North Side neighborhood, including properties located along West North and Federal Streets, and the property known as the "Bradberry" located at the

corner of Eloise Street and Reddour Street, and authorized execution of a disposition contract with Garden Theater Block, LLC. The purchase price for all properties was \$140,000.

Plans for the eastern half of the block, which involved incorporating three existing buildings into a residential high-rise, were scrapped after two residents challenged the necessary zoning variances for height and density in court. To keep the rest of the project moving, the developer moved forward separately with its plans for the Bradberry Building, purchasing it in May 2017 for \$30,672, which was the pro-rata share of the \$140,000 previously approved purchase price that was attributable to that portion of the block.

The Bradberry was converted into 16 apartments, including three that are affordable, and the project opened in March 2018.

In the interim, the three buildings located at 4, 6, and 8 West North Avenue deteriorated to the point that they were beyond saving. They have now been demolished.

At this time, we are requesting authorization to accept an amended redevelopment proposal from Garden Theater Block, LLC for the remaining approximately 20,125-square-foot portion of the Garden Theater block, and to enter into a disposition contract for sale of the property for \$109,328, which is the balance of the previously approved purchase price.

The amended plans for the property include reuse and restoration of the existing structures on Federal Street and development of a five-story rental apartment building with ground floor retail space on the site of 4,6 and 8 West North Avenue. In total, the project will encompass 63 rental apartments. Development costs are estimated at approximately \$17.7 million. MWBE and MWI Narratives are on file for the project and a final MWBE Plan will be required prior to closing.

TREK Development Group is a Pennsylvania corporation with a mailing address of 130 7th Street, Suite 300, Pittsburgh, PA 15222. William J. Gatti, Jr., is President. Q Development LLC is a Pennsylvania limited liability company with a mailing address of 1008 Brianna Lane, Bethel Park, PA 15102. Rick Belloli is Principal.

John Ginocchi, of TREK Development Group, was present. Mr. Ginocchi stated that they are excited about this development. He stated that they have spent approximately \$400,000 in the last four years on this development. Mr. Ginocchi stated that they will participate in the community engagement of the design and uses process.

Ms. Powell asked for an overview of the community engagement process. Mr. Ginocchi stated that as soon as they engage with the architect in obtaining design ideas they will engage with the community and the ACAA.

Mr. Rubinstein acknowledged patience of the Allegheny City Central Association.

Mr. Cummings acknowledged Chuck Alcorn, of the Authority Housing Department for managing the MOA process.

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

RESOLUTION NO. 51 (2019)

RESOLVED: That the amended Redevelopment Proposal submitted by Garden Theater Block, LLC for Block 23-L, Lots 76, 78, 79, 87, 89, 90, 91, & 92, in the 22nd Ward, and execution of a disposition contract for the sale of the property for \$109,328, which is the balance of the previously approved purchase price, are hereby approved, and the Executive Director 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.

4. Point Breeze North – Lexington Technology Park – Commercial Component

- a. Proposal and form of contract for the sale of the N. Lexington Parcel of the Lexington Technology Park, Block 175-A, Lots 122 (Portion), 155, and 165, in the 14th Ward to ICON Development PGH, LLC or another entity to be formed, for \$3,275,000 plus costs.

Mr. Rubinstein requested Board approval of the above item.

Mr. Clark 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 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 in March 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 in May 2018, and the URA received seven proposals. URA staff led a robust community engagement process throughout the RFP process emphasizing sound planning, active participation, and communication.

At its October 11, 2018, meeting, the Board authorized a period of exclusive negotiations with Lexington Partners, LLC (a joint venture comprised of ICON Development and KBK Enterprises), for the entire site.

For the commercial portion of the property, which is the subject of the authorization requested today, ICON proposes an adaptive reuse of two existing buildings into a mix of affordable workspaces to support the creation of an integrated, innovative employment district. Both buildings will be upgraded and the existing parking on the site will be improved. Uses in the renovated buildings will range from offices geared toward technology, healthcare, and professional services, to light manufacturing, maker, artist, and studio space. The existing shell of Building 1 will be improved with new windows and the addition of a new entry and bridge on the east side of the building. Interior renovations will include improvements to the original west lobby and the addition of a new lobby and publicly accessible café space at the east end of the building. Accessibility improvements will be made to both the western and eastern building lobbies.

The site will be connected to a larger district with flexible leasing of commercial spaces at a range of price points designed for a broad mix of tenant types and sizes.

Icon's proposed infrastructure improvements to the site will reconnect the property to the surrounding street grid to create an accessible and navigable pedestrian-scale environment within the site. The developer plans to extend Thomas Boulevard across the site. Site improvements along these new streets will include new sidewalks and street trees, bicycle parking, lighting improvements and benches. Total project costs are estimated at \$21.6M. Infrastructure designs will be further vetted with community stakeholders and will be presented to the Board for approvals at a future meeting.

Street extensions will also connect to the adjacent residential site where 150 units of mixed-income housing are planned. The developer is still in its period of exclusive negotiations on the N. Homewood (residential) portion of the site and is working to plan a series of interactive charette sessions to gather information from the community to help structure the design process for that portion of the property.

Authorization is requested to accept the redeveloper's proposal and enter into a disposition contract with ICON Development PGH, LLC, or another entity to be formed, for the conveyance of the N. Lexington Parcel in the Lexington Technology Park for \$3,275,000 plus costs. The MWBE Program Officer has received 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. Further, such final approvals will not include authorization to begin construction on Building 2, or authorization to begin construction on infrastructure improvements, unless designs have been sufficiently vetted with community stakeholders and URA staff.

The redeveloper intends to form a new special purpose entity to acquire and develop the property. ICON Development PGH, LLC, is a limited liability corporation with a mailing address of

5877 Commerce Street, Suite 109, Pittsburgh, PA 15206. Jason C. Lardo, Al C. Lardo, and John D. Scozio are members.

Jason Lardo, of ICON Development PGH, LLC, was present. Mr. Lardo stated that this is the fifth property they have developed in this district. He stated that they are slowly obtaining some of the large industrial buildings in this district. He stated that they are focused on creating affordable work space. He stated that the cost for a work space will be \$10.00 to \$30.00 a square foot. He stated that they are going to renovate and stabilize the exterior of the building.

Blyden O Terry, of North Point Breeze Development Corporation, was present. Mr. O Terry stated that community questions had been answered at the community meetings.

Mr. Gainey thanked the North Point Breeze residents and community group for expressing their input at the various community meetings.

Randall Taylor, an East Liberty resident, was present. Mr. Taylor stated that there was no community engagement regarding this development. Mr. Lavelle stated that there had been over twelve community meetings regarding this development.

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

RESOLUTION NO.52 (2019)

RESOLVED: That the Redevelopment Proposal submitted by ICON Development PGH, LLC or another entity to be formed for the N. Lexington Parcel of the Lexington Technology Park, Block 175-A, Lots 122 (Portion), 155, and 165, in the 14th Ward, and execution of a disposition contract by sale to ICON Development PGH, LLC or another entity to be formed, for \$3,275,000 plus costs are hereby approved, and the Executive Director 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.

5. Liberty Green Park

- a. Agreement for East Liberty Site Preparation Contract #4 – REBID (Liberty Green/River Roots Park) with Tedesco Excavating and Paving, Inc., for \$4,934,200.
- b. Agreement for Construction Management and Inspection Services for Liberty Green Park with Mackin Engineering Company for an amount not to exceed \$365,000.

