

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

June 13, 2019 – 2:00 P.M., E.S.T.

Members Present: Williamson, Powell, Hirsh

Members Absent: Gainey, Lavelle

Staff Present: Rubinstein, Cummings, Nuemah, Nemani-Stanger, Kaminski, Clark, Link, Smith Perry, Wrenshall, Brooks, Moses, Santiago, Meier, Reese, Davidson, Bohince 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 May 9, 2019.

2. RFP's, RFQ's and Bids

- a. Request for proposals (RFP) for a certified construction manager to coordinate the labor and material during a two-week Roof-A-Thon to be held this Fall.
- b. Request for proposals (RFP) for the redevelopment of the former Carnegie Library of Hazelwood.
- c. Request for proposals (RFP) for design and engineering services for a potential new parking structure at Pittsburgh Technology Center.
- d. Request for proposals (RFP) for Construction Management and Construction Inspection Services for the East Liberty Harvard/Beatty Site Preparation Contract No. 5.
- e. Request for proposals (RFP) for URA office relocation services from 200 Ross Street to 412 Boulevard of the Allies.

3. Announcements

- a. Riverview Towers affordable housing groundbreaking was held on May 16, 2019 in Squirrel Hill.
- b. TWG closed on Connection @ South Side site on May 17, 2019 and a ground breaking for this residential development is set for June 26, 2019, at 11:00 AM.

- c. Fifth & Dinwiddie RFP developers presented their proposals at a community meeting, at Uptown Lofts, held on May 29, 2019.
  - d. Morningside Crossing affordable housing ribbon cutting was held on May 30, 2019.
  - e. Down Payment Closing Cost Press Event was held on May 31, 2019 in Brighton Heights.
  - f. Produce Terminal Development groundbreaking ceremony was held on June 11, 2019.
  - g. Groundbreaking for the Lower Hill – Central Business District connecting CAP over I-579 will take place at 1:45 PM, on Friday June 14, 2019.
  - h. Building CapaCITY sessions 1, 2 & 3 recap.
4. Dashboard Reports
- a. Housing Department/Housing Opportunity Fund Department Dashboard.
  - b. CIE Dashboard – Monthly production report, updates and highlights.
5. Northside (California-Kirkbride, Central Northside and Perry South) Northside Properties Residences Phase II
- a. Pittsburgh Development Fund (PDF) Loan Agreement in the amount of \$1,000,000 with Northside Properties Residences II LLC

Mr. Rubinstein requested Board approval of the above item.

Mr. Tom Cummings, Housing Director stated that authorization is requested to enter into a Pittsburgh Development Fund (PDF) loan agreement with Northside Properties Residences II LLC in the amount of up to \$1,000,000 to provide permanent “gap” financing for the redevelopment of Northside Residences Phase II. The project includes the acquisition and substantial historic rehabilitation of 122 residential rental units situated in 93 scattered site buildings over 81 parcels located in the California-Kirkbride, Perry South and Central Northside neighborhoods of the City of Pittsburgh.

The following actions for this project were approved at the November 8, 2018 URA Board meeting;

- Resolution No. 396 (2018): Issue tax exempt Multifamily Financing Bonds in an amount not to exceed \$26 million for the redevelopment of Northside Properties Residences Phase II.
- Resolution No. 397 (2018): Rental Housing Development and Improvement Program Loan (RHDIP) in the amount of up to \$1,100,000 to provide combined construction/permanent financing for the redevelopment.

Since the November 8, 2018 Board meeting, the appraisal for the originally proposed permanent \$13.0 million Cedar Rapids Bank and Trust Company (CRBT) first mortgage was completed and came in lower than expected. After negotiations and discussions with the bank, appraiser and developer, and based on the CRBT loan to value requirement, the developer is able to secure a \$12.0 million permanent first mortgage loan which has created a financing gap of \$1.0 million. We are recommending that this gap be filled with the proposed amortizing URA PDF loan.

As background, North Side Associates (NSA) owned 324 units located in 239 separate buildings spread out among the historic Northside. The units, which are a mix of 1, 2, 3, 4, and 5 bedroom townhouses and flats originally built between 1870 and 1910. Previously part of an Allegheny Housing Rehabilitation Corporation (AHRCO) project, the units were acquired by NSA in 1983. In order to extend the long-term affordability of the development, the principals have created a four-phase plan for the redevelopment of all 324 units. This plan includes full renovations and new construction replacement.

Phase I (75 units) closed in December 2017, and is substantially complete. The project presented today represents the second phase, consisting of the rehabilitation of 122 units located within 93 buildings. Renovations will include new roofs, windows, flooring, appliances and updated kitchens and bathrooms. Most of the units will be gutted and reframed. The approximate construction cost per unit is \$200,000. All units will be rented to households with incomes at or below 50% of the area median income (AMI) and eligible Project tenants will be supported with U.S. Department of Housing and Urban Development (HUD) Project Based Section 8 assistance.

The total development cost of the project is \$41,075,063. The permanent financing plan will include a new \$12.0 million permanent first mortgage, Low Income Housing Tax Credit (LIHTC) equity, federal Historic Tax Credit (HTC) equity, URA Rental Housing Development and Improvement Program (RHDIP) and Pittsburgh Development Fund (PDF) loans, a Bridgeway Capital loan, an Office of Behavioral Health loan, seller financing, interim income, escrow transfer, and capitalized interest. It is anticipated that \$26 million in tax exempt bonds will be issued for construction financing, of which \$13.0 million will then be used for permanent financing. The permanent financing will be comprised of the \$12.0 million CRBT loan and the requested \$1.0 million URA PDF loan. Dollar Bank will provide a construction bridge loan in the amount of \$25.8 million. RBC Capital Markets will purchase the Low Income Housing Tax Credits and First National Bank of Pennsylvania will purchase the federal Historic Tax Credits.

The Initial Application for Tax Exempt Volume Cap and the 4% LIHTC application was submitted to the Pennsylvania Housing Finance Agency (PHFA) on June 1, 2018. The volume cap allocation was approved by PHFA at their October 11<sup>th</sup> board meeting. The closing and construction start is planned for July 2019.

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

Details of the Development are as follows:

Borrower:	Northside Properties Residences II LLC
Managing General Partner:	Northside Properties Management LLC
Development Consultant:	Ralph A. Falbo, Inc.
Location:	122 units located on 81 parcels scattered through California-Kirkbride, Central Northside and Perry South neighborhoods
Ward:	21 <sup>st</sup> and 25 <sup>th</sup> Wards
Description:	Acquisition, preservation and rehabilitation of 122 affordable scattered site units.
Architect:	LGA PARTNERS 1425 Forbes Ave Suite 400 Pittsburgh, PA 15219
General Contractor:	Mistick Construction 1300 Brighton Rd Pittsburgh, PA 15233
Units and Rents:	

Bedroom Size	Unit Count	Ave. Rent
1BR	39	\$1,125.00
2BR	32	\$1,310.00
3BR	36	\$1,450.00
4BR	12	\$1,630.00
5BR	3	\$1,830.00
<b>Total</b>	<b>122</b>	

Total Development Costs: \$41,075,063

URA Additional Financing Source (Permanent):

PDF Loan (2<sup>nd</sup> position mortgage) \$ 1,000,000 4%, 30-year amort., 15-year term

Previously Approved URA Financing Sources (Construction & Permanent):

RHDIP Loan (4<sup>th</sup> position mortgage) \$ 1,100,000 3%, 30-year term  
 URA Subtotal \$ 2,100,000

Other Permanent Financing Sources:

New First Mortgage – CRBT \$12,000,000  
 LIHTC Equity (4% Credits) \$13,952,307  
 Federal HTC Equity \$ 4,396,233  
 Seller Note \$ 5,771,623  
 Bridgeway Capital (3<sup>rd</sup> position mortgage) \$ 650,000  
 Capitalized Interest During Construction \$ 359,196  
 Office of Behavioral Health \$ 400,000  
 Interim Income \$ 1,322,647  
 Escrow Transfer \$ 123,057  
 Subtotal \$38,975,063

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

Real Estate Loan Review Committee: PDF loan to be presented at the June 12, 2019 Real Estate Loan Review Committee.

