

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

October 10, 2019 – 2:00 P.M., E.S.T.

Members Present: Williamson, Powell, Gainey, Lavelle

Members Absent: Hirsh

Staff Present: Walker, Cummings, Nuemah, Clark, Smith Perry, Nemani-Stanger, Link, Moses, Meier, Edwards, Mayer, Mitchell, Fewes, Santiago, Wrenshall, Rubinstein, Carter, Reed, Mathews, Fedorek, Morris, Alcorn, Madden, Carter, Benjamin, Hage, Reese, Saladna, Grantham, Bohince and Augello, Brooks, Miller, Kendall-Morris and D. Carter.

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 September 12, 2019.

2. RFP's, RFQ's and Bids

- a. Request for qualifications (RFQ) for Neighborhood Business District Strategy Development.
- b. Request for proposals (RFP) for Lead Based Paint Inspection and Analytical Services.
- c. Request for Bids for the East Liberty Transit Center (ELTC) Landscape Operations and Maintenance Contract No. 2 (Rebid No. 3).

3. Announcements

- a. Pilot RACP Bridge Loan Financing – pilot up to \$5 mil total RACP bridge lending
  - i. Up to \$2 mil RACP bridge loans.
  - ii. 2% closing fee, \$500 application fee
  - iii. Terms up to 3 years, or sooner of RACP reimbursement
  - iv. 4.5% fixed annual interest rate
  - v. Corporate and/or personal guarantees as appropriate and assignment of RACP grant
  - vi. Bonding M/WBE, and other requirements as appropriate
  - vii. Available to for and non profit borrowers; priority given to mission important projects including affordable housing and workforce development projects
  - viii. Source of URA funds: Pittsburgh Development Fund.

- b. Draft Community Empowerment URA Strategic Support Sponsorship Application and Guidelines.
- c. Hazelwood Library request for proposals site tour #1 will be held on October 16, 2019, from 9:30 AM to 12:00 PM.

4. Redevelopment Assistance Capital Program (RACP) Grants

- a. Submission of applications with and enter into Contracts with the State Budget Office for Redevelopment Assistance Capital Program (RACP) grants.
- b. Subgrant Agreements for the RACP grants with Subgrantees and to Contract for Administrative Fees.
- c. Cooperation Agreements with the City of Pittsburgh concerning the applications and grants.

Ms. Walker requested Board approval of the above items.

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

- (1) Brashear Hilltop Community Center - \$1 Million RACP  
Development of the Hilltop Community Center which includes: the purchase, renovation, and construction of an addition to 320 Brownsville Rd.; the renovation of 312 and 314 Brownsville Rd.; and the purchase of vacant lots for garden and outdoor space. The community center will include community rooms, program space for service delivery, office space, and a commercial kitchen for the Meals on Wheels program.  
Subgrantee: Brashear Association or related entity  
Neighborhood: Knoxville  
Council District: 3
- (2) Carnegie Library of Pittsburgh Branch Renovations - \$500,000 RACP  
Renovation of the Downtown Library located at 612 Smithfield Street.  
Subgrantee: Carnegie Library of Pittsburgh or related entity  
Neighborhood: Central Business District  
Council District: 6
- (3) Centre Avenue YMCA Renovation (Pittsburgh) - \$1,500,000 RACP  
Renovation of 2621 Centre Avenue to include kitchen, common area to be used for community events, 73 single-room occupancy units, roof, mechanical, plumbing, electrical & sprinkler systems, air conditioning & new elevator.  
Subgrantee: YMCA of Greater Pittsburgh or related entity

Neighborhood: Hill District  
Council District: 6

- (4) Community College of Allegheny County Faculty Innovation Center - \$1 Million RACP  
Renovation of an existing building on CCAC Allegheny Campus for the Faculty Innovation Center.  
Subgrantee: Community College of Allegheny County or related entity  
Neighborhood: Allegheny West  
Council District: 1
- (5) Contemporary Craft Relocation (Pittsburgh) - \$500,000 RACP  
Remediation, purchase & renovation of a former industrial property.  
Subgrantee: Society for Art in Crafts or related entity  
Neighborhood: Lawrenceville  
Council District: 7
- (6) Distillery at South Shore (Pittsburgh) - \$500,000 RACP  
Site & building renovations at 129 McKean Street to include new stairwell, elevator, fire protection system, plumbing, HVAC, electrical, new roof top patio and sidewalks & ramps.  
Subgrantee: 129 McKean Street, LLC or related entity  
Neighborhood: South Shore  
Council District: 3
- (7) Downtown/Strip District Historic Building Revitalization - \$500,000 RACP  
Revitalization, redevelopment and preservation of an underutilized historic office building at 307 4<sup>th</sup> Avenue to create Class A office space.  
Subgrantee: McKnight Realty Partners or related entity  
Neighborhood: Central Business District  
Council District: 6
- (8) Flats on Forward – ACTION-Housing (Pittsburgh) - \$1 Million RACP  
Transforming the former Squirrel Hill Theater into a four-story mixed-used building with retail, parking, and residential units.  
Subgrantee: ACTION-Housing or related entity  
Neighborhood: Squirrel Hill  
Council District: 5
- (9) Frick Pittsburgh Historical Infrastructure Upgrades – \$1,250,000 RACP  
A preservation project for the Clayton home at 7227 Reynolds Street to include weatherization, building system and mechanical upgrades and enhancements to fire system & ADA accessibility.  
Subgrantee: Frick Art & Historical Center or related entity  
Neighborhood: Point Breeze

Council District: 8

- (10) Highmark Stadium Strategic Expansion – Pittsburgh Riverhounds - \$1 Million RACP  
Purchase and improvements to the Stadium.  
Subgrantee: Pittsburgh Riverhounds or related entity  
Neighborhood: Southside Flats  
Council District: 2
- (11) Innovation Research Tower (Pittsburgh) - \$500,000 RACP  
Project will include the purchase and demolition 3342-62 Fifth Avenue and construction of a new 12-story office & retail building which also includes a garage.  
Subgrantee: Walnut Capital – Fifth, L.P. or related entity  
Neighborhood: South Oakland  
Council District: 6
- (12) Lexington Technology Park - \$1 Million RACP  
This 3-phase project will include renovations of 2 buildings to include office & flex industrial space, along with building 50 town-homes & 100 apartments with parking.  
Subgrantee: ICON Development, Pgh. LLC or related entity  
Neighborhood: N. Homewood  
Council District: 9
- (13) Negley Building Acquisition & Renovation (Pittsburgh) - \$400,000 RACP  
Acquisition & improvement of 745 North Negley Avenue to include roof, HVAC, flooring, doors, electrical, new restroom & kitchen build-outs, and paving parking lot.  
Subgrantee: Mount Ararat Community Activity Center or related entity  
Neighborhood: Larimer  
Council District: 9
- (14) Pittsburgh Musical Theater Renovation - \$1 Million RACP  
Interior renovation of 327 South Main Street to include new theatre entrance, restrooms, elevator, upgrades to utilities, new backstage, shop & studio/event spaces and improvements to studios, lounge & new kitchen. Exterior improvements to lighting, landscaping & parking.  
Subgrantee: Pittsburgh Musical Theater or related entity  
Neighborhood: West End  
Council District: 2
- (15) Renewal Inc. New Treatment Center in Downtown Pittsburgh - \$500,000 RACP  
Purchase and renovation of a building to be used for drug & alcohol treatment along with mental health services for at-risk populations and office space for the owner.  
Subgrantee: Renewal Incorporated or related entity  
Neighborhood: Central Business District  
Council District: 6