- c. Amendment to the Agreement with Wallace, Roberts and Todd, LLC dated October 19, 2015 and amended February 17, 2017 for services during construction, for an amount not to exceed \$100,000.

Mr. Rubinstein requested Board approval of the above items.

Mr. Marty Kaminski, Engineering and Construction Director stated that the neighborhoods of Larimer and East Liberty are the site of a Federal Choice Neighborhoods Implementation Grant award in the amount of \$30 million for the comprehensive redevelopment of the Choice Neighborhoods area. The comprehensive redevelopment will focus on three core goals/components: housing, people, and neighborhood. The Authority is charged with implementing the neighborhood component which seeks to address issues of vacant land, public infrastructure needs, and greening/park goals.

As part of the planning process for Choice Neighborhoods a network of parks was recommended as a strategy. The first phase park, Liberty Green, has been identified as the approximate 3.25-acre site at the corner of Larimer Avenue and Station Street in the East Liberty neighborhood. This site is adjacent to the Choice Neighborhoods Phase 1 and 2 mixed income housing developments.

- a. Authorization is requested to enter into an agreement with Tedesco Excavating and Paving, Inc. (Tedesco) for East Liberty Site Preparation Contract #4 – REBID (Liberty Green/River Roots Park). This project was publicly bid by the URA and bids were opened on February 28, 2019. Six bids were received for the work. Tedesco submitted the lowest responsible bid for the project. This work will include the construction of the new public park including: plaza area to support neighborhood programming, open lawn and play mounds, a large playground area, public art and significant green infrastructure. Green infrastructure within the project is expected to capture up to four million gallons of storm water annually. Tedesco is proposing 19.6% for MBE participation and 4% for WBE participation.

Tedesco Excavating and Paving, Inc. is a Pennsylvania Corporation with a mailing address of 2430 Park Manor Drive, McKeesport, PA 15732. Gerald J. Tedesco is the Principal and President.

- b. Authorization is also requested to enter into an agreement with Mackin Engineering Company for construction management and inspection services for the project in an amount not to exceed \$365,000. The URA issued a request for proposals for construction management/construction inspection services on Public Purchase. It was also posted on the URA's website. Ten proposals were received. Following a review of the proposals, the top three firms were shortlisted from the respondents and interviews were conducted by the URA with these firms. Mackin Engineering Company was determined to have the best proposal. This contract is projected to achieve 30.3% MBE participation and 8.0% WBE participation.

Mackin Engineering Company is a Pennsylvania Company with a mailing address of 117 Industry Drive, Pittsburgh, PA 15275. Dean Mackin is the CEO.

- c. Authorization is further requested to amend the Agreement with Wallace, Roberts and Todd LLC, dated October 19, 2015 and amended February 17, 2017 for an increase not to exceed \$100,000 for a total not to exceed price of \$639,993. The services under this amended agreement will expand the project scope to include services during construction; including site meetings, shop drawing review, and requests for information.

Wallace Roberts and Todd, LLC is a Pennsylvania Limited Liability Corporation with a mailing address of 1700 Market Street, Suite 2800, Philadelphia PA 19103. Joseph W. Healy is the Managing principal.

Funding sources for these contracts include: Larimer Project Funds, East Liberty Project Funds, Federal Choice Neighborhood Funds, Larimer & East Liberty CDBG, Paygo and City Bond funds, DCNR C2P2 Grant, RACP Grant, PADEP Growing Greener Grant, ALCOSAN Grow Grant, PWSA Grant, local foundation grants, and/or other sources.

Mr. Kaminski recognized Malik Bankston, of the Kingsley Association for his hard work on this project. Mr. Bankston stated that this park is one more piece of a very comprehensive community planning effort. He stated that this development has addressed various neighborhood issues. He acknowledged Emily Mitchell, of the Authority Economic Development Department for her hard work on this project.

Ms. Powell asked for a description of the other park features. Mr. Kaminski gave an overview of other features added to the park.

Mr. Lavelle asked if the Section Three and other processes have begun. Mr. Kaminski answered in the affirmative. Ms. Kate Wrenshall, Senior Counsel, of the Authority explained the Section Three process.

Mr. Williamson motioned to amend Tedesco Resolution to state "for \$4,934.00".

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

RESOLUTION NO.53 (2019)

RESOLVED: That an agreement with Tedesco Excavating and Paving, Inc. for East Liberty Site Preparation Contract #4 – REBID (Liberty Green/River Roots Park), for \$4,934,200, payable from Larimer Project Funds, East Liberty Project Funds, Federal Choice Neighborhood Funds, Larimer & East Liberty CDBG, Paygo and City Bond funds, DCNR C2P2 Grant, RACP Grant, PADEP Growing Greener Grant, ALCOSAN Grow Grant, PWSA Grant, local foundation grants, and/or other sources, is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO.54 (2019)

RESOLVED: That an agreement with Mackin Engineering Company for Construction Management and Inspection Services for Liberty Green Park, in an amount up to \$365,000, payable from Larimer Project Funds, East Liberty Project Funds, Federal Choice Neighborhood Funds, Larimer & East Liberty CDBG, Paygo and City Bond funds, DCNR C2P2 Grant, RACP Grant, PADEP Growing Greener Grant, ALCOSAN Grow Grant, PWSA Grant, local foundation grants, and/or other sources, is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 55 (2018)

RESOLVED: That amendment of the Agreement with Wallace, Roberts and Todd, LLC, dated October 19, 2015, to expand the project scope to include services during construction; including site meetings, shop drawing review, and requests for information for Liberty Green Park, for an increase of up to \$100,000, for a total Agreement amount not to exceed \$639,993, 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.

6. Lower Lawrenceville - Sixth Ward Flats (also known as Doughboy Affordable Living)
 - a. Rental Housing Development and Improvement Program (RHDIP) Loan Agreement in the amount of up to \$1,200,000 with Sixth Ward Flats, LP.
 - b. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 25-D, Lots 104, 106, 107, and 108, in the 6th Ward, to Sixth Ward Flats, LP, for \$30,000.

Mr. Rubinstein requested Board approval of the above items.

Mr. Tom Cummings, Housing Director stated that at its meeting of December 13, 2018, the Board of this Authority approved a proposal and authorized execution of a disposition contract with ACTION-Housing, Inc., or a related entity for the sale of four vacant parcels in Lower Lawrenceville. The parcels are located at 3330-3350 Penn Avenue and contain approximately 13,000 square feet.

ACTION-Housing has formed a single-purpose entity, Sixth Ward Flats, LP, to acquire and develop the property. The URA-owned parcels, along with a nearby site, will be improved with a 35-unit new affordable rental apartment project in two three-story buildings located at 3350 Penn Avenue (the URA property) and 3400 Penn Avenue. The development will offer 31 one-bedroom units, three two-bedroom units, and one three-bedroom unit. The vast majority of the units will be affordable to households with incomes at or below 50% or 60% of Area Median Income (AMI); four units will be reserved for households earning at or below 20% of AMI. Eight (8) units will have a preference for individuals with physical and intellectual disabilities with additional supportive services provided through ACHIEVA. The project will also include an outdoor plaza at 34th and Penn Avenue and first-floor commercial space in the 3400 Penn Avenue building. The commercial space will be master leased by ACTION-Housing, which will sub-lease it to a local non-profit or community-oriented business.

The development plans for the URA-owned portion of the site include one (of the two) three-story buildings consisting of 20 affordable apartments, 1,000 square feet of first-floor community space, and offices for management and supportive services.

Authorization is now requested to approve final drawings and final evidence of financing and to execute a deed. Authorization is also requested to enter into the above-mentioned loan agreement with the Sixth Ward Flats, LP to provide combined construction/permanent financing for the project development.