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

Mr. Cummings thanked Shaina Madden, of the Authority's Housing Department for her hard work on this project.

Robert Mistick, of Mistick Construction, was present. Mr. Mistick thanked the Authority for supporting this project.

Ms. Powell stated that she was glad to see that this project will consist of affordable units to compensate larger families.

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

**RESOLUTION NO.141 (2019)**

RESOLVED: That a loan to Northside Properties Residences II LLC to provide permanent "gap" financing for the redevelopment of Northside Residences Phase II, in the amount of 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.

6. Northside (California-Kirkbride, Central Northside and Perry South) - Northside Properties Residences Phase III - Multifamily Financing Inducement Resolution.
  - a. Official Action to Register the Intent to Issue Multifamily Debt for the Northside Properties Residences Phase III Redevelopment in the amount of up to \$18,000,000.
  - b. Requests for Proposals (RFP) and selection of Bond Counsel from an approved slate.

Mr. Rubinstein requested Board approval of the above items.

Mr. Cummings stated that authorization is requested for an official action to register the Intent to Issue Multifamily financing debt for the redevelopment of 70 Northside Properties Residences Phase III scattered site affordable rental units located in the California-Kirkbride, Central Northside and Perry South neighborhoods of the City of Pittsburgh. Authorization is also requested to issue a Request for Proposals (RFP) from an approved slate and to select a firm to represent the Authority as bond counsel in the transaction.

North Side Associates (NSA) and related entities own 324 units located in 239 separate buildings spread out among the historic Northside. The units, which are a mix of 1, 2, 3, 4, and 5 bedroom townhouses and flats were originally built between 1870 and 1910. Previously part of an Allegheny Housing Rehabilitation Corporation (AHRCO) project, the units were acquired by NSA

in 1983. While moderate improvements have been made to the NSA units over time, a full development-wide capital improvement plan has not taken place. In order to extend the long-term affordability of the development, the principals are creating a phased plan for the comprehensive redevelopment of all 324 affordable units. This plan includes full renovations and new construction replacement (where appropriate).

The principals of NSA will create new entities to purchase and redevelop, or replace, the 324 units in a phased approach, which is expected to last over the next several years. Phase I, consisting of 75 scattered site units, closed in late, December 2017 and construction is substantially complete. Phase II, consisting of 122 scattered site units will close in July 2019 and construction is expected to be complete in August, 2021.

The Phase III project presented today includes the historic rehabilitation of 70 units consisting of two (2) one-bedroom, 44 two-bedroom, 16 three-bedroom, seven (7) four-bedroom, and one (1) five-bedroom units. Renovations will include new roofs, windows, flooring, appliances and updated kitchens and bathrooms. Most the units will be gutted and reframed, and will receive all new mechanical systems. The approximate construction cost per unit is \$216,000, including contingency.

Proposed financing includes a new first mortgage, Federal Historic Tax Credit (HTC) equity, 4% Low Income Housing Tax Credit (LIHTC) equity, seller financing, interim income, capitalized interest, an escrow transfer, requested Urban Redevelopment Authority (URA) subordinate financing, and a loan from Bridgeway Capital. Financing during the construction period will include a Bank bridge loan for tax credit equity. The total project costs are estimated at \$25.0 million.

The application for tax-exempt volume cap and 4% LIHTC will be submitted to the Pennsylvania Housing Finance Agency (PHFA) in November 2019. Closing on the project is expected by the end of June/early July, 2020.

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

Mr. Williamson asked about the status of housing the existing tenants during the current renovations. Sarah Mistick, of Mistick Construction, was present. Ms. Mistick answered that the existing tenants will be temporarily relocated into new units.

Mr. Mistick, stated that the community has been very receptive to lower income housing in a mixed affordable neighborhood.

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

**RESOLUTION NO. 142 (2019)**

WHEREAS, the Urban Redevelopment Authority of Pittsburgh (the "Authority") is a body corporate and politic duly organized and existing pursuant to the constitution and the laws of the Commonwealth of Pennsylvania;

WHEREAS, the Authority desires to finance certain capital expenditures to be located in the 21<sup>st</sup>, 25<sup>th</sup> and 26<sup>th</sup> Wards of the City of Pittsburgh, Allegheny County, Pennsylvania (the "City") relating to the rehabilitation of approximately 70 scattered site affordable rental units known as Northside Properties Residences Phase III (the "Project");

WHEREAS, the Developer, Northside Properties Residences III LLC, or a Limited Liability Company to be formed is applying for an allocation of 4% Low-Income Housing Tax Credits from the Pennsylvania Housing Finance Agency ("PHFA") to finance a portion of the Project; and

WHEREAS, a portion of the costs of the Project may be financed by the issuance of conduit tax-exempt bonds or notes by the Authority issued in accordance with Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Code").

NOW, THEREFORE, the Authority hereby resolves and declares its intent under Treasury Regulation § 1.150-2 to issue bonds or notes (the "Conduit Tax Exempt Debt") to finance the capital costs of the Project, together with costs of issuance and reasonably required reserves, subject to the following conditions:

1. The maximum principal amount of Conduit Tax Exempt Debt expected to be issued to finance the Project is \$18,000,000.

2. Pending issuance of the Conduit Tax Exempt Debt, the Authority may finance the Project with other funds which will be reimbursed with the proceeds of the Conduit Tax Exempt Debt, provided that (a) the Conduit Tax Exempt Debt shall not be used to reimburse any expenditure paid more than 60 days prior to the present date; (b) the Conduit Tax Exempt Debt shall not be issued more than 18 months after the later of (i) the date of the first expenditure to be reimbursed with the proceeds of the Conduit Tax Exempt Debt, or (ii) the date the Project is placed in service; and (c) in no event may the Conduit Tax Exempt Debt be issued more than three years after the date of the first expenditure to be reimbursed with the proceeds of the Conduit Tax Exempt Debt; and provided further that the limitations of this paragraph 2 shall not apply to qualified "preliminary expenditures" as permitted by Treasury Regulation § 1.150-2(f).

3. Issuance of the Conduit Tax Exempt Debt shall be subject to documentation acceptable to the officers of the Authority.



4. All prior acts of the officials, agents and employees of the Authority which are in conformity with the purpose and intent of this Resolution, and in furtherance of the Project, shall be and the same hereby are in all respects ratified, approved and confirmed.

5. All other resolutions of the Authority, or parts of resolutions, inconsistent with this Resolution are hereby repealed to the extent of such inconsistency.

6. This Resolution shall take effect immediately upon its passage.

ADOPTED at a regular meeting held this 12th day of June 2019.

**RESOLUTION NO. 143 (2019)**

RESOLVED: That the issuance of a request for proposals and the selection of Bond Counsel from the approved slate is hereby approved.

7. Lawrenceville Community Land Trust Phase II

- a. UDAG Program Income Fund (UPIF) loan agreement with Lawrenceville Corporation in the amount of up to \$150,750.
- b. Pittsburgh Housing Construction Fund Grant – Grant Agreement with Lawrenceville Corporation in the amount of up to \$325,000.
- c. Housing Opportunity Fund For-Sale Development Program - Grant Agreement with Lawrenceville Corporation in the amount of up to \$300,000.

Mr. Rubinstein requested Board approval of the above items.

Mr. Cummings stated that authorization is requested to approve the above agreements for the acquisition and renovation of six affordable single-family houses in the Lawrenceville neighborhood of the city. Lawrenceville Corporation (LC), in partnership with the newly formed organization City of Bridges Community Land Trust, is the non-profit taking on this Community Land Trust (CLT) project. This is the second phase of a CLT program in Pittsburgh, with the first involving the construction of six new homes and renovation of one.

A CLT is a tool that creates permanently affordable home ownership opportunities for individuals who have been fully priced out of the private market. Additionally, due to the structure of CLTs, these homes are guaranteed to be permanently affordable. Through the use of a ground-lease, CLTs set a maximum resale price designed to give homeowners a return on their investment, while also ensuring that future homebuyers at the same income level have access to affordable homeownership.

To date LC utilized a URA CDIF Grant of \$50,000 to finance soft costs and acquire land for the project. Authorization is requested to approve a \$150,750 UDAG Program Income Fund (UPIF) construction loan. Additionally, authorization is requested to enter into a Pittsburgh Housing Construction Fund (PHCF) Grant Agreement with LC for up to \$325,000 to provide additional funding for the renovation of the six houses during the construction phase.

