

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

April 11, 2019 – 2:00 P.M., E.S.T.

Members Present: Williamson, Lavelle, Powell, Gainey, Hirsh

Members Absent: None

Staff Present: Cummings, Nuemah, Nemani-Stanger, Kaminski, Clark, Link, Chintalapalli, Smith Perry, Wrenshall, Powell, Brooks, Walker, Moses, Santiago, Saladna, Ristau, Alcorn, Hage, Mitchell, Mayer, Meier, Taylor, Martinchich, Lilien, Morris, Freedman, Belton, Thomas, Reese, Irwin, Summits, Wasler, Fitzgibbons, Turkaly, Reid, Bohince and Lipscomb.

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 March 14, 2019

2. Steve Mazza, of the Keystone. Mountain Lake Carpenters, was present. Mr. Mazza announced a rally that will be held at Market Square on Monday April 22, 2019 regarding tax fraud in the construction industry.

3. Mr. John Wojtyna, of the Alder Court Board of Directors, was present. Mr. Wojtyna spoke about their Board's opposition to the Hunt Armory Redevelopment Proposal.

4. Announcements

a. Executive Session

Mr. Williamson announced that an Executive Session was held on April 8, 2019 regarding ongoing litigation and personnel matters.

b. Mr. Williamson announced the resignation of Robert Rubinstein from the Authority's Executive Director position.

c. Housing Opportunity Fund

i. The Housing Opportunity Fund's (HOF's) Housing Resource Fair will be held on April 30, 2019 from 5:30 PM to 7:30 PM at 412 Boulevard of the Allies.

ii. HOF Staff participated on a Funders trip to Minneapolis, Minnesota on April 9 and 10, 2019 to meet with the City of Lakes Community Land Trust.

iii. The Authority will participate in the following:

- (1) Summer Workshop Series hosted by Carnegie Library;
- (2) Neighborworks Homeownership Training Series.

d. RFP's, RFQ's and Bids

- i. Request for qualifications (RFQ) for residential appraisers to appraise properties that will be rehabbed as part of the Homeowner Assistance Program. Submittals will be accepted on a rolling basis. Acceptable responses will be added to a slate of consultants.
- ii. Request for qualifications (RFQ) for Hill District/Centre Avenue properties.
- iii. Request for bids for Beatty Street/Harvard Street construction (East Liberty).
- iv. Request for proposals (RFP) for Beatty Street/Harvard Street construction management/construction inspection services.
- v. Request for bids for scattered sites sidewalk replacement project.

e. Krause Commons Dedication was held on April 11, 2019, at 2609/2615 Murray Avenue, Pittsburgh, Pennsylvania 15217.

f. Building CapaCity.

g. Inclusive Innovation Summit – Recap.

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

5. Micro Enterprise Fund

- a. One-year report and authorization to make the Micro Enterprise Fund a permanent program.

Mr. Cummings requested Board approval of the above item.

Mr. Tom Link, Director of the Center for Innovation and Entrepreneurship stated that at the February 8, 2018 URA Regular Board meeting, the Micro Enterprise Fund program guidelines were adopted by the Board. The program was adopted as a pilot program.

The URA, through programs administered by the Center for Innovation and Entrepreneurship (CIE), provides access to capital for business start-up, growth, and expansion throughout the City of Pittsburgh.

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

These programs are part of the URA's and the City of Pittsburgh's commitment to the guiding principles of p4. P4 is an effort to forge a new model of urban growth and development that is innovative, inclusive and sustainable.

The Micro Enterprise Fund program is designed to bolster the URA's strategy to promote opportunities for those groups who historically have not had ready access to early stage business startup and expansion capital, including minority – and woman – entrepreneurs.

The Micro-Loan program is administered by Authority staff, with direction from the CIE Department Director and the Authority's Executive Director, and with the utilization of 3<sup>rd</sup> party advisory committees that provide financial underwriting and approval guidance. The URA contracted with 3<sup>rd</sup> party providers to provide technical assistance to borrowers in this program.

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

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

A synopsis of the program:

**Pittsburgh Micro-Enterprise Loan Program (Micro-Loan)**

Loans up to \$20,000 (not to exceed 90% of total project costs) for machinery and equipment, working capital, and leasehold improvement, including façade renovations. Available to businesses city wide. Terms to match business asset being financed – generally 3-10 years with below market fixed interest rates.

**Production to date**

Closed Loans: 24

URA investment: \$419,000

Total Project Costs: \$682,000

M/WBE Borrowers: 23 (96% of closed loans)

Minimum Jobs created & retained: 62

**List of Borrowers:**

Caribbean Vybz  
Cobbler World, LLC  
Confections by Casey Renee  
CS Supplies LLC  
First Sip Brew LLC  
Floriated Interpretation  
Franklin & Mercer Co.  
Grandma Joan's  
Hot Dog with a Attitude  
Natural Expressions Beauty Inc.  
On Point Painting  
Pig Hill Brewery, LLC  
R + R Vendors  
Steel City Cleaning Solutions  
Stylush Beauty Bar  
The Good People's Group (Loans 1 & 2)  
The Smokey City's 412 BBQ  
ThreeFifty Bakery  
TLC Libations  
Tr-State Paralegal  
Webster Electric  
Worm Return

All loans are in repayment and in compliant status.