Action Housing was awarded 2018 Low Income Housing Tax Credits (LIHTC). National Equity Fund, Inc. will be the tax credit syndicator. Their contribution will be based on \$0.96 per tax credit (LIHTC) totaling \$11,551,848. Bank of New York Mellon will provide a construction bridge loan in the amount of \$7,900,000.

ACTION-Housing, Inc., is a Pennsylvania Non-Profit Corporation with a mailing address at 611 William Penn Place, Suite 800, Pittsburgh, PA 15219. Lawrence A. Swanson is Executive Director.

Details of the development are as follows:

Developer:	Sixth Ward Flats, LP
Property Locations:	3350 and 3400 Penn Ave Lawrenceville neighborhood
Ward:	6th Ward

Description: The development consists of 35 new affordable rental units located in two buildings at the Doughboy Square intersection in the Lawrenceville neighborhood.

Architect: FortyEighty Architecture
4 Smithfield St. #6
Pittsburgh, PA 15222
Jeffrey Davis, Principal

General Contractor: Nelcon, Inc.
100 Clark St.
Pittsburgh, PA 15223
Joseph T. Nelson, President

Total Development Costs: \$15,167,786

Permanent Financing Sources:

LIHTC Equity	\$	11,551,848
URA RHDIP Loan	\$	1,200,000
FHLB AHP	\$	230,000
PHFA PHARE HTF	\$	935,938
Reinvested Developer Fee	\$	375,000
Deferred Developer Fee	\$	375,000
Action Housing Loan—(Commercial Space)	\$	<u>500,000</u>
Total:	\$	15,167,786

Authority Financing: \$1,200,000- RHDIP Loan – 7.5% interest rate, 35-year term, 50% cash flow

Total URA financing: \$1,200,000

Program Benefit: The project will add critically needed affordable and supportive housing units to this strong neighborhood market and will essentially complete the development of the Doughboy Square portion of the Lawrenceville neighborhood.

Real Estate Loan Review Committee Status: To be presented at the March 12, 2019 Meeting

M/WBE Review Committee Status: MWBE Narrative and preliminary M/WBE plan submitted and approved. A final MWBE plan will be provided prior to closing.

Lawrence Swanson, of Action Housing, was present. Mr. Swanson thanked the Authority Board and staff for their hard work and support, and Lawrenceville Development Corporation for their help with community engagement.

James Eash, of Action Housing, was present. Mr. Eash thanked the Authority staff for their hard work on this project.

Mr. Rubinstein acknowledged Collette O'Leary, of the Authority Housing Department for her hard work.

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

RESOLUTION NO.56 (2019)

RESOLVED: That a loan to Sixth Ward Flats, LP for a development that consists of 35 new affordable rental units located in two buildings at the Doughboy Square intersection in the Lawrenceville neighborhood, in an amount up to \$1,200,000, payable from the Rental Housing Development and Improvement Program (RHDIP), is hereby approved, and the Executive Director 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. 57 (2019)

RESOLVED: That the final drawings and evidence of financing submitted by Sixth Ward Flats, LP for Block 25-D, Lots 104, 106, 107, and 108, in the 6th Ward, are hereby approved, and the Executive Director 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. Housing Stabilization Program Administrators

- a. Agreements with the following five non-profit organizations in the amounts shown below to perform program administrator services:
 - i. Macedonia Family and Community Enrichment Center (Macedonia Face) in the amount of \$105,000;
 - ii. Mercy Life Center Corporation (Pittsburgh Mercy) in the amount of \$200,000;
 - iii. Neighborhood Legal Services in the amount of \$140,000;
 - iv. Urban League of Greater Pittsburgh in the amount of \$200,000;
 - v. Young Womens Christian Association (YWCA) of Pittsburgh in the amount of \$105,000.

Mr. Rubinstein requested Board approval of the above items.

Ms. Jessica Smith-Perry, Housing Opportunity Fund Director stated that authorization is requested to enter into the above-mentioned agreements with six non-profits to serve as program administrators for the Housing Stabilization Program (HSP). The main objective of the HSP is to provide one time or short term (no more than 4 months) funding to individuals and families who are struggling with housing expenses including rent and/or utilities. It is designed to assist participants to stabilize their current housing, or facilitate access to appropriate housing, and prevent homelessness. The program will also allow for legal eviction prevention services including legal consultation and representation for eviction defense and/or related supportive services. Tenants who utilize the program must have annual household incomes less than 50% of the Area Median Income.

On January 18, 2019, the URA released a Request for Proposals (RFP) for Program Administrators to help the Authority administer the program. The Program Administrators will work with households to determine their eligibility for the program, coordinate construction inspections with the URA, make payments to the landlords and/or lien holders, and perform at least three follow-up visits to the households to ensure continuing housing stability. Program Administrators will coordinate the work with the URA's HOF Department and the Engineering and Construction Department.

The URA will enter into contracts with the Program Administrators and reimburse them for costs incurred on a per household basis. Once Program Administrators are awarded a contract, households/applicants will be referred to the program through the URA, the United Way's 211 hotline, the Allegheny County Department of Human Services' Hotline (the Link), word-of-mouth, and/or through the Program Administrators themselves.

The total amount in the Housing Stabilization Program line item for the 2018 allocation plan is \$750,000. The URA received six responses to the RFP totaling \$1,514,495. Most requests were reduced and one response was eliminated. Program Administrators are allowed to charge 10% for overhead costs. If the Program Administrator is performing legal work, the Program Administrator can bill an hourly rate.

The awards are:

Macedonia Family and Consulting Enrichment Center (Macedonia Face) - \$105,000:

Macedonia Family and Community Enrichment Center (FACE) began as the social outreach arm of Macedonia Church of Pittsburgh in 1994. More than 20 years later, the organization is still strengthening and empowering families in the Hill District community. Macedonia FACE is one of two contracted county-wide providers of the Department of Human Services' Family and Community Teaming program in Allegheny County. Families who are not subject to a formal proceeding by the DHS Office of Children, Youth, and Families (CYF) but who need community resources are referred to the FACT program for assistance in utilizing natural resources, such as family members, and finding service

agencies that can help them achieve greater stability. Clients in the Family and Community Teaming program may also be eligible for the Housing Stabilization Program. The Executive Director of Macedonia Face is Trisha Gaskins (412-281-2573). Their offices are located at 1835 Centre Avenue, Suite #285, Pittsburgh, PA 15219.

Mercy Life Center Corporation (Pittsburgh Mercy) - \$200,000: Pittsburgh Mercy is a person-centered, population-based, trauma-informed community health and wellness provider. They currently operate six permanent supportive, four rapid, and two homeless prevention projects. Through the Housing Stabilization Program, Pittsburgh Mercy will service households underneath 50% AMI but will focus on households underneath 30% AMI. The President and Chief Executive Officer of Pittsburgh Mercy is Tony Beltran (877-637-2924). The offices are located at 1200 Reedsdale Street, Pittsburgh, PA 15233.

Neighborhood Legal Services - \$140,000: Neighborhood Legal Services is a non-profit, public interest law firm dedicated to providing legal assistance to vulnerable residents of the Pittsburgh region. The mission of NLS is to meet the civil legal needs of the community through effective legal representation and education. The Executive Director of Neighborhood Legal Services is Robert Racunas (412-255-6700). Their offices are located at 928 Penn Avenue, Pittsburgh, PA 15222.