At its June 6, 2019 meeting, the Housing Opportunity Fund (HOF) Advisory Board passed a motion to award LC a Housing Opportunity Fund For-Sale Development Program (FSDP) grant in the amount of \$300,000. URA approval of the FSDP grant is also being requested at this time. The purpose of the Housing Opportunity Fund (HOF) For-Sale Development Program (FSDP) is to provide construction financing to developers with non-profit applicants for the substantial rehabilitation or new construction of for-sale housing. The FSDP increases the supply of affordable housing for homeownership and eliminates substandard housing by ensuring compliance with applicable codes and standards. URA HOF Staff released a Request for Proposals on March 27, 2019 to solicit responses from non-profit applicants to apply for both the HOF FSDP and the Neighborhood Stabilization Program (NSP). FSDP has \$1.25 million available in the 2018 HOF Allocation and there is approximately \$2.0 million of Neighborhood Stabilization Program (NSP) funds available. Responses were due on April 26, 2019. The URA received responses for 61 properties totaling approximately \$3.6 million. URA / HOF staff reviewed the applications and are working with the non-profit applicants to obtain final construction bids, evidence of site control, etc. Other potential projects will be presented for approval as they become "shovel ready."

LC and City of Bridges CLT has partnered with Shape Development Group LLC to rehabilitate six (6) existing homes. Shape is a Pittsburgh area custom home builder with experience constructing energy efficient homes.

Details of the development are as follows:

Developers:	Lawrenceville Corporation and City of Bridges Community Land Trust
	Ed Nusser Director of Real Estate The Ice House Studios 100 43 <sup>rd</sup> St, Pittsburgh, PA 15201
Location:	Scattered sites in Lower/Central Lawrenceville 297& 301 46 <sup>th</sup> Street, 474 & 476 44th Street, 184 34th Street, 4916 Plum Way
Ward:	6 <sup>th</sup> and 9 <sup>th</sup> Wards

**Description:** Rehabilitation of six (6) scattered site affordable units for sale to owner-occupants.

**Architect:** Rothschild Doyno Collaborative  
Drew Mosher, AIA  
2847 Penn Ave  
Pittsburgh, PA 15222

**General Contractor:** Shape Development Group LLC  
Doug Van Haitzma  
1742 Moynelle Dr.  
Pittsburgh, PA 15243-1608

**Total Development Cost:** \$1,692,037  
**Sales Price:** \$127,000 - \$142,500

**Construction Financing Sources:**

URA Financing Sources:

CDIF Grant	\$ 50,000 (previously approved)
HOF FSDP grant	\$ 300,000
UPIF Loan (Construction)	\$ 150,750 (2% int; 24-month term)
URA PHCF Grant	<u>\$ 325,000</u>
<b>Total URA Financing</b>	<b>\$ 825,750</b>

Other Financing Sources:

Bank Loan	\$ 603,000
Heinz Endowments	\$ 11,476
PHFA - PHARE	\$ 100,000
Hillman Foundation Grant	\$ 127,561
<u>Deferred Costs</u>	<u>\$ 24,250</u>
<b>Total Other Financing</b>	<b>\$ 866,287</b>

**Authority Financing:**

\$150,750 - UDAG loan: 2% interest rate, 24-month term.

\$325,000 - Pittsburgh Housing Construction Fund (PHCF) Grant.

\$300,000 - Housing Opportunity Fund For-Sale Development Program (FSDP) Grant.

<b>Program Benefit:</b>	This development will help maintain and enhance the economic diversity of Lawrenceville, by providing permanently affordable for sale housing.
<b>HOF Advisory Board Review:</b>	Approved at the June 6, 2019 meeting.
<b>M/WBE Review Committee Status:</b>	MWBE Narrative approved. A final MWBE plan will be provided prior to closing.
<b>Real Estate Loan Review Committee Status:</b>	To be presented at the June 12, 2019 Real Estate Loan Review Committee.

Ed Nusser, of The Ice House Studios, was present. Mr. Nusser thanked the Authority Staff for their support and hard work. He also thanked Pittsburgh United for their advocacy work in helping the HOF Programs get up and running.

Mr. Williamson stated that he would like to see this model replicated in other neighborhoods around the City and Country.

Ms. Powell expressed her excitement regarding this model and the vision for the land trust.

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

**RESOLUTION NO.144 (2019)**

RESOLVED: That a loan to Lawrenceville Corporation to provide financing for the acquisition and renovation of six for-sale homes, in the amount of up to \$150,750, payable from the UDAG Program Income Fund (UPIF) is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a construction 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.145 (2019)**

RESOLVED: That a grant with Lawrenceville Corporation to provide financing for the acquisition and renovation of six for-sale homes, in an amount of up to \$325,000, payable from the Pittsburgh Housing Construction Fund (PHCF) 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.

**RESOLUTION NO.146 (2019)**

RESOLVED: That a grant with Lawrenceville Corporation to provide construction financing to developers with non-profit applicants for the substantial rehabilitation or new construction of for-sale housing, in an amount of up to \$300,000, payable from the Housing Opportunity Fund For-Sale Development Program 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.

8. Oakland – Oakland Community Land Trust

- a. Housing Opportunity Fund (HOF) For-Sale Development Program Grant Agreement in the amount of \$140,000 with the Oakland Planning and Development Corporation for the acquisition, rehabilitation, and resale of 3387 Parkview Avenue and 224 Robinson Street, Pittsburgh, PA 15213.
- b. Pittsburgh Housing Construction Fund (PHCF) Grant Agreement in the amount of \$20,000 with the Oakland Planning and Development Corporation for the acquisition, rehabilitation, and resale of 3387 Parkview Avenue and 224 Robinson Street, Pittsburgh PA 15213.
- c. Housing Opportunity Fund (HOF) For-Sale Development Program Predevelopment Loan Agreement in the amount of \$72,000 with the Oakland Planning and Development Corporation for predevelopment costs related to creating 5 units of new construction housing on Frazier Street.

Mr. Rubinstein requested Board approval of the above items.

Ms. Jessica Smith Perry, Director of the Housing Opportunity Fund stated that authorization is requested to enter into the above-mentioned agreements with the Oakland Planning and Development Corporation (OPDC). The purpose of the Housing Opportunity Fund (HOF) For-Sale Development Program (FSDP) is to provide construction financing to developers with non-profit applicants for the substantial rehabilitation or new construction of for-sale housing. The FSDP increases the supply of affordable housing for homeownership and eliminates substandard housing by ensuring compliance with applicable codes and standards. URA HOF Staff released a Request for Proposals on March 27, 2019 to solicit responses from non-profit applicants to apply for both the HOF FSDP and the Neighborhood Stabilization Program (NSP). FSDP has \$1.25 M available in the 2018 HOF Allocation and there is approximately \$2M of Neighborhood Stabilization Program (NSP) funds available. Responses were due on April 26, 2019. The URA received responses for 62 properties totaling approximately \$3.6M in URA resources. URA / HOF staff reviewed the applications and are working with the non-profit applicants to obtain final construction bids, evidence of site control, etc. Projects will be presented for approval as they become "shovel ready."

The Oakland 2025 Master Plan established a vision of a sustainable future for Oakland through an intensive community engagement process. One of the main goals the community identified during this process was to provide innovative, sustainable housing choices for diverse residents. Specific recommendations included diversifying and stabilizing Oakland's housing, developing and maintaining affordable housing, rehabilitating and preserving existing homes, and encouraging homeownership.

The Oakland Community Land Trust is part of OPDC's equitable development strategy to address these goals. OPDC plans to have 50 lease holding properties in the CLT within the next five years and, ultimately, 100 CLT properties across all target areas. OPDC has been working diligently with community members and other partners over the last few years to establish the CLT. They have held multiple community meetings about the Oakland CLT, and talked with numerous residents and community groups.

To ensure that the CLT serves the community, a CLT committee oversees the stewardship of the Oakland CLT. This is a standing committee of the OPDC board of directors comprised of CLT homeowners, OPDC board members, and representatives from public agencies, community partners, or elected officials.