Copies of the Board approved program guidelines are attached.

Mr. Lavelle wanted to confirm that these businesses are located throughout the City. Mr. Link answered in the affirmative.

Mr. Lavelle asked to provide a report and overview of this program to all City Council Members that highlights the dedication of URA staff and funding that is needed for this program.

Ms. Powell asked that aside for the need of additional staff, if there are any additional ideas or concerns about the sustainability of this program. Mr. Link answered that an unsuccessful lending

portfolio would be a concern for the sustainability of this program. Mr. Link stated that caution must be taken in long term use of revolving loan funds.

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

**RESOLUTION NO. 89 (2019)**

RESOLVED: That the Micro Enterprise Fund become a Center for Innovation and Entrepreneurship permanent program that will include a monthly report to the Authority Board regarding all closings is hereby approved.

6. Pittsburgh Technology Center – 3000 Technology Drive Garage and Surface Lot
  - a. Conveyance of Block 11-S, Lot 62, in the 4<sup>th</sup> Ward to Ansaldo STS USA, Inc. or its related successor entity, Hitachi Rail STS USA, Inc., for \$6,600,000.

Mr. Cummings requested Board approval of the above item.

Mr. Nathan Clark, Director of Real Estate stated that Block 11-S, Lot 62, in the Pittsburgh Technology Center (“PTC”) consists of a 577-space parking garage and an 85-space surface parking lot located on a 2.55-acre parcel at 3000 Technology Drive. These parking facilities were constructed in 1994-1995 by the URA in furtherance of development agreements with Regional Industrial Development Corporation of Southwestern Pennsylvania (“RIDC”). Concurrently, RIDC constructed a 173,316-sf office building directly across Technology Drive from the parking facilities. The URA entered into a long-term lease with RIDC for the parking facilities, and RIDC then entered into a long-term lease with Union Switch & Signal, Inc. (“USS”) for the parking facilities and the office building. Through a series of corporate transactions, Ansaldo STS USA, Inc. (“Ansaldo”) is the successor to USS. Effective April 1, 2019, Hitachi Rail STS USA, Inc. (the “Company”) became the successor to both USS and Ansaldo.

Several months ago, URA staff began to negotiate lease rates with RIDC and the Company for an extended term of the parking facilities lease with RIDC. During this process, the Company informed the URA and RIDC that it was interested in purchasing the parking facilities. Following an extended negotiation over conveyance terms, URA staff is now seeking authorization to convey the 577-space parking garage and 85-space surface parking lot located on Block 11-S, Lot 62, to the Company for \$6,600,000. Pursuant to the agreed upon conveyance terms, the URA will retain development rights above the surface lot portion of the property. In addition, the URA will receive \$100,000 from RIDC as compensation for increased rent that the URA did not collect during the negotiation period.

Hitachi Rail STS USA, Inc. is a Delaware Corporation.

There was no discussion among the Members.

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

**RESOLUTION NO. 90 (2019)**

RESOLVED: That the conveyance of Block 11-S, Lot 62, in the 4<sup>th</sup> Ward, to Ansaldo STS USA, Inc. or its related successor entity, Hitachi Rail STS USA, Inc., for \$6,600,000, is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is authorized to take any and all actions and execute such documents as are related and proper to effectuate the terms of the conveyance, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

7. 412 Boulevard of the Allies

- a. Agreement with Oxford Development Company to provide property management services.
- b. Payment of the URA's share of the fee for property management services.
- c. Agreement with Volpatt Construction Corporation for \$2,012,600.
- d. Agreement with Workscape, Inc. for an amount not to exceed \$652,500.
- e. Amendatory Agreement with Franklin Interiors for an increase of \$245,477, for a total amount not to exceed \$416,050.
- f. Agreement with Mount Lebanon Office Interiors for an amount not to exceed \$103,740.

Mr. Cummings requested Board approval of the above items.

- a./b. Kate Wrenshall, Senior Counsel stated that authorization is requested to enter into an agreement with Oxford Development Company to provide property management services for 412 Boulevard of the Allies.

In September of 2018 the URA, City of Pittsburgh (City), and the Housing Authority of the City of Pittsburgh (HACP) purchased 412 Boulevard of the Allies for the relocation of the occupants of the John P. Robin Civic Building. The relocation to a larger newly renovated facility will allow these entities, (the Ownership) to provide enhanced public service. A major addition to the facility will be the inclusion of a first floor "one-stop shop" for City permitting activities and HACP public-facing resident services.

The total fee is \$1,500 per month prior to occupancy and \$4,500 per month following occupancy. This fee includes the cost of senior/executive personnel. The URA share of

these fees is based on its ownership percentage, which is currently calculated at 23.46%, and which may be subject to a small adjustment based on a survey that will be completed following condominiumization of the property and buildout. Based on the current URA ownership percentage, the URA's monthly share of the fee is \$352 pre-occupancy, and \$1,056 post-occupancy. The cost of the on-site property manager, operating engineers and administrative personnel will be passed to the Ownership, with the URA responsible for its pro rata share. The hours will be set in consultation between Oxford and the Ownership.