Urban League of Greater Pittsburgh - \$200,000: The Urban League of Greater Pittsburgh is a comprehensive social service/civil rights organization in Southwestern Pennsylvania. The Urban League has extensive experience working with diverse populations and currently operates numerous programs including a rental assistance program and Children, Youth, and Family services programs. Through the Housing Stabilization Program, the Urban League will service households above 30% AMI but below 50% AMI. The President of the Urban League of Greater Pittsburgh is Esther Bush (412-227-4802). The offices are located at 610 Wood Street, Pittsburgh, PA 15222.

Young Womens Christian Association (YMCA) of Pittsburgh - \$105,000: YWCA Greater Pittsburgh is a 150+ year-old organization dedicated to eliminating racism, empowering women, and promoting peace, justice, freedom, and dignity for all. They currently run four supportive housing programs. Through the Housing Stabilization Program, the YWCA will service households underneath 50% AMI but will focus on households underneath 30% AMI. The Co-Interim Chief Executive Officers are Beth Heeb and Monique McIntosh. The offices are located at 305 Wood Street., Pittsburgh, PA 15222.

HOF Advisory Board Review: Approved at the HOF Advisory Board Meeting on March 7, 2019

M/WBE Review Committee Status: Total per household project costs will be less than \$250,000; therefore, this program is not subject to the URA's M/WBE review process. All program

administrators are still encouraged to make good faith efforts to be inclusive and equitable with their hiring practices.

Mr. Williamson stated the HOF staff and their Advisory Board has done an amazing job of moving this HOF program forward.

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

RESOLUTION NO.58 (2019)

RESOLVED: That an agreement with Macedonia Family and Community Enrichment Center (Macedonia Face) to serve as a program administrator for the Housing Stabilization Program (HSP), in an amount up to \$105,000, payable from the Housing Opportunity Fund, is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO.59 (2019)

RESOLVED: That an agreement with Mercy Life Center Corporation (Pittsburgh Mercy) to serve as a program administrator for the Housing Stabilization Program (HSP), in an amount up to \$200,000, payable from the Housing Opportunity Fund, is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO.60 (2019)

RESOLVED: That an agreement with Neighborhood Legal Services to serve as a program administrator for the Housing Stabilization Program (HSP), in an amount up to \$140,000, payable from the Housing Opportunity Fund, is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO.61 (2019)

RESOLVED: That an agreement with the Urban League of Greater Pittsburgh to serve as a program administrator for the Housing Stabilization Program (HSP), in an amount up to \$200,000, payable from the Housing Opportunity Fund, is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO.62 (2019)

RESOLVED: That an agreement with the Young Womens Christian Association (YWCA) of Pittsburgh to serve as a program administrator for the Housing Stabilization Program (HSP), in an amount up to \$105,000, payable from the Housing Opportunity Fund, is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

8. Homeowner Assistance Program Administrators

- a. Agreement with Neighborhood Legal Services for an amount not to exceed \$130,000 to perform tangled title and foreclosure prevention services.

Mr. Rubinstein requested Board approval of the above item.

Ms. Smith Perry stated that authorization is requested to enter into the above-mentioned agreement with Neighborhood Legal Services (NLS) to serve as a program administrator for the HOF Homeowner Assistance Program (HAP). The main objective of the HOF HAP is to provide financial and technical assistance to eligible Borrowers for rehabilitating and improving residential owner-occupied properties citywide. However, some homeowners may not be eligible for the program if they inherited a house from a family member but the house has not yet gone through probate. NLS will be utilized by these homeowners for their expertise in the field of tangled title resolution to help the homeowners become the legal owners of the homes. This will enable the homeowners to get the homes repaired through the HAP program. To participate, the homeowners must have annual household incomes less than 50% of the Area Median Income.

On December 13, 2018, the URA released a Request for Proposals (RFP) for Program Administrators to help the Authority administer the program. In February 2019, the URA Board approved six program administrators that will be assisting residents with physical improvements to their homes. NLS is the first organization to join the program focused on the tangled title and foreclosure prevention component of HAP. The URA will enter into a contract with NLS and reimburse them for costs incurred on a per house basis upon completion of work.

Neighborhood Legal Services is a non-profit, public interest law firm dedicated to providing legal assistance to vulnerable residents of the Pittsburgh region. The mission of NLS is to meet the civil legal needs of the community through effective legal representation and education. The Executive Director of Neighborhood Legal Services is Robert Racunas (412-255-6700). Their offices are located at 928 Penn Avenue, Pittsburgh, PA 15222.

HOF Advisory Board Review: Approved at the HOF Advisory Board Meeting on March 7, 2019

M/WBE Review Committee Status: Total per household project costs will be less than \$250,000; therefore, this program is not subject to the URA's M/WBE review process. All program administrators are still encouraged to make good faith efforts to be inclusive and equitable with procurement of materials and labor for this program.

Christine Kirby, of Neighborhood Legal Services, was present. Ms. Kirby explained that this project is a different process than one they attempted to start prior. She stated that they needed in-house staff to work with various clients to assemble materials that were needed for Courts. She stated they also needed to educate the Courts about the process.

Gabrielle Antonicelli, of Neighborhood Legal Services, was present. Ms. Antonicelli gave a quick overview of how they handle various title and foreclosure cases.

Ms. Powell asked what number of individuals they can foresee providing services in the first year. Ms. Kirby answered approximately 45 property cases.

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

RESOLUTION NO.63 (2019)

RESOLVED: That an agreement with Neighborhood Legal Services to perform tangled title and foreclosure prevention services, in an amount up to \$130,000, payable from the Housing Opportunity Fund, is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

9. North Shore – Light of Life Mission

- a. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 9-A, Lots 176, 178, 179, 182, 183, 184, 185, 186, 188, 189, 190, 191, 191-A, 192, 192A, 193A, 194, 194A, 209, 210, and 212 (Part of

Disposition Parcel 3 – North Shore Project), in the 23rd Ward, to Light of Life Ministries, Inc., or an entity to be formed, for \$150,000.

Mr. Rubinstein requested Board approval of the above item.

Mr. Clark stated that at its meeting of December 13, 2018, the Board of this Authority accepted Light of Life Mission's proposal to purchase the 21 parcels listed above, located on Madison Avenue and Voegtly Street on the North Shore. The site consists of vacant land containing approximately 27,500 square feet. The Light of Life Mission proposes to use this site for construction of a new facility into which they can relocate their existing rescue mission in Central Northside.

Light of Life currently operates out of a facility on North Avenue near the Federal and North business district. This location does not have adequate amenities and space for the before-opening queue of clients seeking services at the facility and/or for the number of individuals seeking assistance. Light of Life will be opening two facilities to replace their current location. One will be at Ridge Place and the other will be the location that this disposition is facilitating.

The new facilities will allow more room for clients, as well as better security for women and children. In addition, the facility will aid Light of Life in providing longer term residential options and intensive counseling to those individuals who are ready and willing to work with Light of Life on longer term strategies to address their housing and related issues.

The Madison Avenue facility will contain approximately 24,000 square feet in three stories, with a rooftop deck. It will house 50 beds as well as programs and offices. Light of Life will operate an emergency shelter and serve daily meals at the site. There will also be a family shelter with programs for housing and employment.

As part of the redevelopment, Light of Life will construct and convey to NG Riverfront LLC, owner of 810 River Avenue, a 15-space parking lot in the southeast corner of the site.

The budget for the Madison Avenue facility is \$6.8 million. A preliminary MWBE Plan and an MWI Narrative are on file for the property; approval of a final MWBE Plan will be a condition for closing.