3387 Parkview Avenue is currently owned by OPDC and 224 Robinson Street will be purchased by OPDC from a private owner. OPDC plans to rehabilitate them and resale them for homeownership to homebuyers less than 80% AMI. The Community Land Trust will own the land and the homebuyers will own the structures. When the houses are resold, they must be resold to households at or below 80% AMI. The FSDP grant in the amount of \$140,000 and the PHCF Grant in the amount of \$20,000 are necessary to bridge the difference between total development cost and the future sales price to the borrower.

The FSDP Predevelopment loan in the amount of \$72,000 is being requested to purchase land, obtain construction drawings, and complete other predevelopment activities necessary to build 5 new affordable Community Land Trust units on the Frazier Street site. OPDC will spend 2019 and the first half of 2020 completing predevelopment activities. It is anticipated that the construction of the development will begin in the third quarter of 2020.

Details of the development are as follows:

Developer: Oakland Planning and Development Corporation  
Wanda Wilson, Executive Director  
235 Atwood Street  
Pittsburgh, PA 15213  
412-621-7863

Location: 3387 Parkview Avenue and 224 Robinson Street  
Vacant Land located at 0, 3740, 3742, 3749, 3755 Frazier  
St

<b>Ward:</b>	4 <sup>th</sup> Ward
<b>Description:</b>	3387 Parkview Avenue and 224 Robinson Street will be acquired, rehabilitated, and resold to households at or below 80% AMI. The land located at 0, 3740, 3742, 3749, 3755 Frazier Street will be developed into 5 units of affordable Community Land Trust for-sale housing.
<b>Total Development Costs:</b>	\$618,499
HOF FSDP Grant	\$ 140,000
PHCF Grant	\$ 20,000
Oakland Housing Fund	\$ 386,499
HOF FSDP Predevelopment Loan	\$ 72,000
<b>Total Sources</b>	<b>\$ 618,499</b>

**URA Financing Sources:**

HOF FSDP Grant	\$ 140,000 (affordability period of at least 99 years)
PHCF Grant	\$ 20,000
Predevelopment HOF FSDP Loan	\$ 72,000 (0% interest, 18-month term)

**Program Benefit:** The FSDP and PHCF programs create new affordable for-sale housing opportunities.

**HOF Advisory Board Review:** Approved at the HOF Advisory Board Meeting on June 6, 2019.

**M/WBE Review Committee Status:** The Diversity Narrative has been approved by HOF Staff and approved by URA Performance and Compliance. An approved Final M/WBE Plan will be required before loan closing may take place.

Ely Fisher, of Oakland Planning and Development Corporation (OPDC), was present. Ms. Fisher spoke about how important the HOF funding is to this project.

Mr. Williamson spoke about how this project is fulfilling a need for affordable housing that had been requested in the past year.

Ms. Jamie Reese, of the Authority's HOF Department explained the data they had obtained on researching realty transfer tax and real estate tax that is charged in the City of Pittsburgh versus other neighborhoods.

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

**RESOLUTION NO.147 (2019)**

RESOLVED: That a grant with Oakland Planning and Development Corporation for the acquisition, rehabilitation, and resale of 3387 Parkview Avenue and 224 Robinson Street, Pittsburgh, PA 15213, in an amount of \$140,000, payable from the Housing Opportunity Fund For-Sale Development Program 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.

**RESOLUTION NO.148 (2019)**

RESOLVED: That a grant with Oakland Planning and Development Corporation for the acquisition, rehabilitation, and resale of 3387 Parkview Avenue and 224 Robinson Street, Pittsburgh PA 15213, in an amount of \$20,000, payable from the Pittsburgh Housing Construction Fund (PHCF) 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.

**RESOLUTION NO.149 (2019)**

RESOLVED: That a grant with Oakland Planning and Development Corporation for predevelopment costs related to creating 5 units of new construction housing on Frazier Street, in an amount of \$72,000, payable from the Housing Opportunity Fund For-Sale Development Program 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.

9. Hill District – 2517 Mahon Street and 522 Landleiss Place
  - a. Housing Opportunity Fund (HOF) For-Sale Development Grant Agreement in the amount of \$85,000 with the Hill Community Development Corporation for the acquisition, rehabilitation, and resale of 2517 Mahon Street and 522 Landleiss Place, Pittsburgh, PA 15219.
  - b. Housing Opportunity Fund (HOF) For-Sale Development Deferred Mortgage agreement with the Hill Community Development Corporation for in the amount



of up to \$50,000 for the resale of 2517 Mahon Street and 522 Landleiss Place, Pittsburgh, PA 15219.

Mr. Rubinstein requested Board approval of the above items.

Ms. Smith Perry stated that authorization is requested to enter into the above-mentioned agreements with the Hill Community Development Corporation. The purpose of the Housing Opportunity Fund (HOF) For-Sale Development Program (FSDP) is to provide construction financing to developers with non-profit applicants for the substantial rehabilitation or new construction of for-sale housing. The FSDP increases the supply of affordable housing for homeownership and eliminates substandard housing by ensuring compliance with applicable codes and standards. URA HOF Staff released a Request for Proposals on March 27, 2019 to solicit responses from non-profit applicants to apply for both the HOF FSDP and the Neighborhood Stabilization Program (NSP). FSDP has \$1.25 M available in the 2018 HOF Allocation and there is approximately \$2M of Neighborhood Stabilization Program (NSP) funds available. Responses were due on April 26, 2019. The URA received responses for 62 properties totaling approximately \$3.6M in HOF, NSP, and other URA resource requests. URA / HOF staff reviewed the applications and are working with the non-profit applicants to obtain final construction bids, evidence of site control, etc. Projects will be presented for approval as they become "shovel ready."

2517 Mahon Street and 522 Landleiss Place are owned by the Hill Community Development Corporation (Hill CDC). The Hill CDC plans to rehabilitate them and resale them for homeownership to homebuyers less than 80% AMI. These two units are part of the Hill District 100. The Hill District 100 is an initiative of the Hill CDC that embraces the Hill District's rich cultural legacy while advancing revitalization. The Hill District 100 provides relevant and meaningful education and support to potential home buyers to systematically grow the Hill District, increase wealth and transform the community. The FSDP grant in the amount of \$85,000 is necessary to bridge the difference between total development cost and the future sales price to the borrower. Additionally, the commitment of second mortgage funding in the amount of \$50,000, or \$25,000 per unit, will enable the units to be affordable to a household underneath 50% AMI if buyers are at that income level. It is a requirement of the HOF FSDP program that the buyers be below 80% AMI.

Details of the development are as follows:

Developer:	Hill Community Development Corporation Marimba Millions, Executive Director 2015 Centre Avenue Pittsburgh, PA 15219 412-765-1820
Location:	2517 Mahon Street and 522 Landleiss Place

Ward:	5 <sup>th</sup> Ward
Description:	2517 Mahon Street and 522 Landleiss Place will be rehabilitated and resold to households at or below 80% AMI.
Total Development Costs:	\$313,146
Total Construction Sources:	\$228,546
HOF FSDP Grant	\$85,000
Total Sources	\$313,846
<b><u>URA Financing Sources:</u></b>	
HOF FSDP Grant	\$85,000 affordability period of at least 99 years
HOF FSDP Second Deferred Mortgage Financing	\$50,000 deferred, 0% interest (approximately \$25,000 per house)
Program Benefit:	The FSDP program creates new affordable for-sale housing opportunities.
HOF Advisory Board Review:	Approved at the HOF Advisory Board Meeting on June 6, 2019.
M/WBE Review Committee Status:	The Diversity Narrative has been approved by HOF Staff and approved by URA Performance and Compliance. An approved Final M/WBE Plan will be required before loan closing may take place.

David Serbin, of the Hill Community Development Corporation, was present. Mr. Serbin thanked Ms. Smith Perry and Evan Miller also of the Authority's HOF department and others who originated this Program. He stated that they have over 240 people on the Hill District 100 list for affordable housing.

Ms. Powell asked about the frequency of requests for this type of funding. Ms. Smith Perry answered that the Authority had been offering this type of funding for the last twenty years.

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

**RESOLUTION NO.150 (2019)**

RESOLVED: That a grant with Hill Community Development Corporation for the acquisition, rehabilitation, and resale of 2517 Mahon Street and 522 Landleiss Place, Pittsburgh, PA 15219, in an amount of up to \$85,000, payable from the Housing Opportunity Fund For-Sale Development Program 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.