A joint Request for Proposals (RFP) for property management firms was released by HACP on January 27, 2019 and proposals were due on February 20, 2019. Six (6) proposals were received. A review committee comprised of URA, City, and HACP staff evaluated the proposals based on:

- Experience of Offeror;
- Experience of Proposed Staff;
- Capacity;
- Proposed Fee;
- Methodology;
- MWBE Participation; and
- Section 3 Commitment.

Based on these criteria, the review committee recommends Oxford Development Company to be the Property Manager for 412 Boulevard of the Allies. Oxford Development Company is proposing they will reach the goal of 25% for MBE participation and 10% for WBE participation through subcontracting opportunities. An approved MWBE narrative and preliminary plan are on file.

The Property Manager will be charged with managing the common areas and building shell such as common mechanical systems, exterior maintenance and repair. They will solicit and once approved by the owners, manage vendors such as for cleaning and snow removal. The property manager will be the owners' agent to collect revenue from the roof top antennae and basement storage areas, pay all authorized operating expenses, hold the reserve for replacement, and charge the owners their respective share of those expenses. They will prepare for owners' approval an annual budget with recommended levels of maintenance and capital improvement to sustain the facility for its public service use.

Funding Source: Administrative Revolving Fund.

Oxford Development Company is a Pennsylvania Corporation with a mailing address of 301 Grant Street, Suite 500, One Oxford Centre. Steven J. Guy is the President and CEO.

- c. Authorization is requested to enter into an Agreement with Volpatt Construction Corporation for interior office build out of the floors to be occupied by the URA at 412 Boulevard of the Allies. This project was publicly bid, and bids were opened on March 29, 2019. Six bids were received for the work. Volpatt Construction Corporation was the lowest responsible bidder. The work will include but is not limited to interior office build-out, mechanical, electrical, plumbing and fire protection modifications. The proposed agreement reflects the total of the base bid price of \$1,843,000, plus the sum of the seven alternates of \$169,600.

Volpatt Construction Corporation is located at 100 Castleview Rd., Pittsburgh, PA 15323 and Raymond A. Volpatt, Jr. is the President.

The funding for this Agreement is from note proceeds from City note funds.

- d. Authorization is requested to enter into an Agreement with Workscape, Inc. for furnishing and installation of demountable partition system components. Pricing was solicited from four firms: (1) Mobili, a minority and woman owned business, (2) Workscape, a woman owned business, (3) Franklin Interiors, and (4) Continental Office. Workscape, Inc. was deemed to provide the highest value at the lowest cost.

Workscope, Inc. is located at 1900 Lowe St., Pittsburgh, PA 15220 and Dawn Sauter is the CEO.

The funding for this Agreement is from note proceeds from City note funds.

- e. Authorization is requested to enter into an amendatory agreement with Franklin Interiors for furnishing and installation of open office systems furniture. Franklin Interiors was chosen during an earlier competitive solicitation with the understanding that future product would be purchased from the same vendor in order to provide uniformity across the entire URA environment. The choice of Franklin was approved by the Board on November 9, 2017, board resolution number 323 (2017).

Franklin Interiors is located at 2740 Smallman St., #600, Pittsburgh, PA 15222 and Ralph Dallier is the President.

The funding for this Agreement is from note proceeds from City note funds.

- f. Authorization is requested to enter into an Agreement with Mount Lebanon Office Interiors for furnishing and delivery of miscellaneous office furniture. Pricing was solicited from five vendors. Pricing was solicited from Burke + Michael (WBE), Franklin Interiors, Mobili (MWBE), Mount Lebanon Office Interiors and Workscape, Inc. (WBE). Mount Lebanon Office Interiors was deemed to provide the highest value at the lowest cost.



Mount Lebanon Office Interiors is located at 817 Banksville Rd, Pittsburgh, PA 15216, and Debra Krumenacker is the Executive Vice President.

The funding for this Agreement is from note proceeds from City note funds.

Mr. Lavelle asked if the Authority is required to accept the lowest responsible bidder for the interior office build out item. Ms. Wrenshall answered in the affirmative.

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

**RESOLUTION NO.91 (2019)**

RESOLVED: That an agreement with Oxford Development Company to provide property management services for 412 Boulevard of the Allies, 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. 92 (2019)**

RESOLVED: That the execution of payment of the URA's share of the fee for property management services for 412 Boulevard of the Allies is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute payment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO.93 (2019)**

RESOLVED: That an agreement with Volpatt Construction Corporation for property management services for 412 Boulevard of the Allies, for \$2,012,600, payable from City note funds 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.94 (2019)**

RESOLVED: That an agreement with Workscape, Inc. for furnishing and installation of demountable partition system components for 412 Boulevard of the Allies, for \$652,500, payable from City note funds 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. 95 (2019)**

RESOLVED: That amendment of the Agreement with Franklin Interiors, dated November 17, 2017, for furnishing and installation of open office systems furniture, for an increase of up to \$245,477, for a total Agreement amount of \$416,050, payable by City note funds is hereby approved, and the Executive Director 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.

**RESOLUTION NO.96 (2019)**

RESOLVED: That an agreement with Mount Lebanon Office Interiors for furnishing and delivery of miscellaneous office furniture to 412 Boulevard of the Allies, for \$103,740, payable from City note funds 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. Squirrel Hill – Flats on Forward Predevelopment

1. Pittsburgh Development Fund (PDF) loan agreement with AHI Development or an entity to be formed, for an amount of up to \$1,000,000.