We are now requesting authorization to approve final drawings and final evidence of financing and to execute a deed.

The transaction will be contingent on Light of Life's disposition for redevelopment of their existing facility along North Avenue.

Light of Life Ministries, Inc., is a nonprofit corporation with a mailing address at 913 Western Avenue, Pittsburgh, PA 15233. Craig Schweiger is the Chief Executive Officer.

Bill Sittig, Esquire, representing Light of Life Ministries, Inc., was present. Mr. Sittig stated that this project is a product of a twelve-year program that provides services for the homeless in the North Side area. He stated that Light of Life has been working with the community who are in support of this project to relocate the current inadequate facility. He gave the history of relocating the new facility.

Craig Schweiger, Chief Executive Officer, of Light of Life Ministries, was present. Mr. Schweiger stated that currently, this project is an opportunity in moving forward. He expressed his appreciation to the Authority for assisting them in moving forward with this project.

Josh Glover, of the Urban Impact Foundation, was present. Mr. Glover stated that his father had founded this organization thirty years ago. He stated that a lot of their work is done on the Northside of Pittsburgh, and they have a fantastic partnership with Light of Life Ministries. He is in support of this project.

Charles Chapman, of Living Ministry, was present. Mr. Chapman stated that their organization have been serving the homeless on the Northside of Pittsburgh for seventeen years. He stated that they also have worked in close partnership with Light of Life Ministries. He is in support of this project.

Mark Fatla, Executive Director, of the North Side Leadership Conference, was present. Mr. Fatla stated that he is speaking on behalf of several local communities, which includes three neighboring communities, who are in support of this project.

John DeSantis, President of the Allegheny West Civic Council, was present. Mr. DeSantis stated that the Allegheny West neighborhood is the location of the second facility. He stated that facility will be operated by Light of Life Ministries. He stated that they have been working with Light of Life Ministries for twelve years on this project, and three and a half on this site. He is in complete support of this project moving forward.

Bernie Lynch, of Factory Unlocked, was present. Ms. Lynch stated that she was not made aware of this development. She expressed her opposition about the short-term facility.

Lloyd Massis, Light of Life rescue outreach Manager, was present. Mr. Massis stated that the facility has a day room for the homeless and case management to assist them.

James Myers, Jr., of Riverside Center for Innovation, was present. Mr. Myers stated that he wanted to acknowledge their presents at today's meeting.

Ms. Powell wanted more information about the wrap around services that are provided. Mr. Schweiger answered that more than sixty percent of their beds are program beds. He stated that their goal is to assist the homeless in a decision to stay off the streets. He stated that they partner with different organizations to assist everyone that comes into the shelter.

Mr. Lavelle stated that he has been involved with this project for approximately eight years. He stated that this was simply an issue of relocation of this facility. He stated that he would not have been in support of this project if the community was not in support of this project.

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

RESOLUTION NO. 64 (2019)

RESOLVED: That the final drawings and evidence of financing submitted by Light of Life Ministries, Inc., or an entity to be formed for Block 9-A, Lots 176, 178, 179, 182, 183, 184, 185, 186, 188, 189, 190, 191, 191A, 192, 192A, 193A, 194, 194A, 209, 210, and 212 (Part of Disposition Parcel 3 – North Shore Project), in the 23rd Ward, are hereby approved, and the Executive Director 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.

10. Middle Hill – Wylie Bistro

- a. Proposal and form of disposition contract for the sale of Block 10-P, Lots 17 and 18, in the 5th Ward to Hill Community Development Corporation or a related entity to be formed for \$15,000.

Mr. Rubinstein requested Board approval of the above item.

Mr. Clark stated that Hill Community Development Corporation (“Hill CDC”) is redeveloping the three-story building at 2144 Wylie Avenue into two upper-floor rental apartments and a ground-floor restaurant space. The apartments are complete and occupied, and work on the restaurant space is nearing completion.

The redeveloper wants to incorporate two adjoining URA-owned parcels at 2146 and 2148 Wylie Avenue into the project. These parcels, which contain a total of approximately 3,040 square feet, will be improved with patio seating for the restaurant and a vegetable garden. The budget for the project is \$32,500; because it is less than \$250,000, no MWBE plan is required.

Authorization is now requested to accept Hill CDC’s proposal and to enter into a disposition contract for sale of the property for \$15,000.

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

Marimba Milliones, of the Hill CDC, was present. Ms. Milliones stated that this project will encourage small business activity, restaurants and the introduction of affordable housing with this development of two units already occupied as well as additional solutions. She appreciates the opportunity. She said that the two lots are critical to the online development of this site.

Mr. Lavelle asked if the full lot was being obtained. Mr. David Serbin, of the Hill CDC, was present. Mr. Serbin answered a portion is owned by a private entity.

Ms. Powell wanted clarification for additional sustainable solutions. Ms. Milliones answered that they want to grow fresh foods on this site and obtain help that will require training by partnering with some youth programs.

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

RESOLUTION NO.65 (2019)

RESOLVED: That the Redevelopment Proposal submitted by Hill Community Development Corporation or a related entity to be formed for the sale and redevelopment of Block 10-P, Lots 17 and 18, in the 5th Ward, and execution of a disposition contract by sale to Hill Community Development Corporation or a related entity to be formed, for \$15,000 are hereby approved, and the Executive Director 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. Upper Hill – Pittsburgh Housing Development Corporation – Camp Street

1. Acquisition of the following publicly owned property for \$1.00 plus costs:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
5th	27-B-18	3312 Camp Street
5th	27-B-19	3314 Camp Street

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. Both parcels are vacant, and they contain a total of approximately 3,658 square feet. The URA would like to acquire these properties for conveyance to Pittsburgh Housing Development Corporation, which is working in cooperation with the Schenley Heights Collaborative, for a new construction residential for-sale initiative.

The funding source for the acquisition is Hill District Project Funds (internal UDAG loan).

There was no discussion among the Members.

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

RESOLUTION NO.66 (2019)

RESOLVED: That the acquisition of the following publicly owned properties, for \$1.00, plus costs, payable from the Hill District Project Funds (internal UDAG loan), is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is authorized to 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>
5th	27-B-18	3312 Camp Street
5th	27-B-19	3314 Camp Street

12. General – ePropertyPlus

- a. Agreement with STR GRANTS, LLC for the ePropertyPlus property database system, for at an amount not to exceed \$31,743.24.
- b. Agreement with the Pittsburgh Land Bank for use of the ePropertyPlus property database system, for an amount not to exceed \$5,000.

Mr. Rubinstein requested Board approval of the above items.

Mr. Clark stated that ePropertyPlus (“eP+”) is a property database system that enables multiple URA staff to access information about URA and City-owned properties and acts as a single repository of information that staff can easily access. Multiple staff who are working on projects related to the same property have consistent information, which makes it easier to analyze the details of the property and to complete portfolio details. This program helps to eliminate inconsistencies and give staff ready access to the most complete property data.

eP+ enhances the efficiency and effectiveness of the URA’s property management and site planning. Since the URA’s initial contract with STR GRANTS, LLC in 2015, eP+ has enhanced our ability to work with property information across the Authority and with leadership and the general public.

eP+ includes geospatial mapping, an ability to review program and project assignments, service provider and contractor selection and monitoring, cost accumulation, and more in a single, central repository of all data related to the URA’s property portfolio. eP+ allows URA staff to track details and review and update the status of individual parcels live and online. All the data on each

property is available including documents, photos, and notes about the property, as well as services provided, and applications submitted.

eP+ has two essential functional aspects. First is Property Management for managing the inventory, managing projects and performing various services on the inventory. Second, eP+ includes a public site which provides an outreach platform for potential buyers to research and apply for properties. The public site allows individuals, such as members of the public or legislators or organizations, to view properties either by list or map view. Applications can be submitted online and application status tracking is also provided. Such monitoring can also take place on mobile devices including tablets, phones and other portable devices connected to the internet.