**RESOLUTION NO.151 (2019)**

RESOLVED: That an agreement with Hill Community Development Corporation to enable the 2517 Mahon Street and 522 Landleiss Place units to be affordable to a household underneath 50% AMI, for an amount of up to \$50,000, payable from the Housing Opportunity Fund For-Sale Development Program is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a mortgage agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

10. HOF Appraisal Services

- a. Agreement for appraisal services with John Dudash for up to \$30,000.

Mr. Rubinstein requested Board approval of the above item.

Ms. Smith Perry stated that on May 17, 2019, the URA's Housing Opportunity Fund (HOF) Department issued a Request for Qualifications (RFQ) for appraisers to participate in the HOF's Homeowner Assistance Program (HAP). Every house that is rehabbed as part of the Homeowner Assistance Program needs a drive-by as-is appraisal completed. The responses were due on May 31, 2019. The URA received one response. The respondent was John Dudash. John Dudash is an independent appraiser based in Cranberry Township.

The URA will enter into an agreement up to \$30,000 with John Dudash to conduct the appraisals. The contract will be for a two-year period. Due to the low response from the RFQ, the URA will also repost the RFQ on its website on a rolling basis. As qualified applicants apply, they will be taken to the URA Board to be added to the slate.

Mr. Williamson asked about this appraiser's scope of work. Ms. Smith Perry explained the scope of work that this appraiser will accomplish for the HOF For-Sale Development Program.

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

**RESOLUTION NO.152 (2019)**

RESOLVED: That an agreement with John Dudash for appraisal services, for an amount of up to \$30,000, 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.

11. HOF Printing Services

- a. Approval to add the following firms to a slate of printing companies to produce printing of annual reports, brochures, and other marketing materials as needed:
  - a. CDI Printing Services, Inc.;
  - b. Minuteman Press.

Mr. Rubinstein requested Board approval of the above item.

Ms. Smith Perry stated that on May 17, 2019, the URA's Housing Opportunity Fund (HOF) Department issued a Request for Qualifications (RFQ) for companies to perform printing services for HOF activities including but not limited to the printing of annual reports, brochures, and other marketing materials. The responses were due on May 31, 2019. The URA received two responses. The respondents were CDI Printing Services and Minuteman Press. The President of CDI Printing Services, Inc. is Blayre Britton. The offices are in Gibsonia, PA. CDI is a certified Minority/Veteran-Owned Company. The President of Minuteman Press is Steven Duckworth. The offices are on E. Ohio Street in the Northside. Both companies will be added to a slate that can be used for future printing needs for the next two years.

Ms. Hirsh asked if this was the entire slate. Ms. Smith Perry answered that the two firms were the only respondents to the RFP. She asked about union shops regarding the two firms that were chosen. Ms. Smith Perry answered that an RFP can be reissued.

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

**RESOLUTION NO. 153 (2019)**

RESOLVED: That the addition of the following firms to a slate of printing companies to produce printing of annual reports, brochures, and other marketing materials for the Housing Opportunity Fund activities as needed is hereby approved:

- a. CDI Printing Services, Inc.;
- b. Minuteman Press.

12. Homewood South – Homewood School Site

- a. Execution of a deed and any other documents necessary to effectuate the conveyance of Block 125-S, Lot 125, in the 13th Ward, to the City of Pittsburgh for \$1.00 plus costs.

Mr. Rubinstein requested Board approval of the above item.

Mr. Nathan Clark, Director of Real Estate stated that by deed dated September 21, 2016, the URA acquired the former Homewood School, located at 7100 Hamilton Avenue in Homewood South, from the Board of Public Education of the School District of Pittsburgh for a purchase price of \$235,000. The property is approximately 1.75 acres. Since acquiring the Homewood School property, the URA has secured the site, performed abatement on the building undertook a HUD Section 108 historic review, and partnered with Construction Junction to salvage materials within the building. The URA has also engaged a contractor to deconstruct, or selectively dismantle, the vacant school building to divert material from the waste dump. The deconstruction is expected to be complete in July 2019.

The City of Pittsburgh Department of Public Works has expressed interest in acquiring Homewood School once deconstruction is complete for the expansion of the public park known as Stargell Field. We are now requesting authorization to convey the Homewood School to the City of Pittsburgh for development of the public park expansion. The sale price will be \$1.00 plus costs.

There was no discussion among the Members.

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

**RESOLUTION NO. 154 (2019)**

RESOLVED: That the conveyance of Block 125-S, Lot 125, in the 13th Ward, to the City of Pittsburgh, for \$1.00 plus costs 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.

13. Larimer – 400 Larimer Avenue

- a. Consent to the Assignment of Mortgage from First Commonwealth Bank for the property located at Block 124-N, Lot 222, in the 12<sup>th</sup> Ward to the URA for \$1,000 plus costs.

Mr. Rubinstein requested Board approval of the above item.

Mr. Clark stated that the neighborhoods of Larimer and East Liberty are the site of a Federal Choice Neighborhoods Implementation Grant (“CNIG”) award in the amount of \$30 million for the comprehensive redevelopment of the Choice Neighborhoods area. The comprehensive redevelopment focuses on three core goals/components: housing, people, and neighborhood. The URA is responsible for the “neighborhood” aspect of the CNIG. While planning for Phases 3 and 4 of the replacement housing, the Larimer Consensus Group indicated a strong desire to redevelop Larimer Avenue into the neighborhood-serving business district it once was. In early 2018, the URA commissioned a study by Larisa Ortiz and Associates of the potential for new commercial development along Larimer Avenue to help inform the square footages and types of businesses that could be supported by the market at this location. Based on a neighborhood trade area, the study estimated that the market could support between 4,300 and 10,900 additional square feet of retail development with the following businesses having the highest potential:

- Food Services & Drinking Places
- Miscellaneous Store Retailers
- Sporting Goods, Hobby, Book & Music Stores
- Clothing & Clothing Accessory Stores
- General Merchandise Stores

The URA is in the process of implementing other initiatives to further the redevelopment of the business district. Initiatives include: working with Catapult: Startup to Storefront, a minority and women business incubator; planning for the Larimer School gymnasium and auditorium to be redeveloped into commercial use; establishing a new farmer’s market; and coordinating monthly meetings of Larimer Avenue stakeholders.

The property located at 400 Larimer Avenue is a vacant 2,500 square foot, 2-story building. The property is currently an eyesore in the neighborhood and is in poor condition. The URA intends to acquire this property, or work to convey it to a responsible steward. URA staff is currently working to determine the best path forward for the property but believes that accepting an assignment of the First Commonwealth Bank Mortgage is an appropriate step in our efforts to assure that this parcel contributes to the redevelopment of Larimer’s business district. Authorization is now requested to consent to the Assignment of Mortgage for \$1,000.

The funding source is Larimer Project Funds and/or Leased Land.

First Commonwealth Bank has a mailing address of 654 Philadelphia Street, Indiana, PA 15701. Brenda Wainwright is the Vice President, Special Assets Administration Manager.

There was no discussion among the Members.

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

**RESOLUTION NO. 155 (2019)**

RESOLVED: That acceptance of an assignment of mortgage from First Commonwealth Bank, for the property located at Block 124-N, Lot 222, in the 12<sup>th</sup> Ward, for \$1,000 plus costs, payable from Larimer Project Funds and/or Leased Land is hereby approved and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute all documents necessary to effectuate an assignment of mortgage, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

14. Hazelwood – Hazelwood Site Assembly

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

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
15	56-F-336	126 Hazelwood Avenue
15	56-F-338	130 Hazelwood Avenue

Mr. Rubinstein requested Board approval of the above item.

Mr. Clark Stated that authorization is requested to acquire the above-listed parcels, which are owned by the City as Trustee for the Three Taxing Bodies (3TB) by virtue of Treasurer’s Sale for tax delinquency. The properties are located along Hazelwood Avenue between Chatsworth Avenue and Osprey Way in Hazelwood. 126 Hazelwood Avenue contains a structure; the adjoining parcel, 130 Hazelwood Avenue, is vacant. The parcels contain a total land area of 9,900 square feet. Following acquisition, the properties are slated to be redeveloped in conjunction with another 27 URA-owned properties in and around the 4800 block of 2<sup>nd</sup> Avenue in Hazelwood. The properties will be acquired for \$1.00 plus costs using the Leased Land Fund.