Mr. Cummings requested Board approval of the above item.

Mr. Tom Cummings, Director of Housing stated that authorization is requested to approve the above pre-development loan agreement with AHI Development (or an entity to be formed) to purchase the former Squirrel Hill Theater on Forward Avenue and the corner vacant parcel at the Forward Avenue and Murray Avenue intersection in the Squirrel Hill neighborhood.

AHI Development is an affiliate of Action Housing, Inc. (AHI). AHI and Brandywine Agency Inc. (Brandywine) are collaborating on this future development project. Both developers own adjacent real estate in the block. The initial plan is to build a mixed-use development that blends affordable housing with retail and office uses.

The Flats on Forward site is 24,000 square feet and will include a six-story building. The proposed plan includes 11,000 square feet of retail space on the first floor, parking and 14 residential units on the second floor, 29 residential units on the third and fourth floors, and 24,000 square feet of office space on the fifth and sixth floors. The project will be developed under a condominium ownership structure so that AHI owns and operates the residential units and Brandywine owns and operates the commercial spaces. There will be 43 affordable residential units comprised of 37 one bedroom units and six two bedroom units. The targeted population is general occupancy with 25% of the units designed as supportive units for individuals with disabilities. Brandywine will construct a parking lot on a site in a neighboring block with additional spaces to serve the commercial portions of the development. The building will have secure indoor bicycle parking.

The estimated total project budget is \$27 million, which is expected to be funded through a combination of Low Income Housing Tax Credit (LIHTC) equity, public support, private contributions, and the sale of the commercial part of the building as a condominium to Brandywine. An LIHTC application is currently pending with the Pennsylvania Housing Finance Agency (PHFA).

Flats on Forward is consistent with the Squirrel Hill Urban Coalition's (SHUC) vision for this site as well as all existing neighborhood plans that call for the revitalization of this gateway and for a diversity of housing stock. AHI had a strong relationship with SHUC throughout the construction of Krause Commons and looks forward to a continuing partnership working together to make Flats on Forward a reality. The Forward/Murray intersection is one of the primary gateways to the Squirrel Hill neighborhood of Pittsburgh. This is a neighborhood of considerable diversity – cultural, racial and age – and is one of the highest per capita income neighborhoods in the city. It is a neighborhood with a healthy mix of rental and owner-occupied housing opportunities, a dynamic commercial corridor, strong public schools, places of worship, grocery stores, parks and playgrounds, and all the other necessities for daily living.

The development will be a well-designed, environmentally sound mixed-use building worthy of this prominent gateway location. It will create tax benefits not just on the site itself but on surrounding sites as this development will bring new commercial and residential activity to this part of Squirrel Hill. Most importantly, it will provide housing and services to low income households in a neighborhood rich in transit amenities, bringing diversity to the community and giving residents access to work, healthy foods, and recreational opportunities.

The requested Pittsburgh Development Fund (PDF) loan funds in the amount of up to \$1,000,000 will be provided to cover a portion of the acquisition, holding and other pre-development costs associated with this site. The balance of the pre-development funding will come from AHI equity, sourced through foundation funds. The URA PDF loan will be secured by a mortgage and will be repaid at construction loan closing.

Details of the development are as follows:

Developers:

AHI Development  
c/o Action Housing, Inc.  
Lawrence Swanson, Executive Director  
425 Sixth Avenue, Suite 950  
Pittsburgh, PA 15219

Brandywine Agency Inc.  
John Katz  
357 Lincoln Highway  
North Versailles, PA 15137

Location: 5824 Forward Avenue, Squirrel Hill  
 Ward: 14th Ward

Description: Acquisition and pre-development costs related to the purchase of former Squirrel Hill Theater site and adjacent corner vacant lot in the Squirrel Hill neighborhood.

Total Pre-Development Costs: \$ 2,343,857  
 URA Financing Source(s):  
 PDF Loan \$ 1,000,000 (3% interest, 3 year term)  
 Other Financing Sources:

AHI Equity (Foundation Sourced) \$ 1,343,857  
 Total Other Financing \$ 1,343,857

Program Benefit: Redevelopment of this site will significantly improve a major gateway into the Squirrel Hill neighborhood and commercial district. The developed property is also expected to provide affordable housing opportunities.

Real Estate Loan Review Committee: To be presented at the April 10, 2019 Real Estate Loan Review Committee.

M/WBE Review: M/WBE narrative provided and approved.

Linda Metropolis, of Action Housing was present. Ms. Metropolis stated that the Authority was instrumental in assisting them in obtaining site control. She stated that future critical housing is needed in these communities. She was grateful for the role the Authority has played in this development.

Mr. Williamson stated that it is exciting to witness affordable housing being implemented into this neighborhood.

Ms. Metropolis stated that 25% of the units in this project will be a preference for disabled individuals. Ms. Hirsh stated that she has a professional relationship with Brandywine Agency Inc., so she will abstain from the vote.