- (16) Roberto Clemente – Property Improvements - \$500,000 RACP  
Interior renovations & upgrades to 3339 Penn Avenue to include an elevator, electrical improvements, fire escape, new roof & decking.  
Subgrantee: Roberto Clemente Museum or related entity  
Neighborhood: Lower Lawrenceville  
Council District: 7
- (17) Wile Whiskey Distillery Expansion (Pittsburgh) - \$1 Million RACP  
Redevelopment of the current historic location to include space for a Whiskey Rebellion Museum & Experience along with expansion for production space.  
Subgrantee: Pittsburgh Distilling Co., LLC or related entity  
Neighborhood: Strip District  
Council District: 7

Mr. Lavelle stated that the YMCA on Centre Avenue in the Hill District renovation is critical for a very vulnerable population. He thanked everyone involved with the project. He stated that the Flats on Forward project is a very critical because of the affordability it will bring to one of the strongest markets in the City of Pittsburgh. He stated that the renovation of the Downtown library is very important because of the diverse population that uses it.

Mr. Williamson thanked the regional leadership for supporting these projects. He stated that last month the Authority Board adopted the Service Worker Prevailing Wage Policy that will apply to some of these projects.

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

#### **RESOLUTION NO. 247 (2019)**

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,000,000, for the Brashear Hilltop Community Center project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000, for the Brashear Hilltop Community Center project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **RESOLUTION NO. 248 (2019)**

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the Brashear Association or related entity, for the Brashear Hilltop Community Center project, for an amount not to exceed \$1,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **RESOLUTION NO. 249 (2019)**

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Brashear Hilltop Community Center project is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **RESOLUTION NO. 250 (2019)**

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$500,000, for the Carnegie Library of Pittsburgh Branch Renovations project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$500,000, for the Carnegie Library of Pittsburgh Branch Renovations project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **RESOLUTION NO. 251 (2019)**

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the Carnegie Library of Pittsburgh or related entity, for the Carnegie Library of Pittsburgh Branch Renovations project, for an amount not to exceed \$500,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is

authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 252 (2019)**

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Carnegie Library of Pittsburgh Branch Renovations project is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 253 (2019)**

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,500,000, for the Centre Avenue YMCA Renovation (Pittsburgh) project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,500,000, for the Centre Avenue YMCA Renovation (Pittsburgh) project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 254 (2019)**

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the YMCA of Greater Pittsburgh or related entity, for the Centre Avenue YMCA Renovation (Pittsburgh) project, for an amount not to exceed \$1,500,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **RESOLUTION NO. 255 (2019)**

**RESOLVED:** That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Centre Avenue YMCA Renovation (Pittsburgh) project is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **RESOLUTION NO.256 (2019)**

**RESOLVED:** That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,000,000, for the Community College of Allegheny County Faculty Innovation Center project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

**RESOLVED FURTHER:** That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000, for the Community College of Allegheny County Faculty Innovation Center project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **RESOLUTION NO. 257 (2019)**

**RESOLVED:** That a Redevelopment Assistance Capital Program (RACP) subgrant to the Community College of Allegheny County or related entity, for the Community College of Allegheny County Faculty Innovation Center project, for an amount not to exceed \$1,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



**RESOLUTION NO. 258 (2019)**

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the for the Community College of Allegheny County Faculty Innovation Center project is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 259 (2019)**

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$500,000, for the Contemporary Craft Relocation (Pittsburgh) project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$500,000, for the Contemporary Craft Relocation (Pittsburgh) project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 260 (2019)**

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the Society for Art in Crafts or related entity, for the Contemporary Craft Relocation (Pittsburgh) project, for an amount not to exceed \$500,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **RESOLUTION NO. 261 (2019)**

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Contemporary Craft Relocation (Pittsburgh) project is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **RESOLUTION NO. 262 (2019)**

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$500,000, for the Distillery at South Shore (Pittsburgh ) project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$500,000, for the Distillery at South Shore (Pittsburgh ) project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **RESOLUTION NO. 263 (2019)**

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the 129 McKean Street, LLC or related entity, for the Distillery at South Shore (Pittsburgh ) project, for an amount not to exceed \$500,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **RESOLUTION NO. 264 (2019)**

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the for the Distillery at South Shore (Pittsburgh ) project is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **RESOLUTION NO. 265 (2019)**

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$500,000, for the Downtown/Strip District Historic Building Revitalization project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$500,000, for the Downtown/Strip District Historic Building Revitalization project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **RESOLUTION NO. 266 (2019)**

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to McKnight Realty Partners or related entity, for the Downtown/Strip District Historic Building Revitalization project, for an amount not to exceed \$500,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 267 (2019)**

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Downtown/Strip District Historic Building Revitalization project is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 268 (2019)**

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,000,000, for the Flats on Forward – ACTION Housing (Pittsburgh) project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000, for the Flats on Forward – ACTION Housing (Pittsburgh) project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 269 (2019)**

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to ACTION – Housing or related entity for the Flats on Forward – ACTION Housing (Pittsburgh) project, for an amount not to exceed \$1,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 270 (2019)**

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Flats on Forward – ACTION Housing (Pittsburgh) project is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 271 (2019)**

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,250,000, for the Frick Pittsburgh Historical infrastructure Upgrades project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,250,000, for the Frick Pittsburgh Historical infrastructure Upgrades project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 272 (2019)**

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Frick Art & Historical Center or related entity for the Frick Pittsburgh Historical infrastructure Upgrades project, for an amount not to exceed \$1,250,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **RESOLUTION NO. 273 (2019)**

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Frick Pittsburgh Historical infrastructure Upgrades project is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **RESOLUTION NO. 274 (2019)**

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,000,000, for the Highmark Stadium Strategic Expansion – Pittsburgh Riverhounds project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000, for the Highmark Stadium Strategic Expansion – Pittsburgh Riverhounds project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **RESOLUTION NO. 275 (2019)**

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the Pittsburgh Riverhounds or related entity for the Highmark Stadium Strategic Expansion – Pittsburgh Riverhounds project, for an amount not to exceed \$1,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **RESOLUTION NO. 276 (2019)**

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Highmark Stadium Strategic Expansion – Pittsburgh Riverhounds project is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **RESOLUTION NO. 277 (2019)**

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$500,000, for the Innovation Research Tower (Pittsburgh) project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$500,000, for the Innovation Research Tower (Pittsburgh) project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **RESOLUTION NO. 278 (2019)**

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Walnut Capital – Fifth, L.P. or related entity for the Innovation Research Tower (Pittsburgh) project, for an amount not to exceed \$500,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 279 (2019)**

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Innovation Research Tower (Pittsburgh) project is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 280 (2019)**

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,000,000, for the Lexington Technology Park project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000, for the Lexington Technology Park project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 281 (2019)**

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to ICON Development, Pgh. LLC or related entity for the Lexington Technology Park project, for an amount not to exceed \$1,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.