The software integrates well with most other data systems and can both utilize data from most systems and send data to Excel and similar data systems. STR GRANTS, LLC was initially devised as a product to support land banking and is currently utilized by most of the larger land banks in the US including those in New York, New Jersey, Michigan, Ohio, Georgia and Louisiana.

This contract includes a one-year subscription renewal for 11 standard users, 1 guest user, and 3 light users (\$31,743.24).

This is an increase from prior contracts, adding 2 users to accommodate the Pittsburgh Land Bank ("PLB")'s new staff as well as the increase in demand inside the URA by adding 1 user in the Finance Department. The PLB will reimburse the URA for their portion of the subscription amount.

The funding source is ARF.

STR GRANTS, LLC, is a Virginia limited liability company with a mailing address of 3975 Fair Ridge Drive, #425, Fairfax, VA 22033. Scott K. Meyer is Founder and President.

There was no discussion among the Members.

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

RESOLUTION NO.67 (2019)

RESOLVED: That an agreement with STR GRANTS, LLC for the ePropertyPlus property database system, in an amount up to \$31,743.24, payable from the Administrative Revolving Fund (ARF), is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO.68 (2019)

RESOLVED: That an agreement with the Pittsburgh Land Bank for use of the ePropertyPlus property database system, in an amount up to \$5,000, payable from Administrative Revolving Fund (ARF), is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

13. Community Conservation Partnerships Program (C2P2) grant applications to Department of Conservation and Natural Resources (DCNR)

- a. Submission of two Community Conservation Partnerships Program (C2P2) grant applications to Department of Conservation and Natural Resources (DCNR) for the Knoxville Community Center and Broad Street Plaza, in the amounts listed below:
 - i. Knoxville Community Center – \$100,000
 - ii. East Liberty - Broad Street Plaza - \$250,000
- b. Subgrant agreement with Economic Development South in the amount of \$100,000 for DCNR C2P2 grant, if awarded for the Knoxville Community Center project.

Mr. Rubinstein requested Board approval of the above items.

Ms. Susheela Nemani-Stanger, Economic Development Director stated that authorization is being requested to submit two grant applications to DCNR’s C2P2 funding for the Knoxville Community Center and Broad Street Plaza, as described below:

- i. **Knoxville Community Center:** Authorization is sought to submit a C2P2 Grant application in the amount of \$100,000 to help fund a parklet for the future Knoxville Community Center project.

The Knoxville Church closed in 2016 as a result of its declining attendance and member contributions. After closing, the 114-year-old church was donated to the Knoxville Community Council to be used and rehabilitated as an asset for the community as a community center with a parklet and a playground. The Knoxville Community Council contacted Economic Development South (EDS) to request support for this project. EDS engaged professionals to attain baseline data and from that formulated the project's financing needs; and approached the URA with a gap funding request for stabilization.

EDS is actively searching for an anchor tenant or development partner to utilize the main level of the church for office/performance space. The lower level would be utilized for communal, multi-purpose uses for use by the community. If DCNR awards a grant for this

project, it would be used to help reposition a vacant lot, adjacent to the church, into a parklet with playground.

- ii. **East Liberty - Broad Street Plaza:** Authorization is being requested to submit a C2P2 Grant application in the amount of \$250,000 for Broad Street Plaza. This project is located on URA-owned land along Highland Avenue in East Liberty. If awarded, the grant funds will support the construction of a new public plaza on the site. The design process is currently underway and will be completed in the summer of 2019. Pending fundraising, construction could start as early as fall of 2019.

Matching funds for this grant will come from TRID increment generated from Hotel Indigo property taxes. Current cost estimates for construction is approximately \$1,700,000.

Knoxville Community Center Principal:

Lisa Brown
Economic Development South
4232 Brownsville Rd Suite 137
Pittsburgh, PA 15227
412-884-1400

Shirley Ellis, of the Knoxville Community Council, was present. Ms. Ellis stated how important this funding will be very important to her community. She stated that her community has the highest population of children. She stated that her community does not have a playground.

Lisa Brown, Economic Development South, was present. Ms. Brown stated that her organization has been working with the Knoxville Community Council for over five years. She stated that Knoxville has not seen an influx of funding in recent years and this funding is an opportunity to change that.

Brosha Tkacheva, from Councilman Bruce Kraus's office, was present. Ms. Tkacheva presented a letter of support from Councilman Kraus for this project.

Mr. Williamson asked about the viability of this proposal. Ms. Nemani-Stanger answered that she believes that the proposal can be framed to be competitive.

Ms. Sue Buckman, Director of Early Childhood Education Programs, Council of Three Rivers American Indian Center, was present. Ms. Buckman stated that they serve approximately 750 children of which 200 are in the Knoxville neighborhood. They have served Knoxville for over thirty years. She is in favor of this project.

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

RESOLUTION NO. 69 (2019)

RESOLVED: That an application to the Department of Conservation and Natural Resources (DCNR) for a Community Conservation Partnerships Program (C2P2) grant, for an amount not to exceed \$100,000 for the Knoxville Community Center project, is hereby approved, and the Executive Director 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 Community Conservation Partnerships Program (C2P2) grant from the Department of Conservation and Natural Resources (DCNR), for an amount not to exceed \$100,000, for the Knoxville Community Center project, is hereby approved, and the Executive Director 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. 70 (2019)

RESOLVED: That an application to the Department of Conservation and Natural Resources (DCNR) for a Community Conservation Partnerships Program (C2P2) grant, for an amount not to exceed \$250,000 for the Broad Street Plaza project, is hereby approved, and the Executive Director 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 Community Conservation Partnerships Program (C2P2) grant from the Department of Conservation and Natural Resources (DCNR), for an amount not to exceed \$250,000, for the Broad Street Plaza project, is hereby approved, and the Executive Director 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. 71 (2019)

RESOLVED: That a Community Conservation Partnerships Program (C2P2) subgrant with Economic Development South for the Knoxville Community Center project, for an amount not to exceed \$100,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director 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.

14. Shadyside – Hunt Armory

- a. Ratification of a grant application for PHMC Keystone Preservation Grant funding, in the amount of \$100,000, for Hunt Armory building window replacement.
- b. Subgrant agreement with The Mosites Company, PEIDC, the City of Pittsburgh and/or a related entity for an amount of \$100,000.

Mr. Rubinstein requested Board approval of the above items.

Ms. Nemani -Stanger stated that authorization to ratify the submission of the Hunt Armory PHMC Keystone Preservation Grant Application in the amount of \$100,000. Applications were due on March 1, 2019. The Keystone Preservation Grant program provides reimbursable grant funds for development projects where the site has been designated historic.

If awarded, the grant funds will support the repair and replacement of the windows of the Hunt Armory project in Shadyside. The Hunt Armory will likely be redeveloped into a mixed-use development, which will include a sports and recreation facility and accompanying offices. Once developed, the Hunt Armory will offer access to an ice-skating rink for hockey teams and the general public.

Application Principal:

Steven Mosites
The Mosites Company
535 Smithfield St # 715
Pittsburgh, PA 15222
412-391-7171

There was no discussion among the Members.