Upon a motion to approve by Mr. Gainey, seconded by Mr. Lavelle, the following resolution was adopted by those present, except for Ms. Hirsh, who abstained:

**RESOLUTION NO.97 (2019)**

RESOLVED: That a loan to AHI Development or an entity to be formed to purchase the former Squirrel Hill Theater on Forward Avenue and the corner vacant parcel at the Forward Avenue and Murray Avenue intersection in the Squirrel Hill neighborhood, in an amount up to \$1,000,000, payable from the Pittsburgh Development Fund (PDF), 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.

9. Larimer – Choice Neighborhood Homeowner Assistance Program (CNHAP)

1. Amendment of the Choice Neighborhood Homeowner Assistance Program (CNHAP) Program Guidelines to expand the Larimer Choice Neighborhood Phase II Program Area.

Mr. Cummings requested Board approval of the above item.

Mr. Cummings stated that in November 2018 pursuant to Resolution 399, the Board adopted the amendment of the Choice Neighborhood Homeowner Assistance Program (CNHAP) Guidelines for the Larimer Choice Neighborhood. CNHAP is a component of the Neighborhood portion of the Larimer Choice Neighborhood Initiative (CNI) grant. The CNHAP program helps Larimer owner occupants rehabilitate their façades. The program is helping to stabilize many of the residential streets within the CNI boundary area and is giving the long-time residents of Larimer the ability to improve and enhance the equity value in their homes.

The CNHAP guidelines include an eligible area map Properties must be located within the CNI boundary and within the CNHAP Phase I or Phase II priority area. The subject request is to expand the Phase II eligible area to include Lenora, Orphan and Whittier Streets and to include additional properties on Shetland and Joseph Streets. Property owners within this expanded area will be eligible to apply under the program. Applicants are prioritized based on certain criteria outlined in the program guidelines and will be approved based on a first come first serve basis.

The request to expand the Phase II area was made by the Larimer Community Watchers (a homeowner advocacy group) and the Larimer Consensus Group (LCG), to enable additional long-time community residents to apply for the program. The approved CNHAP guidelines remain unchanged with the exception of the eligible area described above. Applications are currently being accepted, reviewed and prioritized. Property inspections will commence in April, 2019 and work is expected to begin in the summer, 2019.

Ms. Powell asked about the number of households that will be included within the additional boundary. Mr. Cummings stated that there will be up to fifteen additional eligible households.

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

**RESOLUTION NO. 98 (2019)**

RESOLVED: That amendment of the Choice Neighborhood Homeowner Assistance Program (CNHAP) Program Guidelines to expand the Larimer Choice Neighborhood Phase II Program Area to include Lenora, Orphan and Whittier Streets, and to include additional properties on Shetland and Joseph Street is hereby approved.

10. South Side Flats – South Side Works

1. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Parcels E-1e and E-1f, Block 29-N, Lots 311 and 316, in the 16<sup>th</sup> Ward to Connection TWG, LLC, for \$1,000,000 plus costs.

Mr. Cummings requested Board approval of the above item.

Mr. Nathan Clark, Director of Real Estate stated that at its October 2018 meeting, the Board approved a proposal and form of a disposition contract with TWG Development or another entity to be formed for the sale and redevelopment of Parcels E-1e and E-1f at South Side Works. The property, also known as Block 29-N, Lots 311 and 316, contains 2.303 acres and is located behind 3125 East Carson Street at the intersection of Sidney and Sarah streets.

The Redeveloper has formed a new limited liability company, Connection TWG, LLC, and plans to construct a 5-story, 280-unit multifamily development above a 187-space parking podium. The 46 spaces in the existing parking lot (E-1e) will increase to 60 surface spaces. The development will feature 6,100 square feet of amenity and leasing space on the first floor, a minimum of 100 secure bicycle parking spaces, and a pool deck featuring outdoor grill space and gas fire pits. Total project costs are estimated at \$53.27 million. Ten percent of units will be available to households earning at or below 50 percent of the Area Median Income (AMI).

Prior to closing the Redeveloper will submit a preliminary MWBE plan. The Redeveloper will submit a final MWBE plan no later than 10 percent construction completion.

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

Connection TWG, LLC, is an Indiana corporation with a mailing address of 333 N. Pennsylvania Street, Suite 100, Indianapolis, Indiana 46204. TWG, GP, LLC is the sole member of Connection TWG, LLC. Louis A. Knoble is the sole member of TWG GP, LLC.

JB Curry, of TWG Development, LLC, was present. Mr. Curry thanked the Authority for the assistance on this development. He stated that he would like to begin construction later in May 2019 with a completion date within two years.

Mr. Williamson thanked TWG Development for their flexibility and willingness in adding affordable units to this development.

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

**RESOLUTION NO. 99 (2019)**

RESOLVED: That the final drawings and evidence of financing submitted by Connection TWG, LLC for the sale of Parcels E-1e and E-1f, Block 29-N, Lots 311 and 316, in the 16<sup>th</sup> 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.

11. South Side Flats – Southside Marina Clubhouse

1. Proposal and form of contract for the sale of the western portion of Block 29-J, Lot 193, in the 16<sup>th</sup> Ward to MK Realty Holdings SSW, LLC, as Assignee of SSW Waterfront, LLC, or another entity to be formed for \$425,000 per acre plus costs.

Mr. Cummings requested Board approval of the above item.