**RESOLUTION NO. 282 (2019)**

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Lexington Technology Park project is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 283 (2019)**

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$400,000, for the Negley Building Acquisition & Renovation (Pittsburgh) project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$400,000, for the Negley Building Acquisition & Renovation (Pittsburgh) project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 284 (2019)**

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Mount Ararat Community Activity Center or related entity for the Negley Building Acquisition & Renovation (Pittsburgh) project, for an amount not to exceed \$400,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **RESOLUTION NO. 285 (2019)**

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Negley Building Acquisition & Renovation (Pittsburgh) project is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **RESOLUTION NO. 286 (2019)**

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,000,000, for the Pittsburgh Musical Theater Renovation project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000, for the Pittsburgh Musical Theater Renovation project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **RESOLUTION NO. 287 (2019)**

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the Pittsburgh Musical Theater or related entity for the Pittsburgh Musical Theater Renovation project, for an amount not to exceed \$1,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 288 (2019)**

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Pittsburgh Musical Theater Renovation project is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 289 (2019)**

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$500,000, for the Renewal Inc. New Treatment Center in Downtown Pittsburgh project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$500,000, for the Renewal Inc. New Treatment Center in Downtown Pittsburgh project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 290 (2019)**

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the Renewal Incorporated or related entity for the Renewal Inc. New Treatment Center in Downtown Pittsburgh project, for an amount not to exceed \$500,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **RESOLUTION NO. 291 (2019)**

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Renewal Inc. New Treatment Center in Downtown Pittsburgh project is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **RESOLUTION NO. 292 (2019)**

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$500,000, for the Roberto Clemente – Property Improvements project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$500,000, for the Roberto Clemente – Property Improvements project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **RESOLUTION NO. 293 (2019)**

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to the Roberto Clemente Museum or related entity for the Roberto Clemente – Property Improvements project, for an amount not to exceed \$500,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 294 (2019)**

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Roberto Clemente – Property Improvements project is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 295 (2019)**

RESOLVED: That application to the Commonwealth of Pennsylvania Budget Office for a Redevelopment Assistance Capital Program (RACP) grant, for an amount not to exceed \$1,000,000, for the Wigle Whiskey Distillery Expansion (Pittsburgh) project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania Budget Office, for an amount not to exceed \$1,000,000, for the Wigle Whiskey Distillery Expansion (Pittsburgh) project, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 296 (2019)**

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Pittsburgh Distilling Co., LLC or related entity, for the Wigle Whiskey Distillery Expansion (Pittsburgh) project, for an amount not to exceed \$1,000,000, and an administrative fee to be paid to the Authority, are hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

## **RESOLUTION NO.297 (2019)**

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the Wigle Whiskey Distillery Expansion (Pittsburgh) project is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said cooperation agreement, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

### **5. 2019 Low Income Housing Tax Credit Applications**

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

- i. California Kirkbride – Northside Residences IV
- ii. East Liberty – Garland Park
- iii. East Liberty – Harvard Beatty Street Housing
- iv. Garfield – Garfield Highlands
- v. Larimer – Larimer CNI Phase III
- vi. Terrace Village – Oak Hill – Burrows Views
- vii. Hazelwood – Gladstone Residences
- viii. Allentown – Hilltop Alliance Scattered Site
- ix. Hill District – The Madison

b. Exclusive Negotiations with the following developers for the sale and redevelopment of the following properties, through August 31, 2020 with an automatic six-month extension if the project receives a LIHTC allocation:

- i. Northside Residences IV – Northside Properties R & S LLC, or a related entity, for Block 22-B, Lots 278, 280, 281, 282, 282A, 283, 284, 285, 286, 286A, 287, 288, and 289; Block 22-F, Lots 4, 5, 6, 7, 8, and 9; and Block 22-G, Lots 1, 2, 4, 14, 20, 23, 24, 25, 128, and 128A, in the 21<sup>st</sup> Ward.
- ii. Harvard Beatty Street Housing – TREK Development Group, or a related entity, for Block 83-P, Lot 225, in the 11<sup>th</sup> Ward.
- iii. Garfield Highlands – Garfield Highlands Housing LP, or a related entity, for Block 50-H, Lot 11 and Block 50-M, Lots 1, 4, 5, 8, 44, 180, 181, and 186 in the 10<sup>th</sup> and 11<sup>th</sup> Wards.
- iv. Hilltop Alliance Scattered Sites – Hilltop Alliance & Gatesburg Road Development, or a related entity, for Block 3-N, Lots 154 and 171; Block 3-P, Lots 186, 197, 216, 262, 277, and 281; Block 3-R, Lots 305 and 306; Block 14-A, Lot 292; and Block 14-B, Lots 6, 7, 10, 15, 78, 223A, and 254, in the 18<sup>th</sup> Ward.

Ms. Walker requested Board approval of the above items.

Mr. Tom Cummings, Director of Housing presented the Low-Income Housing Tax Credit ("LIHTC") program is a program whereby federal tax credits are allocated for the creation and preservation of affordable housing. The Pennsylvania Housing Finance Agency ("PHFA") receives an annual allocation of tax credits and allocates the credits in a competitive process pursuant to a Qualified Allocation Plan ("QAP"). Most proposed LIHTC projects need gap funding from the URA and/or require URA or City owned land. Therefore, in order to understand the pipeline of potential projects and the resultant demand for URA resources, the Authority issued a 2019 LIHTC Pre-Application to be completed and submitted by developers who plan to apply to PHFA in November 2019 for an allocation of 9% tax credits. The pre-application process assists the URA and City in evaluating the potential LIHTC applications relative to each other. The pre-application was due to the Authority on Friday, September 6, 2019. The Authority received 10 pre-applications for proposed LIHTC projects located within the City of Pittsburgh. One pre-application was subsequently withdrawn. Seven (7) applications included preliminary URA funding requests and five (5) of the nine (9) proposed projects require the acquisition of URA and/or City owned property.

The URA is currently reviewing all applications. Full LIHTC applications are due to PHFA by November 15, 2019. Any proposed Authority financial support will be subject to continuing review of project budgets, approval of plans, specifications and projects costs, an allocation of tax credits from PHFA, the developer securing other project sources of funds, future availability of URA funds, and future URA board approval.

Evidence of site control is a requirement of the PHFA LIHTC application. Site control is being requested pursuant to "Exclusive Negotiations" for four (4) projects and pursuant to an Option Agreement for the Larimer Choice Neighborhood Initiative (CNI) Phase III project. Exclusive Negotiation approval is initially being requested through August 31, 2020, which date is sufficient for the PHFA LIHTC funding decisions to be made. For those developments receiving an allocation of tax credits from PHFA, the Exclusive Negotiation authorization will be automatically extended up to an additional six (6) months. The pre-applications received, and site control requests are as follows:

#### **Site Control Requests**

##### **Northside Residences IV**

This project consists of the new construction of 42 affordable units located in four components: (1) a four-story apartment building, (2) a community center, (3) five duplexes, and (4) 2 single family units. The apartment building will include a community center and will be located on adjacent blocks at the corner of California Avenue, Kirkbride and Sedgwick Streets in the California Kirkbride neighborhood. All units will be affordable to households with incomes at or below 60% area median income ("AMI"). Project Based Section 8 rental assistance will be provided to all residents. Northside Properties R & S LLC is the developer. This entity's principals

are Robert and Sarah Mistick. This development will replace obsolete units included in the Northside Properties portfolio.