There was no discussion among the Members.

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

**RESOLUTION NO.156 (2019)**

RESOLVED: That the acquisition of the following publicly owned properties, for \$1.00, plus costs, payable from the Leased Land Fund, is hereby approved, and the Executive Director 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:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
15	56-F-336	126 Hazelwood Avenue
15	56-F-338	130 Hazelwood Avenue

15. City-Wide Market Value Analysis

- a. Reimbursement Agreement with the Allegheny County Residential Finance Authority for the development of a 2019 County-wide Market Value Analysis by the Reinvestment Fund, for an amount not to exceed \$70,000.

Mr. Rubinstein requested Board approval of the above item.

Mr. Clark stated that Reinvestment Fund’s Market Value Analysis (MVA) offers an approach for community revitalization, equitable development, and affordable housing; it recommends applying interventions not only to where there is a need for development but also in places where public investment can stimulate private market activity and capitalize on larger public investment activities. Reinvestment Fund was originally selected for this project in 2008 based on their specific experience and expertise. Reinvestment Fund has previously completed MVAs for Pittsburgh in 2008, 2010, 2013 and 2016. At this time, we are finalizing due diligence to undergo a 2019 MVA.

2016 was the first year Allegheny County also engaged Reinvestment Fund and completed their own independent County-wide MVA for the 129 municipalities outside of the City of Pittsburgh. Their completed analysis was provided to the URA for our use and allowed this Authority to understand the market edges on the border of the City and immediate surrounding municipalities for the first time. It is the desire of both this Authority and Allegheny County to complete an updated MVA. Allegheny County will enter into a contract with Reinvestment Fund to complete a single unified MVA for all 130 municipalities, including the City of Pittsburgh.

The total cost of the MVA is estimated at \$140,000, up to \$70,000 of which will be reimbursed by the URA. The funding source for this project is Leased Land.

Mr. Williamson asked what URA departments will be using this analysis tool. Mr. Cummings answered that this analysis tool would be the most helpful with housing development. Ms. Susheela Nemani-Stanger, Director of Economic Development stated that this analysis tool would be helpful in non-housing programs.



Mr. Williamson asked if there will be a mapping tool to view data from all over the County. Mr. Clark answered that there will be access to the County map. He said that the County will hold the contract and the Authority will reimburse them for the fee.

Ms. Smith Perry stated that the County map has changed from the Authority's initial access.

Ms. Powell asked how frequently other Municipalities use this analysis tool. Mr. Clark stated that, according to the Reinvestment Fund three to four years is the average time period that an analysis is done. Mr. Rubinstein stated that the Authority's initial analysis was 2007-2008.

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

**RESOLUTION NO.157 (2019)**

RESOLVED: That an agreement with the Allegheny County Residential Finance Authority for the development of a 2019 County-wide Market Value Analysis by the Reinvestment Fund, for an amount not to exceed \$70,000, payable from the Leased Land Fund is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an reimbursement agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

16. Pilot Neighborhood Initiatives Fund (NIF) Program

- a. Presentation of the Neighborhood Initiatives Fund guidelines for review.

Mr. Rubinstein requested Board approval of the above item.

Ms. Susheela Nemani-Stanger, Director of Economic Development stated that the pilot Neighborhood Initiatives Fund (the "NIF") Program, administered by the URA's Economic Development department, will provide grants in order to help unlock the economic and placemaking potential within neighborhoods; support vision-to-action community investment strategies that build an equitable Pittsburgh; and formalize collaborative partnerships across the City.

It is the intention of this pilot program to increase visibility and accessibility to funding. In addition, this program will help formalize the work that the Economic Development Department already undertakes with community-based organizations and allow the department to establish a process for deploying funds.

NIF is intended to assist non-profit and community-based organizations with neighborhood-scale projects. These projects include efforts that encourage neighborhood investment through vacant property reclamation and stewardship, historic preservation, brownfield redevelopment, public

infrastructure improvements, and/or other eligible efforts. For-profit entities will be considered for funding, if partnered with a community-based non-profit entity.

There are two tiers of available grants. Tier 1 grants will fund up to \$20,000, and Tier 2 grants will fund up to \$100,000. A match is not required for Tier 1 grants. Tier 2 grants will require a 2:1 match; for every two dollars (\$2) of Program funds invested into a project, there must be at least one-dollar (\$1) match invested in the project. Matching funds must come from non-URA and non-city sources.

If approved in July, \$100,000 in 2017 City Paygo and \$500,000 in CDBG funding will be used to capitalize the pilot round. All NIF funded projects are expected to expend grant funds within 12 months. Each NIF project will be required to provide a final report including measurable outcomes of the project. The Economic Development Department will use these reports to prepare an analysis of the program following the pilot year.

Mr. Williamson stated that Mr. Lavelle is supportive of this project. He asked if this program will encourage CDC's or neighborhood non-profits that do have the knowledge of how to engage with the URA, to do so. Ms. Nemani Stanger answered in the affirmative and stated that is the Authority's major goal.

Ms. Powell asked that aside from being a non-profit or a community-based organization if there are any other requirements for entities to be considered for this funding. Ms. Nemani-Stanger answered that government agencies are also eligible entities

17. Beechview - Public Art Grant

- a. Grant and/or cooperation agreement with City of Pittsburgh's Department of Mobility and Infrastructure (DOMI) in the amount of \$20,000 for public art in Beechview.

Mr. Rubinstein requested Board approval of the above item.

Ms. Nemani-Stanger stated that the URA has been collaborating with the City of Pittsburgh on a variety of investments on Beechview's business district on Broadway Avenue. In order to increase safety and improve the public realm, the Department of Mobility and Infrastructure (DOMI) is closing multiple bypass lanes and will be adding public art in the remaining space, totaling approximately \$60,000. One of the locations of this public art installation is in front of 1601 Broadway Avenue, a URA-owned property. The URA is seeking authorization of this \$20,000 grant in order to invest in this public realm effort which would help cover the cost of installation.

Working with the City's Public Art and Civic Design Manager, the DOMI will solicit proposals for pavement murals on multiple spaces along the Broadway Business District. This process will begin in June 2019, with installation projected for Fall 2019.

Additional URA investments in the corridor this summer include: sidewalk improvements, façade improvements and a new awning for the Las Palmas taco stand.

The \$20,000 grant will be sourced from 2010 City Bond-Beechview or related funding source.

Principal contact:

Michael E. Panzitta, PE

City of Pittsburgh

Department of Mobility and Infrastructure

412-255-0816

[Michael.panzitta@pittsburghpa.gov](mailto:Michael.panzitta@pittsburghpa.gov)

There was no discussion among the Members.

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

**RESOLUTION NO.158 (2019)**

RESOLVED: That a grant and/or a cooperation agreement with City of Pittsburgh's Department of Mobility and Infrastructure (DOMI) for public art in Beechview., for an amount of up to \$20,000, payable from 2010 City Bond-Beechview or related funding source is hereby approved, and the Executive Director or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant and/or a cooperation agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

18. Redevelopment Assistance Capital Program (RACP) Grant

- a. Amendment of Resolution Nos. 347, 348 & 349 of (2014) to increase the Grant amount from \$1 Million to \$1,750,000.
- b. Project name change from "Allegheny Health Network ED Expansion" to "Allegheny Health Network ED Expansion (Allegheny General Hospital)".
- c. Rescission of Resolution Nos. 8, 9 & 10 of (2012).

Mr. Rubinstein requested Board approval of the above items.

Ms. Nemani- Stanger stated that the URA Board previously authorized the following RACP awards:

Res. 8, 9, & 10 (2012) Pittsburgh Life Sciences Greenhouse for \$500,000 (ME 300-1252) Res. 347, 348, & 349 (2014) Allegheny Health Network ED Expansion for \$1 Million (ME 300-1429).

The State has now authorized that the two awards above be combined. We are also including another award of \$500,000 (ME 300-1056) for Allegheny General Hospital made through the County Redevelopment Authority.