Mr. Clark stated that authorization is requested to accept a proposal and enter into a disposition contract with MK Realty Holdings SSW, LLC, as Assignee of SSW Waterfront, LLC or another entity to be formed, for the conveyance of the western portion of Block 29-J, Lot 193, near the South Side Marina at South Side Works (SSW) at the western end of South Water Street. Plans call for approximately 0.24 acres to be subdivided out of the parcel and improved with a one-story structure of approximately 6,400 square feet on columns over the existing parking lot for the South Side Marina. The building will serve as a clubhouse and office for the Marina. There will be two stair towers, a utility room, an outdoor deck, and a kitchenette as well as a larger common room for the clubhouse.

The project budget is approximately \$1,030,000. Approved MWBE and MWI narratives for the project are on file, and a final MWBE plan will be required prior to closing.

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.

MK Realty Holdings SSW, LLC, is a Pennsylvania limited liability company with a mailing address of 316 Leech Avenue, Saltsburg, Pennsylvania 15681. A member managed LLC, MK Realty Holdings SSW is 100% owned by its Sole Member, the Maxwell Sustaining Trust, dated November 19, 2012. Melissa Maxwell Kawai is Trustee.

Mabon Lichtenfels, of Max Construction Company, was present. Mr. Lichtenfels stated that they are excited about this development.

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

**RESOLUTION NO.100 (2019)**

RESOLVED: That the Redevelopment Proposal submitted by MK Realty Holdings SSW, LLC, as Assignee of SSW Waterfront, LLC, or another entity to be formed for the sale of the western portion of Block 29-J, Lot 193, in the 16<sup>th</sup> Ward, and execution of a disposition contract by sale to MK Realty Holdings SSW, LLC, as Assignee of SSW Waterfront, LLC, or another entity to be formed, for \$425,000 per acre 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.

12. Manchester – Manchester Revitalization

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

<u>Ward</u>	<u>Block/Lot</u>	<u>Property Address</u>
21st	22-F-155	1817 Fulton St.
21st	22-F-283	1307 Columbus Ave.
21st	22-F-284	1305 Columbus Ave.
21st	22-K-333	1321 N. Franklin St.
21st	22-L-98	0 N. Franklin St.
21st	22-L-193	1513 Allegheny Ave.
21st	22-L-207	1020 Liverpool St.
21st	22-R-267	1206 W. North Ave.

- b. Exclusive negotiations with the Housing Authority of the City of Pittsburgh, for a period of six months, with a possible six-month extension, for the sale of the following properties:

<u>Ward</u>	<u>Block/Lot</u>	<u>Property Address</u>
21st	22-F-155	1817 Fulton St.
21st	22-F-283	1307 Columbus Ave.
21st	22-F-284	1305 Columbus Ave.



21st	22-K-333	1321 N. Franklin St.
21st	22-L-98	0 N. Franklin St.
21st	22-L-193	1513 Allegheny Ave.
21st	22-L-207	1020 Liverpool St.
21st	22-R-267	1206 W. North Ave.
21st	22-F-156	1815 Fulton St.
21st	22-F-283A	1306 Lake St.
21st	22-K-37	1304 Lake St.
21st	22-K-134	1421 Juniata St.
21st	22-L-90	1613 Sedgwick St.
21st	22-L-91	1611 Sedgwick St.
21st	22-L-91A	1609 Sedgwick St.
21st	22-L-92	1607 Sedgwick St.
21st	22-L-96	1208 N. Franklin St.
21st	22-L-187	1001 N. Franklin St.
21st	22-L-299	1103 Liverpool St.

Mr. Cummings requested Board approval of the above items.

Mr. Clark stated that the Housing Authority of the City of Pittsburgh (“HACP”), in partnership with Manchester Citizens Corporation (“MCC”), plans to rehabilitate 86 existing Hope VI dwelling units and construct 40 additional affordable modular units on a combination of City- MCC-, and URA-owned parcels scattered throughout Manchester. The new modular, stacked homes will contain 1-2 bedrooms and will provide smaller, more accessible options to area households. HACP plans to apply for 4% Low Income Housing Tax Credits for the project later this year.

Authorization is requested to acquire the eight parcels listed in the first item above, which are owned by the City of Pittsburgh as Trustee for the Three Taxing Bodies (“3TB”) by virtue of Treasurer’s Sale for tax delinquency. The properties include five vacant structures and three vacant lots and contain a total land area of approximately 12,188 square feet. These properties are being acquired for \$1.00 plus costs using Leased Land funds.

Authorization is also requested to enter into exclusive negotiations with HACP for the sale of the eight publicly owned properties, contingent upon successful completion of the transfer, along with 11 additional URA-owned properties. The URA-owned parcels include 10 vacant lots and one structure and contain a total land area of approximately 16,130 square feet. Together the 19 parcels to be conveyed to HACP contain a total of approximately 28,318 square feet.

Approved MWBE and MWI narratives for the project are on file.

The exclusive negotiation period would be for six months with the option of extending this period for an additional six months at the discretion of the Executive Director.

HACP is a public housing authority with a mailing address at 200 Ross Street, Pittsburgh, PA 15219. Castor D. Binion is Executive Director.