The developer has requested 29 City-owned parcels (Block 22-B, Lots 278, 280, 281, 282, 282A, 283, 284, 285, 286, 286A, 287, 288, and 289; Block 22-F, Lots 4, 5, 6, 7, 8, and 9; and Block 22-G, Lots 1, 2, 4, 14, 20, 23, 24, 25, 128, and 128A, in the 21<sup>st</sup> Ward) that they will acquire from the URA, conditioned on the Authority's ability to successfully acquire them from the City.

The properties are located along California Avenue, Sunday Street, Kunkle Avenue, Doll Way, Sedgwick Street, and Saint Ives Street and contain a total of approximately 38,075 square feet.

#### Harvard Beatty Street Housing

This project consists of the new construction of a 42-unit mixed-income apartment building located adjacent to Mellon's Orchard Phase I in the East Liberty neighborhood. Of the 42 units, 32 units will be affordable to households with incomes at or below 60% AMI and 10 units will be market rate. This development will provide replacement housing for former residents of Penn Plaza. TREK Development Group is the developer.

The URA property requested for this project includes Block 83-P, Lot 225, located at the corner of North Beatty and Broad Streets in the 11<sup>th</sup> Ward. This parcel contains approximately 0.50 acres.

#### Garfield Highlands

This project consists of the new construction of 25 scattered site, lease to own affordable units scattered through North Aiken Avenue, Kincaid, Rosetta, and Hillcrest Streets, and Brown Way in the Garfield neighborhood. All units will be affordable to households with incomes at or below 60% AMI. The project is being developed in partnership between Gatesburg Road Development (formerly S & A Homes) and the Bloomfield-Garfield Corporation.

The developers have requested 28 parcels, including 19 parcels that they are purchasing directly from the City through the Property Reserve and nine (9) parcels (Block 50-H, Lot 11, and Block 50-M, Lots 1, 4, 5, 8, 44, 180, 181, 186, in the 10<sup>th</sup> and 11<sup>th</sup> Wards) that they will acquire from the URA, conditioned on the Authority's ability to successfully acquire them from the City. Parcel 50-M-181 is owned by the URA. The parcels to be the subject of exclusive negotiations contain a total of approximately 20,542 square feet and are located along North Aiken Avenue, Rosetta Street, and Kincaid Street.

#### Hilltop Alliance Scattered Sites

This project consists of the new construction of 29 scattered site, lease to own affordable units scattered throughout the Allentown neighborhood. All units will be affordable to households with incomes at or below 60% AMI. The project is being development in partnership between Gatesburg Road Development (formerly S & A Homes) and the Hilltop Alliance.

The developer has requested 18 City-owned properties (Block 3-N, Lots 154 and 171; Block 3-P, Lots 186, 197, 216, 262, 277, and 281; Block 3-R, Lots 305 and 306; Block 14-A, Lot 292; and Block



14-B, Lots 6, 7, 10, 15, 78, 223A, and 254, in the 18<sup>th</sup> Ward) that they will acquire from the URA, conditioned on the Authority's ability to successfully acquire them from the City.

The properties are located along Eureka Street, Petrel Way, Millbridge Street, McLain Street, Renwick Street, Ceres Way, Allen Street, and Excelsior Street and contain a total area of approximately 52,508 square feet.

### **Previously Approved Site Control**

#### **Larimer CNI Phase III**

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

The properties requested for this project include Block 124-J, Lots 261, 266, 268, 269, 271, 272, 273, 274, 281 (part), 282 (part), 283 (part), 287, 290, 291, 293, 295 (part), and 300 (part) in the 12<sup>th</sup> Ward. These 17 parcels are located along Larimer Avenue, between Meadow and Winslow Streets, and as you turn the corner onto Winslow Street. Five of the parcels (Block 124-J, Lots 266, 268, 269, 290, and 291) are owned by the URA. The other 12 are being acquired from the City by the URA for the project. In accordance with previous URA Board resolutions, all of these parcels are optioned to the Housing Authority of the City of Pittsburgh through November 13, 2020, and no additional action for site control is needed at this time.

### **Other Pre-applications**

#### **Garland Park**

This project consists of the new construction of a four-story, 55 unit, mixed-income Passive House certified building, located in the East Liberty neighborhood. Of the 55 senior occupancy units, 43 units will be affordable to households with incomes at or below 60% AMI and 12 units will be market rate. This development will provide replacement housing for former residents of Penn Plaza. The project is being developed in partnership between The Community Builders, Inc. and East Liberty Development, Inc.

This development does not include URA or City owned land.

#### **Oak Hill - Burrows Views**

This project consists of the new construction of 123 mixed-income residential units located in the Terrace Village neighborhood. Of the 123 units, 41 will be affordable to households with incomes at or below 50% AMI, the remaining 82 units will be market rate. The 123 units will be located in the footprint of eight former affordable housing buildings, vacated in 2017 and awaiting

demolition. This will be the 6th phase at the Oak Hill redevelopment. This development does not include URA or City owned land.

#### Gladstone Residences

This project consists the historic adaptive-reuse of a portion of the Gladstone Elementary school in the Hazelwood neighborhood into 51 mixed-income residential units. Of the 51 units, 42 will be affordable to households with incomes at or below 60% AMI, the remaining 9 units will be market rate. The project is being developed in partnership between The Community Builders, Inc. (TCB) and Hazelwood Initiative (HI). This development does not include URA or City owned land.

#### The Madison

This project consists the adaptive-reuse of the Madison Elementary school into 45 senior occupancy residential units located in the Hill District neighborhood. All units will be affordable to households with incomes at or below 60% AMI. Bridging the Gap, LLC is the developer. This development does not include URA or City owned land.

There was no discussion among the Members.

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

#### **RESOLUTION NO. 298 (2019)**

RESOLVED: That exclusive negotiations for Northside Residences IV with Northside Properties R & S LLC, or a related entity, for Block 22-B, Lots 278, 280, 281, 282, 282A, 283, 284, 285, 286, 286A, 287, 288, and 289; Block 22-F, Lots 4, 5, 6, 7, 8, and 9; and Block 22-G, Lots 1, 2, 4, 14, 20, 23, 24, 25, 128, and 128A, in the 21<sup>st</sup> Ward, through August 31, 2020, with an automatic (6) six-month extension if the project receives a LIHTC allocation is hereby approved.

#### **RESOLUTION NO. 299 (2019)**

RESOLVED: That exclusive negotiations for Harvard Beatty Street Housing with TREK Development Group, or a related entity, for Block 83-P, Lot 225, in the 11<sup>th</sup> Ward, through August 31, 2020, with an automatic (6) six-month extension if the project receives a LIHTC allocation is hereby approved.

#### **RESOLUTION NO. 300 (2019)**

RESOLVED: That exclusive negotiations for Garfield Highlands with Garfield Highlands Housing LP, or a related entity, for Block 50-H, Lot 11 and Block 50-M, Lots 1, 4, 5, 8, 44, 180, 181, and 186 in the 10<sup>th</sup> and 11<sup>th</sup> Wards, through August 31, 2020, with an automatic (6) six-month extension if the project receives a LIHTC allocation is hereby approved.