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

RESOLUTION NO. 72 (2019)

RESOLVED: That application to the Keystone Preservation Grant program for a PHMC Keystone Preservation Grant, for an amount not to exceed \$100,000 for the Hunt Armory building window replacement, is hereby ratified, and the Executive Director 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 PHMC Keystone Preservation Grant from the Keystone Preservation Grant program, for an amount not to exceed \$100,000 for the Hunt Armory building window replacement, is hereby ratified, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement, administrative fee 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. 73 (2019)

RESOLVED: That a PHMC Keystone Preservation subgrant with The Mosites Company, PEIDC, the City of Pittsburgh and/or a related entity for the repair and replacement of the windows of the Hunt Armory project in Shadyside, for an amount not to exceed \$100,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director 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.

15. Hill District – New Granada Complex

- a. Grant agreement with the Hill District Community Development Corporation or related entity, for up to \$50,000, to assist with the funding match for an Economic Development Administration Regional Innovation Strategies Program grant for the New Granada project.

Mr. Rubinstein requested Board approval of the above item.

Ms. Nemani - Stanger stated that the Hill District Community Development Corporation (Hill CDC) is preparing a grant request to submit to the Economic Development Administration (EDA) for a Regional Innovation Strategies Program 16 Challenge Grant. EDA requires a 1-to-1 match for the grant funds. The URA is seeking authorization to provide up to \$50,000 in matching funds, if the Hill CDC is awarded the EDA Grant. URA matching funds will allow the Hill CDC to increase their request to the EDA for this competitive funding program for the New Granada project.

After redevelopment, the complex will include a 900-seat multi-purpose flexible space, retail, educational space, food hall and co-working spaces. The University of Pittsburgh will anchor the development with its Community Engagement Center and a wide array of catalytic programming. The New Granada is located at 2007 Centre Avenue in the Hill District.

Regional Innovation Strategies Program funding would be used to expand the Hill CDC's entrepreneurial programs that would be expanded as part of the New Granada project. The programs, augmented by the University of Pittsburgh's Institute for Entrepreneurial Excellence presence in the New Granada project complex, would help build capacity for residents and businesses in the Hill District. This EDA grant could also help fund the effort to analyze and model the viability of long-term affordability for commercial and retail spaces within the New Granada complex for small, local businesses for the future.

The Hill CDC's current funders include, but are not limited to, PA's Neighborhood Partnership Program, McAuley Ministries, The Hillman Foundation, Bridgeway Capital, The Heinz Endowments, Neighborhood Allies, LISC, Hunt Foundation, and others. The Hill CDC will ask these funders to participate in the application.

Funding source would be 2015 Paygo, 2015 Hill District, 2015 City Paygo and/or other related funding sources.

Principal:

Marimba Milliones
Hill Community Development Corporation
2015 Centre Ave #2, Pittsburgh, PA 15219
(412) 765-1820

Marimba Milliones, of the Hill CDC, was present. Ms. Milliones thank Ms. Nemani -Stanger and Ms. Laya Mathews, of the Authority Economic Development Department for their hard work and leadership of this project. She stated that they have made great progress in moving this project forward. She believes that this funding will help advance the work they are doing around innovation and entrepreneurship programs.

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

RESOLUTION NO.74 (2019)

RESOLVED: That a grant with the Hill District Community Development Corporation to assist with the funding match for an Economic Development Administration Regional Innovation Strategies Program grant for the New Granada project, in an amount up to \$50,000, payable from 2015 Paygo 2015 Hill District, 2015 City Paygo and/or other related funding sources, is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

16. Amendment of the Uptown Streetface boundary.

Mr. Rubinstein requested Board approval of the above item.

Mr. Link stated that the Streetface Program is designed to help property owners make improvements to their commercial buildings and improve the appearance of neighborhood commercial corridors. The program assists business and property owners by providing a matching forgivable loan up to \$30,000 for construction costs related to their façade improvement projects and a 50% matching grant up to \$1,500, for architectural fees.

The Streetface Program is provided to 20 neighborhood business districts across the city, including the Uptown neighborhood. Each district has a defined, designated eligible boundary.

This action would amend the Uptown boundary to extend along 5th and Forbes to Moultrie Street. The amended boundary is meant to align with the Uptown EcoInnovation District Plan and leverage investment opportunities in the 'SoHo' section of Uptown.

Ms. Jeanne McNutt, Executive Director of the Uptown Partners of Pittsburgh, was present. Ms. McNutt gave an overview of the neighborhood's needs.

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

RESOLUTION NO. 75 (2019)

RESOLVED: That the Uptown Streetface boundary shall now extend along 5th and Forbes to Moultrie Street is hereby approved.

17. South Western Pennsylvania Business Retention and Expansion Engage Program (PREP)

- a. Participation in the Southwestern PA PREP Engage Program.
- b. Authorization to make application to and execute contracts with Southwestern PA Commission regarding the SWPA PREP Engage Program.

- c. Receipt of fees for service through the SWPA PREP Engage Program.

Mr. Rubinstein requested Board approval of the above items

Mr. Link stated that the SWPA Partnerships for Regional Economic Development Performance (PREP) Engage Program is a business retention and expansion program focused on proactive company interaction and comprehensive service delivery with PREP partner services and the Commonwealth of Pennsylvania's workforce development partners.

As a regional partner, the URA will conduct business outreach and report results through the PREP Engage Program with a goal of coordinated, proactive engagement with business retention and expansion opportunities across local and state business support providers.

The URA will receive \$435 per business call/outreach. Initially, this will be up to 30 calls through June 2019 with opportunity to propose for more calls and longer duration.

The approach aligns closely with day to day work of the URA's existing business outreach activity through CIE, will enhance this work through greater service network connectivity, and opportunity to earn fee income.

There was no discussion among the Members.

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

RESOLUTION NO. 76 (2019)

RESOLVED: That participation in the South Western Pennsylvania Business Retention and Expansion Engage Program (PREP) is hereby approved.

RESOLUTION NO. 77 (2019)

RESOLVED: That an application to the Southwestern Pennsylvania Commission to participate in the South Western Pennsylvania Business Retention and Expansion Engage Program (PREP) is hereby approved, and the Executive Director 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.

RESOLUTION NO. 78 (2019)

RESOLVED: That the receipt of fees for service through the South Western Pennsylvania PREP Engage Program is hereby approved.

18. Community Development Investment Fund – Hill District Community Development Corporation

- a. CDIF grant up to \$40,000 to the Hill District Community Development Corporation for the New Granada Theater / Hillworks development.

Mr. Rubinstein requested Board approval of the above item

Mr. Tom Link, Director of the Center for Innovation and Entrepreneurship stated that the Hill Community Development Corporation (Hill CDC) is seeking funds to implement the first phase of development to the New Granada Theater, located at 2015 Center Avenue in the Hill District. Hillworks, a retail and event center, will occupy 1400 sq. ft. of the first floor of the building on Centre Avenue. In order to obtain an occupancy permit and continue work on the nearly completed Hillworks space, the Hill CDC is seeking funds to fulfill the requirements to obtain an occupancy permit, which includes exterior stabilization of the brick façade and a sewer tap from the street to the building.

The Hill Works program is designed to activate empty storefronts and vacant space in the Hill District by allowing entrepreneurs to test their products and ideas. The initiative makes no- and low-cost temporary space, training, and technical assistance available to artists, creative entrepreneurs, organizations, and community groups in order to nurture successful projects that transform the Hill District into a stronger, more active neighborhood.

The other sources of funds include \$200,000, Community Infrastructure Tourism Fund (CITF), \$50,000 Bridgeway Capital, \$75,000 Neighborhood Allies, \$15,000 from the Laurel Foundation, and \$30,000 from the Housing Authority of Pittsburgh.