Jerome Frank, of the Housing Authority of the City of Pittsburgh, was present. Mr. Frank thanked the Authority Board and staff for their consideration of this project. He stated that they are excited about moving forward with the project's predevelopment process.

Ms. Lashawn Burton-Faulk, Executive Director of the Manchester Citizens Corporation, was present. Ms. Burton- Faulk stated that this project is a great opportunity to create more affordable housing which will bring more diversity to the neighborhood.

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

**RESOLUTION NO.101 (2019)**

RESOLVED: That the acquisition of the following publicly owned properties, for \$1.00, plus costs, payable from Leased Land funds, 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>Property Address</u>
21st	22-F-155	1817 Fulton St.
21st	22-F-283	1307 Columbus Ave.
21st	22-F-284	1305 Columbus Ave.
21st	22-K-333	1321 N. Franklin St.
21st	22-L-98	0 N. Franklin St.
21st	22-L-193	1513 Allegheny Ave.
21st	22-L-207	1020 Liverpool St.
21st	22-R-267	1206 W. North Ave.

**RESOLUTION NO. 102 (2019)**

**RESOLVED:** That exclusive negotiations with the Housing Authority of the City of Pittsburgh, or another entity to be formed, for the following properties, for a period of six (6) months with a possible six-month extension at the discretion of the Executive Director, is hereby approved:

<u>Ward</u>	<u>Block/Lot</u>	<u>Property Address</u>
21st	22-F-155	1817 Fulton St.
21st	22-F-283	1307 Columbus Ave.
21st	22-F-284	1305 Columbus Ave.
21st	22-K-333	1321 N. Franklin St.
21st	22-L-98	0 N. Franklin St.
21st	22-L-193	1513 Allegheny Ave.
21st	22-L-207	1020 Liverpool St.
21st	22-R-267	1206 W. North Ave.
21st	22-F-156	1815 Fulton St.
21st	22-F-283A	1306 Lake St.
21st	22-K-37	1304 Lake St.
21st	22-K-134	1421 Juniata St.
21st	22-L-90	1613 Sedgwick St.
21st	22-L-91	1611 Sedgwick St.
21st	22-L-91A	1609 Sedgwick St.
21st	22-L-92	1607 Sedgwick St.
21st	22-L-96	1208 N. Franklin St.
21st	22-L-187	1001 N. Franklin St.
21st	22-L-299	1103 Liverpool St.

**13. Larimer – Larimer/East Liberty Choice Phase IV**

- a. Agreement of sale with SRG Holdings, LP for the acquisition of Block 124-N, Lot 374, in the 12<sup>th</sup> Ward for \$101,641 plus costs.

Mr. Cummings requested Board approval of the above items.

Mr. Clark stated that authorization is requested to enter into an agreement of sale for the acquisition of Block 124-N, Lot 374, in the 12th Ward, for \$101,641 plus costs. This acquisition of private property is part of site assemblage for the mixed income housing development proposed as part of Phase IV of the Choice Neighborhood Implementation Grant in the Larimer neighborhood.

The parcel contains a total land area of approximately 1,788 square feet and is located at 147 Winslow Street. On the property stands a 2.5 story residence with 2 units, having a total building area of 1,539 square feet. There are two tenants; the occupants are entitled to relocation and mobility support services, which will be provided by Urban Strategies, Inc.

The funding source for this acquisition is Larimer Project funds.

SRG Holdings, LP, is a limited partnership with a mailing address of 4124 Butler Street, Pittsburgh, PA 15201. J. Thomas Seabrooke is Member.

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.103 (2019)**

RESOLVED: That an agreement with SRG Holdings, LP for the acquisition of Block 124-N, Lot 374, in the 12<sup>th</sup> Ward, for \$101,641 plus costs, payable from the Larimer Project funds is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an agreement of sale therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

14. Hazelwood – Center of Life

- a. Acquisition of publicly owned property known as Block 56-B, Lot 345, in the 15<sup>th</sup> Ward for \$1.00 plus costs.

Mr. Cummings requested Board approval of the above items.

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 168 Hazelwood Avenue in Hazelwood, contains 3,360 square feet and is improved with a vacant residential structure. The property is being acquired for conveyance to Center of Life, a community empowerment organization located in Hazelwood, for a group home. It will be acquired for \$1.00 plus costs using Leased Land funds.

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.104 (2019)**

RESOLVED: That the acquisition of publicly owned property known as Block 56-B, Lot 345, in the 15<sup>th</sup> Ward, for \$1.00 plus costs, payable from Leased Land funds, is hereby approved, and the Executive Director, Director of Finance or Chief Financial Officer, on behalf of the Authority, is authorized to execute 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.

15. Scattered Sites

- a. Demolition & Site Clearance Contract No. 13-Rebid agreement with Ken J. Reilly, an individual trading as Ken Reilly Contracting for Scattered Sites Demolition & Site Clearance Contract No. 13-Rebid for \$131,400.

Mr. Cummings requested Board approval of the above item.