## RESOLUTION NO. 301 (2019)

RESOLVED: That exclusive negotiations for Hilltop Alliance Scattered Sites with Hilltop Alliance & Gatesburg Road Development, or a related entity, for Block 3-N, Lots 154 and 171; Block 3-P, Lots 186, 197, 216, 262, 277, and 281; Block 3-R, Lots 305 and 306; Block 14-A, Lot 292; and Block 14-B, Lots 6, 7, 10, 15, 78, 223A, and 254, in the 18<sup>th</sup> Ward, through August 31, 2020, with an automatic (6) six-month extension if the project receives a LIHTC allocation is hereby approved.

### 6. Small Landlord Fund

- a. Approval of Program Guidelines for the Small Landlord Fund.
- b. Submission of an application in conjunction with UPMC for \$150,000 to Lincoln Land Institute via the Center for Community Investment for funding to support the operation of the Small Landlord Fund in the form of a loan loss guarantee, grant, and/or loan.
- c. Joint Program Agreement with the Lincoln Land Institute, and UPMC

Ms. Walker requested Board approval of the above items.

Ms. Jessica Smith-Perry, Director of the Housing Opportunity Fund presented that in the City of Pittsburgh, there is an extreme need for affordable rental housing units. Currently, HACP administers a Housing Choice Voucher (HCV) Program (also known as Section 8). Through the HCV program, HACP provides low-income households housing assistance vouchers. These households can utilize these vouchers to rent privately owned rental units. The households pay 30% of their monthly income for rent and utilities. HACP then pays the difference between the monthly rent and the 30% of the household's income to the landlord so that the landlord receives the entire month's rent for the subsidized unit. The HCV program is a federally funded program and is a great resource to provide affordable housing; however, within the City of Pittsburgh, approximately 70% of households issued an HCV are unable to use the assistance because they cannot secure a private market unit within the 120 days regulated by program rules.

The Small Landlord Fund will provide financing to landlords of 1 to 5-unit buildings. The loan financing will be capped at \$20,000 per unit and a maximum of \$60,000 per apartment building. The program will have a maximum loan term of fifteen years. The landlord must agree to an affordability period and accept a deed restriction for affordability for the length of the loan. The intent of the fund is to encourage landlords to complete renovation work necessary to pass HACP Section 8 Housing Quality Standard (HQS) inspections. Landlords will be encouraged to participate in the HACP Section 8 Program, however, landlords can rent to any income eligible households at or below 80% AMI. No existing tenants should be displaced because of this program. It is anticipated that though loan financing is capped at \$20,000 per unit, the average loan will be \$10,000 per unit.

At the September 2019 Board of Directors Meeting, draft Program Guidelines for the Small Landlord Fund were presented. The guidelines were posted on the URA's website for public feedback. The guidelines are now being presented in final form for approval.

The Authority has received a term sheet from PNC Program Related Investment in the amount of \$500,000 to capitalize the Fund. Additionally, the Authority recently applied to the Pennsylvania Department of Community & Economic Development's Keystone Communities program for a \$250,000 grant.

Authorization is being requested to apply to the Center for Community Investment at the Lincoln Land Institute (CCI) for \$150,000 to serve as a Loan Loss Guarantee or equivalent credit enhancement for the operation of the Small Landlord Fund. UPMC, the URA, and the City are currently participating in a three year program sponsored by the Robert Wood Johnson Foundation called Accelerating Investments for Health Communities (AIHC). There are six healthcare systems in the country participating in this program, including UPMC. As part of the program, CCI has a small but flexible pool of funds available to each of the AIHC teams, called the Accelerator Pool, to support activities that advance readiness for catalytic affordable housing investments. The funds are intended specifically for activities that advance projects and deals in an identified pipeline that will result in investment by the health system, and/or policies and practices that foster equitable housing solutions. UPMC and the URA will be joint applicants to the fund.

Kevin Progar, of UPMC, was present. Mr. Progar stated that the Robert Wood Johnson report this year was mainly focused on housing. He stated that they are deeply committed in insuring the involvement of as many health care actors as possible.

Ms. Powell stated that her concern is rewarding bad landlords. She suggested that the Authority work with HACP and other entities to insure funding for landlords that will be successful and provide the best outcome for residents.

Jessica Smith Perry stated that the tenant's income will be reviewed every year for the individuals that are participating in the Section 8 program.

Celeste Scott, of Pittsburgh United, was present. Ms. Scott stated that they would never have considered 80% AMI as the affordability standard because of the affordability shortages.

Mr. Williamson stated that that the goal of this funding is resolving code violations and insuring better quality units. He suggested an amendment to cover code violations. Ms. Smith Perry stated that we can amend the Guidelines adding a number 8 stating that "the borrower must not have any existing code violations that will not be satisfied with the construction of this loan". Ms. Smith Perry stated that the owners name can be researched to find out how many properties they own.

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

**RESOLUTION NO. 302 (2019)**

RESOLVED: That approval of Program Guidelines for the Small Landlord Fund, contingent upon adding a number 8 stating that the borrower must not have any existing code violations that will not be satisfied with the construction of this loan is hereby approved.

**RESOLUTION NO. 303 (2019)**

RESOLVED: That an application to the Lincoln Land Institute via the Center for Community Investment for a loan loss guarantee, grant, and/or loan, for \$150,000 to support the operation of the Small Landlord Fund is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an application therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That acceptance of a loan loss guarantee, grant, and/or loan from the Lincoln Land Institute via the Center for Community Investment, for \$150,000, to support the operation of the Small Landlord Fund is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a loan loss guarantee, grant, and/or loan 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.304 (2019)**

RESOLVED: That a joint agreement with the Lincoln Land Institute and UPMC for the operation of the Housing Opportunity Fund Small Landlord Fund is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/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.

7. Highland Park – 5635 Stanton Avenue

- a. Housing Opportunity Fund Rental Gap Program Loan Agreement in the amount of \$110,000 with Stanton Avenue Associates LP for the renovation of 5635 Stanton Avenue.

Ms. Walker requested Board approval of the above item.

Ms. Smith Perry presented that authorization is requested to enter into the above-mentioned Housing Opportunity Fund (HOF) Rental Gap Program (RGP) agreement with Stanton Avenue Associates LP to provide combined construction/permanent financing for the renovation/preservation of 5635 Stanton Avenue, a 11-unit affordable building for individuals and families. 5635 Stanton Avenue consists of two (2) one-bedroom units, eight (8) two-bedroom units, and one (1) three bedroom unit. The property has one main building with eight units and a rear carriage house with three units.

The property was acquired in 1995 by the Highland Park Community Development Corp (HPCDC) and the Bloomfield-Garfield Corporation, collaborating under the newly-formed entity of Stanton Avenue Associates LP. Both Highland Park Community Development Corporation and the Bloomfield-Garfield Corporation are 501c3 organizations. Collectively they own over 150 rental units. The partnership's goal was to restore an historic mansion and carriage house that had fallen into vacancy and disrepair. In order to preserve the building's historic character and still provide affordable housing to East End residents, Stanton Avenue Associates applied for and received an allocation of Low Income Housing Tax Credits (LIHTC) from the PA Housing Finance Agency (PHFA). Matched with that were an award of state historic tax credits and loans from the URA.