The three awards would be for a total of \$1,750,000 for the Allegheny Health Network ED Expansion (Allegheny General Hospital) (ME 300-1429) project, and the State has asked us to submit a new application.

The work includes the expansion of the emergency room at Allegheny General Hospital.

**Principal Contact:**

Michele Beener

Phone No.814-701-2787

[mbeener@aspiregrantdev.com](mailto:mbeener@aspiregrantdev.com)

Duke Rupert, COO, of Allegheny Health Network, was present. Mr. Rupert explained in further detail the expansion of Allegheny General Hospital.

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

**RESOLUTION NO. 159 (2019)**

RESOLVED: That Resolution Nos. 347, 348 and 349 of (2014) are hereby amended, to increase the Grant amount from \$1 Million to \$1,750,000.

**RESOLUTION NO. 160 (2019)**

RESOLVED: That the "Allegheny Health Network ED Expansion" project name be changed to "Allegheny Health Network ED Expansion (Allegheny General Hospital)" is hereby approved.

**RESOLUTION NO. 161 (2019)**

RESOLVED: That Resolution Nos. 8, 9 and 10 of (2012) are hereby rescinded.

19. Micro Enterprise Fund

- a. Amendment of the Micro-Enterprise Loan program guidelines to increase the maximum loan size from \$20,000 to \$30,000.
- b. Approval of additional technical assistance providers to the Micro-Enterprise Loan program slate.

Mr. Rubinstein requested Board approval of the above items.

Mr. Tom Link, Director of the Center for Innovation and Entrepreneurship stated that the Micro Enterprise Loan 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 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.

Since launching in May 2018, the program has provided loans to 27 businesses, of which 25 are led by women and/or minority entrepreneurs. These businesses have all started or expanded their operations as a direct result of financing provided through the Micro Enterprise Loan program.

To provide more flexibility to the program, CIE would like to increase the maximum loan size from \$20,000 to \$30,000. This change will allow the program to reach businesses with higher capital needs and to align with the job creation threshold of Community Development Block Grant (CDBG), the program's funding source.

In addition to lending capital, the program provides technical assistance to borrowers. Resultant of a board approved open Request for Qualifications (RFQ) process, five additional technical assistance providers are being requested for approval.

The URA will engage these consultants on an as-needed basis under the direction of the department director. It is expected that the loan officers who work directly with the entrepreneurs will assist in the identification of gaps and make a recommendation for technical assistance. We received eight responses of interest, of which six were chosen. Those individuals/firms are listed below.

- PKC Consulting – Peter and Kimberly Coppola
- Michael Carroll
- Mahalah.net – Mahalah McWilliams-Webster
- Frances Stephen
- Nicolette Spudic – Pick Your Poison Consulting
- Chatham University Center for Regional Agriculture, Food, and Transformation (CRAFT)

Four of the selected firms are M/WBE firms.

Mr. Williamson stated that the Micro Loan Program has so far been a success.

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

**RESOLUTION NO.162 (2019)**

RESOLVED: That an amendment of the Micro-Enterprise Loan program guidelines to increase the maximum loan size from \$20,000 to \$30,000 is hereby approved.

**RESOLUTION NO. 163 (2019)**

RESOLVED: That the addition of the following technical assistance providers to the Micro-Enterprise Loan program slate are hereby approved:

- PKC Consulting – Peter and Kimberly Coppola
- Michael Carroll
- Mahalah.net – Mahalah McWilliams-Webster
- Frances Stephen
- Nicolette Spudic – Pick Your Poison Consulting
- Chatham University Center for Regional Agriculture, Food, and Transformation (CRAFT)

20. Downtown

- a. Agreement with A. Merante Contracting, Inc. to provide new street lighting along Fourth Avenue for \$306,200.
- b. Agreement with A. Merante Contracting, Inc. to fill and abandon a vault beneath the sidewalk at 412 Boulevard of the Allies for \$496,420.
- c. Agreement with A. Merante Contracting, Inc. for the Forbes Avenue sidewalk widening project for \$243,514.
- d. Agreement with RIG Consulting, Inc. for construction management and construction inspection services for the downtown lighting, vault abandonment and sidewalk widening projects for an amount not to exceed \$110,000.

Mr. Rubinstein requested Board approval of the above items.

a. Mr. Marty Kaminski, Director of Engineering and Construction stated that authorization is requested enter into an Agreement with A. Merante Contracting, Inc. for new street lighting along Fourth Avenue, between 200 Fourth Avenue and Smithfield Street. The project was publicly bid, and bids were opened on May 24, 2019. Three bids were received for the work and A. Merante Contracting, Inc. was the lowest responsible bidder. The work will include new street lighting along Fourth Avenue.

A. Merante Contracting, Inc. is located at 4740 Streets Run Road, Pittsburgh, PA 15236 and Anthony Merante is the President.

Board approval is contingent upon receipt of an acceptable M/WBE plan and upon the City signing off on the title sheet for the construction drawings.

Funding will be from the Firstside TIF Proceeds.

b. Authorization is requested to enter into an Agreement with A. Merante Contracting, Inc. for the construction of a new widened sidewalk and deck curb along the southern portion of Forbes Avenue (between Smithfield Street and Market Square) in Downtown Pittsburgh. The project was publicly bid and bids were opened on May 24, 2019. Two bids were received for the work. A. Merante Contracting, Inc. was the lowest responsible bidder. The work will include but is not limited to utility coordination/adjustments; curbs; sidewalks; pavement markings; and signage, resulting in a wider space for outdoor use along the corridor.

A. Merante Contracting, Inc. is located at 4740 Streets Run Road, Pittsburgh, PA 15236 and Anthony Merante is the President.

Board approval is contingent upon receipt of an acceptable M/WBE plan and upon the City signing off on the title sheet for the construction drawings.

Funding will be from the Firstside TIF Proceeds.

c. Authorization is requested to enter into an Agreement with A. Merante Contracting, Inc. for 412 Boulevard of the Allies Vault Abandonment and sidewalk replacement. The project was publicly bid and bids were opened on May 24, 2019. Two bids were received for the work. A. Merante Contracting, Inc. was the lowest responsible bidder. The work will include but is not limited to fill and abandon a vault beneath the sidewalk at 412 Boulevard of the Allies and sidewalk replacement.

A. Merante Contracting, Inc. is located at 4740 Streets Run Road, Pittsburgh, PA 15236 and Anthony Merante is the President.

Board approval is contingent upon receipt of an acceptable M/WBE plan and upon the City signing off on the title sheet for the construction drawings.

Funding will be from the Firstside TIF Proceeds.

d. Authorization is to enter into an Agreement with RIG Consulting, Inc. (RIG) for Construction Management and Construction Inspection Services for the Forbes Avenue Sidewalk Widening, Fourth Avenue Street Lighting, and 412 Boulevard of the Allies Vault Abandonment projects for an amount not to exceed \$110,000. The URA issued a Request For Proposals for the work on May 8, 2019 and received six proposals. RIG was determined to be the best firm for the work based upon their proposal and the selection criteria identified in the RFP.

RIG Consulting, Inc. is located at 100 Ryan Court, Suite 9, Pittsburgh, PA 15205 and Mr. Paul DiGirolamo is the Vice President - Engineering.

RIG is a WBE firm. RIG anticipates subcontracting a portion of the work to A & A Consultants an MBE firm. The M/WBE participation on the project is projected to be 70% WBE (RIG) and 30% MBE (A&A).

Funding will be from the Firstside TIF Proceeds.

Authorization of Items 1a, 1b, 1c, and 1d above is contingent upon the City of Pittsburgh's execution of the Memorandum of Agreement with the URA for this work which includes payment of an administrative fee to the URA to manage the work.

Mr. Rubinstein stated that the Authority is currently working with A. Merante Contracting on the MWBE Plan. He stated that the vote today will be contingent on an acceptable MWBE Plan in a good faith effort.

Mr. Williamson wanted an explanation of the funding source. Mr. Kaminski answered that the proceeds of the projects will be put back into the Firstside TIF Proceeds will go back to the City.

Mr. Williamson stated that Mr. Lavelle expressed concern about the lack of an MWBE Plan but is comfortable with these items moving forward.