The New Granada Theater is one of the most iconic structures in the Hill District and has been designated as a National Structure by the National Trust for Historic Preservation. The theater has been vacant for over 40 years. The restoration and re-birth of this historic structure will be a catalyst for new development on the Centre Avenue corridor and an inspiration to the Hill District community.

The New Granada Square Residential/Commercial proposal is supported by the Hill District Development Review Panel and aligns with the Greater Hill District Master Plan.

Program Benefit:

Job creation, neighborhood investment, vacant property revitalization, support of traditionally disadvantaged entrepreneurs.

Sources and uses:

		Bridgeway Capital	CITF	Laurel Fdn.	Neighborhood Allies	URA	HACP	Other
Design	\$60,250	\$50,000		\$10,250				
Construction	\$115,781			\$4,750	\$75,000		\$30,000	\$7,031
Work for Occupancy Permit	\$241,000		\$200,000			\$40,000		
Total	\$417,031	\$50,000	\$200,000	\$15,000	\$75,000	\$40,000	\$30,000	\$7,031

The CDIF would be funded by CDBG and/or City Paygo and/or City Bond sources.

Marimba Milliones, of the Hill CDC, was present. Ms. Milliones stated that they consider this project an interim use to activate the entrepreneurship and retail development of Center Avenue. She stated that this project is essentially completed in terms of the rehab of the internal fourteen hundred square foot space. She stated that the County funding is being used for Irvin Williams, who is performing the work on the sewer installation that will allow for the permit needed.

David Serbin, of the Hill CDC, was present. Mr. Serbin stated that they need an occupancy permit to secure the outside of the building.

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

RESOLUTION NO.79 (2019)

RESOLVED: That a Community Development Investment Fund grant to the Hill District Community Development Corporation for the New Granada Theater / Hillworks development, in an amount up to \$40,000, payable from CDBG, City Paygo and/or City Bond funds, is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

19. Pittsburgh Urban Initiatives

- a. Appointment of Hala Nuemah and Lindsay Powell to the Pittsburgh Urban Initiatives Governing Board.

Mr. Rubinstein requested Board approval of the above item

Mr. Rubinstein stated that authorization is requested to appoint Hala Nuemah, URA Chief Financial Officer, and Lindsay Powell, Assistant Chief of Staff to Mayor Peduto, to the Pittsburgh Urban Initiatives governing board to fill two vacancies left by Thomas Short and Kevin Acklin.

Pittsburgh Urban Initiatives was formed by the URA board in 2011 for the purposes of applying for Federal New Markets Tax Credits (“NMTC”). PUI has been successful in securing awards totaling \$188 Million in New Markets Tax Credit authority from the U.S Treasury Department since its inception. Since 2011, PUI has closed 27 projects in the City of Pittsburgh, generating \$49 Million in equity to those projects using the NMTC leverage model.

PUI is governed by a Governing Board and an Advisory Board. The Governing Board is made up of URA staff, outside foundations, community representatives and a URA board member. It oversees the organizational aspects of PUI as well as authorizes tax credit allocations, reservations and closings. The Advisory Board is the Low-Income Community feedback loop for PUI’s prospective projects. All projects are presented to this group, which is made up of community-based representatives, and representatives from the foundation and finance communities.

There was no discussion among the Members.

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

RESOLUTION NO. 80 (2019)

RESOLVED: That the appointment of Hala Nuemah and Lindsay Powell to the Pittsburgh Urban Initiatives Governing Board is hereby approved.

AGENDA “B”

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

1. **East Liberty**
 - a. Certificate of Completion for the Detective Building LLC for Parcel A in the Subdivision Plan of Block 83-P, Lot 165, in the 11th Ward and authorization to return the Good Faith Deposit (commercial rehabilitation).

RESOLUTION NO. 81 (2019)

RESOLVED: That issuance of a Certificate of Completion to Detective Building LLC for Parcel A in the Subdivision Plan of Block 83-P, Lot 165, in the 11th Ward, and return of the Good Faith Deposit are hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said Certificate of Completion, and the Secretary or the Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

2. Allocation of \$150,000 of CDBG 2017/2018 City Wide Major Development to the Former Homewood School Demolition/Deconstruction Project. 82

RESOLUTION NO. 82 (2019)

RESOLVED: That the appropriation of up to \$150,000 of the City Wide Major Development to the Former Homewood School Demolition/Deconstruction Project is hereby approved.

3. Resolution No. 211 (2018) is amended to include a Heinz Endowments grant and 2017/2018 CDBG as funding sources for the Former Homewood School Demolition/Deconstruction agreement.

RESOLUTION NO.83 (2019)

RESOLVED: That Resolution No. 211 (2018) is hereby amended to include a Heinz Endowments grant and 2017/2018 CDBG as funding sources for the Former Homewood School Demolition/Deconstruction agreement.

4. Resolution No. 260 (2018) is amended to increase the amount by \$20,000 for the 412 Boulevard of the Allies agreement with Strada LLC to \$320,000 to update building ownership percentages based on Building Owners and Manager Association (BOMA) standards.

RESOLUTION NO.84 (2019)

RESOLVED: That Resolution No. 260 (2018) is hereby amended to increase the amount by \$20,000 for the 412 Boulevard of the Allies agreement with Strada LLC to \$320,000 to update building ownership percentages based on Building Owners and Manager Association (BOMA) standards.

5. 2013 HOME Funds

- a. Reallocation of up to \$236.33 from the Pittsburgh Housing Construction Fund (PHCF) line item to the Rental Housing Development and Improvement Program (RHDIP) line item.

RESOLUTION NO. 85 (2019)

RESOLVED: That the reallocation of \$236.33 from the Pittsburgh Housing Construction Fund (PHCF) line item to the Rental Housing Development and Improvement Program (RHDIP) line item is hereby approved.

6. Housing Opportunity Fund Down Payment and Closing Cost Assistance Program

- a. Approval of Robert Santoriello to receive a Down Payment Closing Cost Assistance Deferred Loan in the amount of \$7,500.00. Mr. Santoriello is a Housing Authority of the City of Pittsburgh (HACP) employee who is purchasing a property located at 1345 Denise Street, Pittsburgh, PA 15210.

RESOLUTION NO. 86 (2019)

RESOLVED: That a loan to Robert Santoriello, a Housing Authority of the City of Pittsburgh (HACP) employee for the purchase of 1345 Denise Street, payable from the Closing Cost Assistance Deferred Loan Program is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a loan agreement therefor, and the Secretary or the Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

7. 2018-2019 CDBG Funds

- a. Reallocation of \$200,000 from the Pittsburgh Home Rehabilitation Program (PHRP) line item to the Rental Housing Development and Improvement Program (RHDIP) line item. -87

RESOLUTION NO. 87 (2019)

RESOLVED: That the reallocation of \$200,000 from the Pittsburgh Home Rehabilitation Program (PHRP) line item to the Rental Housing Development and Improvement Program (RHDIP) line item is hereby approved.

8. Amendment of Resolution No. 40 (2019) to increase the amount of the 2019- 2020 CDBG cooperation agreement with the City of Pittsburgh from \$3,740,800 to \$4,558,960. - 88

RESOLUTION NO.88 (2019)

RESOLVED: That Resolution No. 40 (2019) is hereby amended to increase the amount of the 2019 - 2020 CDBG Cooperation Agreement with the City of Pittsburgh from \$3,740,800 to \$4,558,960.

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


Assistant Secretary