The requested HOF RGP loan will be used to complete critical exterior repairs, including removal of rotting wood fascia, exterior painting of all wood surfaces, replacement of exterior doors, and repairs to leaking windows. There will also be interior repairs required due to water penetration from the roof and windows. Additionally, funding has been requested from First National Bank to replace the roof. By funding these capital improvements, 11 occupied affordable units will be preserved. The HOF funds will be tied to 8 units at or below 50% AMI.

At its October 3, 2019 meeting, the Housing Opportunity Fund Advisory board passed a motion to award this project a Housing Opportunity Fund Rental Gap Program Loan (HOF RGP) in the amount of \$130,000. The HOF RGP is intended to help fund the creation of new affordable housing and/or preserve affordable housing City-wide, specifically targeting households at or below 30 % AMI and 50% AMI.

Details of the development are as follows:

Developer:

Stanton Avenue Associates LP

Consisting of:

Bloomfield Garfield Corporation

Rick Swartz, Executive Director

and

Highland Park CDC

David Hance, President

Property Location:	5635 Stanton Avenue Highland Park
Ward:	11 <sup>th</sup> Ward
Description:	The development consists of the renovation and preservation of 11 affordable rental units
General Contractor:	To Be Determined
Total Development Costs:	\$ 150,000
Proposed Development Sources:	
URA HOF RGP loan	\$ 110,000
1 <sup>st</sup> National Bank loan (for roof – pending)	\$ 40,000
Total Proposed Development Financing	\$ 150,000
Authority Financing:	\$110,000 – HOF RGP Loan – 0% interest rate, 15-year term, part amortizing loan, part cash-flow
Program Benefit:	This development will preserve 11 affordable rental units in the Highland Park neighborhood.
HOF Advisory Board Review:	Approved at the HOF Advisory Board Meeting on October 3, 2019.
M/WBE Review Committee Status:	Total project costs are less than \$250,000, therefore this project is not subject to the URA's M/WBE review process. The developer will still be encouraged to make good faith efforts to be inclusive and equitable with procurement of materials and labor for this project.

Ms. Powell asked about the term. Ms. Smith Perry answered the loan will be a 15-year term. She stated that they have enough cash flow to pay monthly. She stated that currently, they have Authority funding in place on this building from the 1995 transaction, and their loan payments are up to date.

Rick Swartz, Executive Director, of Bloomfield Garfield Corporation, was present. Mr. Swartz stated that they have owned this building for approximately 24 years. He stated that all the tenants are at 50% or less AMI and at full compacity. He stated that the problem with low income housing is obtaining cash for major capital improvements. He stated that periodically, they have to obtain additional funding for improvements. He stated that they are requesting funding in order to have another 30 years of affordable rental housing.

Ms. Smith Perry stated that there will be deed restrictions in place as part of the funding.

Ms. Ronell Guy asked if there is a replacement reserve subsidy in place. Mr. Swartz answered in the affirmative. He stated that there is about \$22,000 in their reserve.

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

#### **RESOLUTION NO.305 (2019)**

RESOLVED: That a loan to Stanton Avenue Associates LP for the renovation of 5635 Stanton Avenue, for an amount of up to \$110,000, payable from the Housing Opportunity Fund Rental Gap Program is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **8. Garfield – Module**

- a. Amendment of Resolution 438 (2018) to remove Bloomfield-Garfield Corporation from the proposal and form of contract for the sale of Block 83-A, Lot 264, in the 11<sup>th</sup> Ward, to Module Design, Inc., or an entity to be formed, for \$1,500.
- b. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 83-A, Lot 266, in the 11<sup>th</sup> Ward, to Module Design, Inc., or an entity to be formed, for \$22,500.
- c. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 83-A, Lot 264, in the 11<sup>th</sup> Ward, to Module Design, Inc. or an entity to be formed, for \$1,500.
- d. Housing Opportunity Fund (HOF) For-Sale Development grant agreement in the amount of \$70,000 with Module Design, Inc. for the construction and resale of 5456 Black Street.
- e. Pittsburgh Housing Construction Fund (PHCF) grant agreement in the amount of \$35,000 with Module Design, Inc. for the construction and resale of 5456 Black Street.
- f. Neighborhood Housing Program (NHP) deferred mortgage agreement in the amount of up to \$50,000 with Module Design, Inc. for resale of 5456 Black Street.



- g. UDAG Program Income Fund (UPIF) loan of up to \$400,000 to Module Development, LLC for costs directly related to the construction of 5452 Black Street.

Ms. Walker requested Board approval of the above items.

Ms. Smith Perry presented that at its meeting of December 13, 2018, the Board of this Authority approved a proposal and authorized execution of a disposition contract with Module Design, Inc. ("Module") for the sale of Block 83-A, Lots 264 and 266, both vacant parcels in Garfield located on Black Street. The area of the properties to be conveyed will total approximately 6,030 square feet.

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

Module, a Pittsburgh-based startup that designs "right sized" homes that can be expanded using patent-pending wall and roof systems that can be easily connected to additional Module-designed rooms, provides an adaptable solution to urban infill development. The URA's Pittsburgh Entrepreneur Fund is an investor.

The developer plans to develop three "right sized" houses on three adjacent parcels located along Black Street in Garfield. Two of the houses will be on parcels owned by the URA, with one market rate and one affordable.

5452 Black Street is a duplex and will serve as Module's show home and sales office on the ground floor, with a rental unit above. The property will leverage a five year "build-to-rent then sell" strategy to fulfill Module's marketing and operational needs. 5454 Black Street will be a market-rate single family home, and 5456 Black street will be an affordable home, to be sold upon completion of construction.

The house planned for 5454 Black Street will be a two-story, single-family dwelling offering three bedrooms, two baths, and 1,300 square feet of living area. The estimated cost to complete the dwelling is \$364,485; the projected sale price is \$395,000.

The house planned for 5456 Black Street will be a two-story, single-family dwelling offering two bedrooms, two baths, and 1,100 square feet of living area. The estimated cost to complete the dwelling is \$289,668; the projected sale price is \$183,794, which after deferred loans and second mortgage, designed to be affordable to a buyer with household income of no more than 80% of Area Median Income (AMI).

Module has partnered with a non-profit, Bloomfield-Garfield Corporation, as co-developer to develop the affordable house. To make the house affordable to an 80% AMI buyer, the URA is subsidizing the land acquisition; Module is contributing a portion of its profit; and the

development partners will be seeking URA deferred mortgage financing, Housing Opportunity Fund closing assistance, and foundation support.

All three of the houses will be designed to Department of Energy Zero Energy Ready standards. Zero Energy Ready Homes are in the top 1% for energy efficiency of all homes in the country, substantially reducing energy costs for homeowners. All appliances will be Energy Star Certified, including GE washer and dryer, refrigerator, electric cooktop with hood, wall oven, dishwasher, energy recovery ventilator, and Mitsubishi mini-split heating and cooling system.