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

**RESOLUTION NO. 164 (2019)**

RESOLVED: That an agreement with A. Merante Contracting, Inc. to provide new street lighting along Fourth Avenue, for \$306,200, payable from the Firstside TIF Proceeds 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. 165 (2019)**

RESOLVED: That an agreement with A. Merante Contracting, Inc for the Forbes Avenue sidewalk widening project, for \$243,514, payable from the Firstside TIF Proceeds 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. 166 (2019)**

RESOLVED: That an agreement with A. Merante Contracting, Inc to fill and abandon a vault beneath the sidewalk at 412 Boulevard of the Allies, for \$496,420, payable from the Firstside TIF Proceeds 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. 167 (2019)**

RESOLVED: That an agreement with RIG Consulting, Inc for construction management and construction inspection services for the downtown lighting, vault abandonment and sidewalk widening projects, for an amount not to exceed \$110,000, payable from the Firstside TIF Proceeds 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.

21. Property Maintenance

- a. Agreement with Independent Enterprises, Inc. for City wide sidewalk replacement – 2019 Contract No. 1 for \$72,750.

Mr. Rubinstein requested Board approval of the above item.

Mr. Kaminski stated that authorization is requested to enter into an Agreement with Independent Enterprises, Inc. for the replacement of concrete sidewalks, concrete curbs and a concrete driveway apron at various locations throughout the City of Pittsburgh. The project was publicly bid by the URA and bids were opened on June 4, 2019. Four bids were received for the work. Independent Enterprises, Inc. submitted the lowest responsible bid. The work will take place at 6030 Butler Street, 2247 Soho Street, 502 Soho Street, Webster Avenue and Roberts Street and 1602 Broadway Avenue.

Independent Enterprises, Inc. is located at 5020 Thoms Run Road, Oakdale, PA 15071 and Jack Cargnoni is the president.

The funding for this project will be from 2010 and 2012 City Bond Funds, Crawford Roberts Project Fund, Scattered Sites Property Improvement and Demolition Funds, other Authority and/or Leased Land Funds.

There was no discussion among the Members.

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

**RESOLUTION NO. 168 (2019)**

RESOLVED: That an agreement with Independent Enterprises, Inc. for City wide sidewalk replacement – 2019 Contract No. 1, for \$72,750, payable from 2010 and 2012 City Bond Funds, Crawford Roberts Project Fund, Scattered Sites Property Improvement and Demolition Funds, other Authority and/or Leased Land 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.

22. Exstare Federal Services Group, LLC.

- a. Agreement with Exstare Federal Group, LLC for structural racism training in the amount not to exceed \$50,000.

Mr. Rubinstein requested Board approval of the above item.

Mr. Columbus Brooks, Director of Human Resources stated that authorization is requested to enter into an agreement with Exstare Federal Services Group, LLC to conduct Structural Racism Training during the 3<sup>rd</sup> quarter of 2019, in an amount not to exceed \$50,000. Exstare Federal Services Group, LLC was included on a slate of pre-qualified consultants to offer diversity, equity, inclusion and training services approved by the Board in October 2017. Exstare is owned and operated by Nancy K. West and is a certified minority and women-owned firm.

The funding source for this agreement will be ARF- Professional Development.

Exstare Federal Services Group, LLC  
6915 Stoneybrooke Lane  
Alexandria, VA 22306  
703-765-4050

Mr. Williamson asked for the details of this training. Ms. Nancy K. West, of Exstare Federal Services Group, was present. Ms. West explained the details of the training that will be conducted to the Authority.

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

**RESOLUTION NO. 169 (2019)**

RESOLVED: That an agreement with Exstare Federal Group, LLC for structural racism training, in an amount not to exceed \$50,000, payable from the Administrative Revolving Fund (ARF)-Professional Development 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.

**AGENDA "B"**

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

1. Assistant Secretary
  - a. Appointment of Madlene Augello as an Assistant Secretary for the Authority.

**RESOLUTION NO. 170 (2019)**

RESOLVED: That the appointment of Madlene Augello as Assistant Secretary for the Authority, is hereby approved.

2. Fox Rothschild LLC
  - a. Amendment of agreement with Fox Rothschild LLP for bankruptcy matters in the amount of \$10,000.

**RESOLUTION NO. 171 (2019)**

RESOLVED: That amendment of the Agreement with Fox Rothschild LLP, dated July 13,2017, for bankruptcy matters, for an increase of up to \$10,000.00, for a total Agreement amount not to exceed \$70,000, payable from UDAG Repayments and Commercial Loan Repayments (CLRA) 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.

3. Certificate of Completion for Morningside Partners, LP, for Block 121-K, Lot 166, in the 10<sup>th</sup> Ward and authorization to return the Good Faith Deposit (residential rehabilitation).

**RESOLUTION NO. 172 (2019)**

RESOLVED: That issuance of a Certificate of Completion to Morningside Partners, LP, for Block 121-K, Lot 166, in the 10<sup>th</sup> Ward, and return of the Good Faith Deposit (residential rehabilitation) 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.

4. Amendment of Resolution No. 103 (2019), which authorized the acquisition of Block 124-N, Lot 374, in the 12<sup>th</sup> Ward (147 Winslow Street) for \$101,641 plus costs, to add Leased Land to the funding sources.173

**RESOLUTION NO.173 (2019)**

RESOLVED: That Resolution No. 103 (2019) is hereby amended to add Leased Land to the funding sources.

5. Paygo 2015
  - a. Reallocation of up to \$500 from the PHCF Bonvue Street line item to a newly created Scattered Site – Property Improvement and Demolition line item.

**RESOLUTION NO. 174 (2019)**

RESOLVED: That appropriation of up to \$500 of the 2012 PHCF Bonvue Street line item allocation to a newly created Scattered Site – Property Improvement and Demolition line item is hereby approved.

6. City Bond 2015
  - a. Reallocation of up to \$72,854.88 from the City Bond 2015 – Party Wall line item to a newly created Scattered Site – Property Improvement and Demolition line item.

**RESOLUTION NO. 175 (2019)**

RESOLVED: That appropriation of up to \$72,854.88 of the City Bond 2015 – Party Wall line item allocation to a newly created Scattered Site – Property Improvement and Demolition line item is hereby approved.

7. Oak Hill Phase II Project Fund Account

- a. Reallocation of \$4,144.91 from the Oak Hill Phase II Project Fund Account to the newly created Scattered Site – Property Improvement and Demolition line item.

**RESOLUTION NO. 176 (2019)**

RESOLVED: That appropriation of up to \$4,144.91 of the Oak Hill Phase II Project Fund Account allocation to the newly created Scattered Site – Property Improvement and Demolition line item is hereby approved.

8. HOME 2013

- a. Reallocation of \$3,485.75 from the Rental Housing Development and Improvement Program (RHDIP) line item to the Pittsburgh Housing Construction Fund (PHCF) line item.

**RESOLUTION NO. 177 (2019)**

RESOLVED: That appropriation of up to \$3,485.75 of the Rental Housing Development and Improvement Program (RHDIP) line item allocation to the Pittsburgh Housing Construction Fund (PHCF) line item is hereby approved.

9. HOME 2014

- a. Reallocation of \$3,485.75 from the Pittsburgh Housing Construction Fund (PHCF) line item to the Rental Housing Development and Improvement Program (RHDIP) line item.

**RESOLUTION NO. 178 (2019)**

RESOLVED: That appropriation of up to \$3,485.75 of the Pittsburgh Housing Construction Fund (PHCF) line item allocation to the Rental Housing Development and Improvement Program (RHDIP) line item is hereby approved.

10. Housing Recovery Program – Developer (HRP-D)

- a. Approval of JoAnn B. Lewis, (mother of Urban Redevelopment Authority Employee Diamonte Walker), to participate in the Housing Recovery Program Developer (HRP-D), for a property located at 912 Anaheim Street, Pittsburgh, PA 15219, subject to the approval of the U.S. Department of Housing and Urban Development (if required).

**RESOLUTION NO. 179 (2019)**

RESOLVED: That approval of JoAnn B. Lewis, (mother of Urban Redevelopment Authority Employee Diamonte Walker), to participate in the Housing Recovery Program Developer (HRP-D), program is hereby approved.

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

  
Assistant Secretary