Marty Kaminski, Director of Engineering and Construction stated that authorization is requested to enter into an Agreement with Ken J. Reilly Contracting, an individual trading as Ken Reilly Contracting for the remediation and demolition of two structures: a 3-story commercial building located at 512 Larimer Avenue and a 2-story commercial building located at 522 Larimer Avenue and site clearing of 520 Larimer Avenue; in the Larimer neighborhood of the of the City of Pittsburgh. The project was publicly bid, and bids were opened on April 4, 2019. Three bids were received for the work, and Ken J. Reilly Contracting, an individual trading as Ken Reilly Contracting was the lowest responsible bidder. The work will include but is not limited to asbestos abatement, demolition, site clearing, water/sanitary disconnections, and seeding of the disturbed areas.

Ken J. Reilly, an individual trading as Ken Reilly Contracting is located at 6113 Valencia Road, Valencia, Pennsylvania 16059, and Ken Reilly is the President.

The funding source for this agreement is: Choice Neighborhood CDBG, City Bond and/or Paygo funds.

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.105 (2019)**

RESOLVED: That an agreement with Ken J. Reilly, an individual trading as Ken Reilly Contracting for Scattered Sites Demolition & Site Clearance Contract No. 13-Rebid, for \$131,400, payable from Choice Neighborhood CDBG, City Bond and/or Paygo funds 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.

16. City-Wide

- a. Adoption of the City of Pittsburgh's "Clean Construction Diesel Operations" policy.

Mr. Cummings requested Board approval of the above item.

Mr. Kaminski stated that authorization is requested for the URA to adopt the City's Clean Construction Diesel Operations Policy, for stand-alone URA construction projects, having a total cost of \$2,500,000.00 or more.

Notable aspects of this policy include:

- Use of ultra-low sulfur diesel fuel in diesel-powered covered equipment on the applicable project sites.
- Installation of best available retrofit technology on equipment covered by this policy to reduce pollution from diesel emissions.

Adoption of this policy by the URA, will have a positive impact on the environment and those working on and living near the construction projects, where the policy applies and is implemented.

Mr. Williamson asked if the policy just applies to the Authority projects. Mr. Kaminski answered in the affirmative.

Mr. Lavelle agrees with this policy. He asked what the potential negative impact could be for small minority women owned businesses. Ms. Diamonte Walker, the Authority's Performance and Compliance Director answered that she believes that implementation of this policy is a win for the environment. She stated that she had Lisa Moses, of the Authority's MWBE Department to research the potential impact this policy could have on WBE and MBE businesses. She was able to determine that Allegheny County had a prior program that would cover the cost of retrofit technology. She stated that there had not been a demand for it and therefore, the program was phased out. She stated that they are currently willing to go back to the table and ask for reinstatement of that program. Mr. Lavelle asked about the cost to retrofit. Ms. Walker stated that she does not have that information at this time but will investigate. Mr. Williamson stated that prior amounts were \$100,000.00 or less. Mr. Lavelle asked if the Authority would publicized small business lending opportunities to assist small businesses in catching up with policy standards. Ms. Powell asked if the Authority could monitor folks who do not meet the policy requirements. Ms. Walker answered that the Authority is currently monitoring the situation. Mr. Williamson stated that the City had trouble enforcing this policy in earlier projects. Mr. Lavelle asked about the time line of implementation of this policy. Ms. Wrenshall stated that the policy would be implemented in the specifications of all new projects following today's action. Ms. Walker stated that the Authority wants sub-contractors to be competitive even if they lack the technology that would allow the contractor to comply. Mr. Lavelle suggested that notification of this policy be sent to subcontractors and small businesses. Mr. Kaminski gave an example of contractors who work for UPMC that are already aware of this policy.

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

**RESOLUTION NO. 106 (2019)**

RESOLVED: That adoption of the City of Pittsburgh's "Clean Construction Diesel Operations" policy is hereby approved.

**AGENDA "B"**

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

1. **Residential Façade Program**

- a. Approval of Jarnele Fairclough, (an Urban Redevelopment Authority, Housing Department employee), to participate in the Residential Façade Program.

**RESOLUTION NO. 107 (2019)**

RESOLVED: That the approval of Jarnele Fairclough, (an Urban Redevelopment Authority, Housing Department employee), participation in the Residential Façade Program is hereby approved.

2. Amendment of Resolution Number 157 (2017) to add Jackson Kelly PLLC to the slate of Authority bond counsel candidates.

**RESOLUTION NO.108 (2019)**

RESOLVED: That Resolution No. 157 (2017) is hereby amended to add Jackson Kelly PLLC to the slate of Authority bond counsel candidates.

3. Amendment of Resolution Number 180 (2018) to substitute Clark Hill PLC as bond counsel for the Northside Properties Residences Phase II project replacing Cohen & Grigsby, P.C.

**RESOLUTION NO.109 (2019)**

RESOLVED: That Resolution No. 180 (2017) is hereby amended to substitute Clark Hill PLC as bond counsel for the Northside Properties Residences Phase II project replacing Cohen & Grigsby, P.C.

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

- a. Approval of Tashawna Patterson to receive a Down Payment Closing Cost Assistance Deferred Loan. Ms. Patterson is a Housing Authority of the City of Pittsburgh (HACP) employee.

**RESOLUTION NO. 110 (2019)**

RESOLVED: That approval of Tashawna Patterson, (a Housing Authority of the City of Pittsburgh (HACP) employee), receipt of a Down Payment Closing Cost Assistance Deferred Loan is hereby approved.

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

  
Assistant Secretary