Authorization is also requested to enter into the above-mentioned HOF (\$70,000) and (\$35,000) PHCF grant agreements with Module. FSDP as well as PHCF increase the supply of affordable housing for homeownership by providing gap funding for affordable for-sale development projects. Module, in conjunction with Bloomfield-Garfield Corporation, responded to a spring 2019 RFP soliciting responses for affordable for-sale housing projects. After extensive design and financing review, staff has deemed the project ready to proceed and is seeking to fund the affordable unit at 5456 Black Street – to be sold to a household at or below 80% Area Median Income. Additionally, a commitment of NHP funding in the amount of \$50,000 is requested to ensure that this unit to be sold to be sold to, and reasonably financed, to a household at or below 80% AMI. Funding for the HOF grant will come from the 2018 For-Sale Development Program set-aside of the 2018 HOF Allocation Plan. PHCF funding will be sourced from PayGo.

Module Design, Inc., is a Delaware corporation with a mailing address of 6024 Broad Street, Pittsburgh, PA 15206. Brian Gaudio is CEO.

Details of the development are as follows:

Developer:	Module Design, Inc. Brian Gaudio, CEO 6024 Broad Street Pittsburgh, PA 15219
Location:	5452-5456 Black Street
Ward:	11 <sup>th</sup> Ward
Description:	Three new construction homes utilizing highly efficient construction materials and methods.
Non-profit partner/applicant:	Bloomfield-Garfield Corporation
Total Development Costs:	\$1,139,043 (for three homes)

#### URA Construction Sources

URA CIE UPIF Loan	\$400,000
HOF FSDP Grant	\$70,000
<u>PHCF Grant</u>	<u>\$35,000</u>
Total-URA	\$505,000

**Non-URA Construction Sources**

Module Development LLC Equity	\$173,343
Dollar Bank Construction Loan	\$435,700
<u>Corporate Sponsorship</u>	<u>\$25,000</u>
Total Non-URA	\$634,043

**Total Sources: \$1,139,0423**

**Post Construction Financing**

NHP Second Deferred	
Mortgage Financing	\$50,000 (0%, deferred)

**Project Benefit:** Furthering community's goals for quality infill housing. Enabling affordable for-sale housing in an otherwise tight market.

M/WBE Review Committee Status: Final M/WBE Plan has not yet been approved, closing will not occur until a plan is approved.

Brian Gaudio, CEO Module Design, Inc., was present. Mr. Gaudio thanked the Bloomfield Garfield Corporation and the Authority for their support on this project. He stated that their goal is single family attached and detached homes. He stated that this project is specifically meant for affordable units with for sale development. He stated that the units will be provided to individuals with 80% AMI. He stated that their homes are extremely energy efficient and certified by the Department of Energy.

Rick Swartz, Executive Director, of Bloomfield Garfield Corporation. Mr. Swartz stated that they have renovated over one hundred homes in Garfield over the years. He stated that they are trying to find a model that works from a standpoint of affordability. He stated that they are seeing a lot of rental housing developments both in Garfield and the surrounding areas but not a lot of affordable home ownership developments. He stated that with this design, the cost is almost equal to the cost of production of the same house if it was a substantial renovation project. He stated that renovation costs are almost equal to new construction costs. He stated that they hope to find a more efficient way to build and get contributions from nontraditional sources. He stated that creating affordable housing is challenging.

Mr. Gainey asked about the price of the renovated homes. Mr. Swartz answered \$185,000 and there will be a second mortgage loan available from the Authority for up to \$50,000.

Ms. Smith Perry stated that selling to individuals with an 80% AMI household, the \$183,000 sales price will be eligible for the \$50,000 second mortgage which will bring the sales price down to \$133,000. There will be a \$7,500 down payment HOF closing costs funds, and the HACP also has a second deferred mortgage for closing costs funds. She stated that there will be a tiering to get the household in at 50% AMI.

Ms. Powell asked, "what are we looking at". Ms. Smith Perry answered that depending on what they can obtain from HACP. She stated that they are probably looking at between \$100,000 and \$125,000. She stated that they did run an affordability calculation.

Mr. Swartz stated that a three bedroom houses on Columbo Street, known as the water tower houses are equal to what the mortgage payment will be on this home.

Ms. Powell asked if they have a presence in other neighborhoods. Mr. Gaudio answered in the affirmative.

Mr. Swartz stated that ultimately, the City will have to consider a revenue bond issue because without it, the site work on infrastructure costs on larger projects alone would be up to \$60,000 per unit.

Mr. Williamson if they would be paying Pennsylvania Corporate Income Tax on the profits for this project even though the entity Module Design, Inc. had been initially registered in Delaware.

Mr. Gaudio answered that they developed a separate LLC initially in Delaware that will be the development company that will obtain the financing, and a subsidiary of a parent company. He stated that they would be making very little profit on this project.

Mr. Gainey stated that there has been a big fight at the State level about closing the Delaware loophole.

Mr. Swartz asked is there a way to keep that in Pennsylvania even if they are a Delaware entity with the income that is produced on this property.

Mr. Williamson stated that to his understanding, Delaware Corporations do not have to exercise the tax shelter in the State of Pennsylvania.

Mr. Gainey stated that they can choose to opt out. He stated that if they do choose to opt out the Authority would need to be made aware of.

Ms. Powell stated contingent on the vote. She would like to know that before we vote.

Mr. Swartz stated that they can produce their tax returns from last year. He stated that they had paid their Pennsylvania taxes and moving forward they will pay their 2020 Pennsylvania State taxes as well.

Ms. Smith Perry stated that producing their last year tax returns can be a contingency of closing.

Mr. Lavelle stated that he heard two things, check previous taxes and second to passing on opting out so they are insuring that they will pay taxes.

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

**RESOLUTION NO. 306 (2019)**

RESOLVED: That Resolution No. 438 of (2018) is hereby amended to remove Bloomfield-Garfield Corporation from the proposal and form of contract for the sale of Block 83-A, Lot 264, in the 11<sup>th</sup> Ward, to Module Design, Inc., or an entity to be formed, for \$1,500.

**RESOLUTION NO. 307 (2019)**

RESOLVED: That the final drawings and evidence of financing submitted by Module Design, Inc., or an entity to be formed, for the sale of Block 83-A, Lot 266, in the 11<sup>th</sup> Ward, are hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a deed and all documents necessary to effectuate the sale thereof, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO. 308 (2019)**

RESOLVED: That the final drawings and evidence of financing submitted by Module Design, Inc., or an entity to be formed, for the sale Block 83-A, Lot 264, in the 11<sup>th</sup> Ward, are hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a deed and all documents necessary to effectuate the sale thereof, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

**RESOLUTION NO.309 (2019)**

RESOLVED: That a grant with Module Design, Inc. for the construction and resale of 5456 Black Street, for an amount of \$70,000, payable from Housing Opportunity Fund For-Sale Development Program is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ 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.310 (2019)**

RESOLVED: That a grant with Module Design, Inc. for the construction and resale of 5456 Black Street, for an amount of \$35,000, payable from Pittsburgh Housing Construction Fund (PHCF) is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ 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.311 (2019)**

RESOLVED: That a deferred mortgage with Module Design, Inc. for the resale of 5456 Black Street, for an amount of up to \$50,000, payable from Neighborhood Housing Program (NHP) is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a mortgage 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.312 (2019)**

RESOLVED: That a loan to Module Development, LLC for the construction of 5452 Black Street, for an amount of up to \$400,000, payable from the UDAG Program Income Fund (UPIF) is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

9. Homewood South – Trade Institute of Pittsburgh – 7911 Susquehanna Street

- a. \$100,000 Rental Housing Development & Improvement Program (RHDIP) Loan.
- b. Waiver of the RHDIP Administrative Program Guidelines.

Ms. Walker requested Board approval of the above items.

Mr. Cummings, Housing Director presented authorization is requested to enter into the above referenced loan agreement with the Trade Institute of Pittsburgh (TIP), or related entity, to provide financing in the amount of up to \$100,000 for the rehabilitation of two 3-bedroom units located at 7911 Susquehanna Street in the Homewood neighborhood.

The TIP's pilot Workforce Housing program aims to rehabilitate nearby properties for their students who are reentering the workforce after being incarcerated in order to reduce the risk of homelessness and overcome the hurdles of reentrants obtaining affordable housing. By

rehabilitating 7911 Susquehanna Street, TIP seeks to provide job training and valuable skills to a subset of students who are at risk and offer weekly job search and placement services, trauma-informed counseling sessions, case management support, financial literacy and life skills training. TIP students will be simultaneously living in and renovating 7911 Susquehanna Street while receiving wrap-around services and developing skills that will allow them to one day be financially independent. Action Housing is working with TIP on this program and will assist in finding permanent, affordable housing once the students are financially stable and can afford to live independently, freeing up the rehabilitated units for other students. A portion of the resident rent will be set aside by TIP to be returned to the students once they have successfully completed the program. Such funds can be used as a security deposit for more permanent housing.

Waivers of the Rental Housing Development and Improvement Program (RHDIP) administrative guidelines are required (1) to provide a RHDIP loan in excess of \$40,000 per unit and (2) to defer 100% of the RHDIP loan for the term of the loan (40 years). Based on the nature of this workforce housing program, the project will not have sufficient cash-flow to service amortizing debt.

Details of the development are as follows:

Developer:	Trade Institute of Pittsburgh 7800 Susquehanna Street Pittsburgh, PA 15208
General Contractor	Spang Remodeling Corp. Duquesne, PA 15110
Architect:	Marvin M. Miller 7219 Monticello St. Pittsburgh, PA 15208
Location:	7911 Susquehanna St. Pittsburgh, PA 15221 Parcel #175-H-50
Ward:	13 <sup>th</sup>
Description:	RHDIP deferred loan for the rehabilitation of a duplex containing two 3-bedroom units in order to serve as short-term workforce housing for students of the Trade Institute of Pittsburgh.
Requested Authority Financing:	\$100,000 RHDIP Loan 0% interest; 40 year deferral
Total Development Costs:	\$425,000

Construction Financing Sources:

Home4Good	\$ 50,000
Neighborhood Allies	\$ 75,000
PHFA	\$200,000
URA RHDIP Loan	<u>\$100,000</u>
Total	\$425,000

MWBE Review Status:

The MWBE narrative has been reviewed and approved. A final M/WBE plan will need to be submitted and approved prior to closing.

Mr. Cummings requested an amendment to the resolution asking for a grant instead of a loan with the waiver still intact.

Maggie Beldecos, of the Trade Institute of Pittsburgh, was present. Ms. Beldecos stated that about 30% of their students are currently homeless which sparked the initial request. She stated that the idea that the use of houses as a training site. She stated that a lot of their employment partners speak of a need for a demolition and renovation scale in this aging City. She stated that will allow their students to learn carpentry skills and provide temporary housing. She thanked Action Housing for their support.

Carmen Brown, a resident, was present. Ms. Brown stated that they had not been made aware of pop up developments. Ms. Beldecos responded by stating that they had conducted five or six community meetings over the last year and a half. She stated that they are working with Operation Better Block of Pittsburgh on this project.

Cherylie Fuller, of the Homewood Concerned Citizens Council, was present. Ms. Fuller stated that they were aware of this project. She stated that this project is needed in Homewood and an awesome opportunity for residents to return who have left. She stated that they welcome this project.

Mr. Cummings stated that the Trade Institute is located a block away from this property.

Ms. Powell stated that she has worked with the Trade Institute of Pittsburgh and they do great work to ensure that their students and folks who are interested in their programs have opportunities. She suggested more community engagement.

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



## RESOLUTION NO.313 (2019)

RESOLVED: That a grant to Trade Institute of Pittsburgh (TIP), or a related entity, for the rehabilitation of two 3-bedroom units located at 7911 Susquehanna Street in the Homewood neighborhood, in an amount up to \$100,000, payable from the Rental Housing Development and Improvement Program (RHDIP), is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a grant agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto; and it is

RESOLVED FURTHER: That a waiver of the RHDIP Administrative Program Guidelines to provide a loan in excess of \$40,000 per unit and to defer the loan for the entire term is hereby approved.

### 10. Lemington Senior Development

- a. UDAG Program Income Fund (UPIF) Bridge Loan Agreement in the amount of up to \$436,000 with Redo 1625 LP.

Ms. Walker requested Board approval of the above item.

Mr. Cummings presented that authorization is requested to enter into the above-mentioned loan agreement with Redo 1625 LP and/or an entity to be created to provide short-term bridge loan financing for the adaptive reuse of the former Lemington Home for the Aged, located at 1625 Lincoln Avenue in the Lincoln-Lemington-Belmar neighborhood in the City of Pittsburgh. The project will create a mixed -use development including 54 one-bedroom-units of senior housing with complimentary commercial uses coupling housing and health. The project plans to close December, 2019 and immediately begin construction.

At the July 11, 2019 URA board meeting, authorization was approved to amend the previously approved official action to issue tax exempt Multifamily Financing Bonds for the Lemington redevelopment. Due to an increase in construction costs, the board approved an increase to the tax-exempt bond issuance amount from \$6,000,000 to \$7,000,000. The URA also approved a Housing Opportunity Fund ("HOF") Rental Gap Program ("RGP") Loan Agreement in the amount of \$650,000.

The current authorization request for the URA bridge loan is due to an increase in rehabilitation costs related to environmental remediation. During predevelopment, asbestos was identified in the flooring of the building. The original remedy to address the pollutants involved removal and replacing the flooring on the first floor where the health and day centers are located and encapsulate on floors two through four where the residential units are located. It has since been determined that encapsulating the flooring will not fully abate the toxins and the developer will

remove and replace all flooring in the building requested. The URA bridge loan will be repaid from tax credit equity.

The Application for Tax Exempt Volume Cap and the 4% Low Income Housing Tax Credit ("LIHTC") application was submitted to the Pennsylvania Housing Finance Agency ("PHFA") on June 1, 2018. The volume cap allocation was approved at the September, 2018 PHFA board meeting. Colton Enterprises will purchase the LIHTC's and Dollar Bank will provide a bridge loan for a portion of the LIHTC equity.

The building was developed in 1982 as a nursing home, but has been vacant since going into foreclosure over a decade ago. The redevelopment plan includes the replacement of all major building systems and various site enhancements – additional on-site parking and improved stormwater management. The redeveloped property, will offer 54 one-bedroom apartments (48 of which will be compliant with Uniform Federal Accessibility Standards), with 18 apartments each on floors two through four.

The first-floor commercial spaces will provide quality healthcare services to residents on-site and people in the surrounding community. East Liberty Family Health Care Center will relocate its Lemington Primary Care Health Center from a small, inefficient space to this facility. Additionally, SarahCare will lease space for an Adult Day Center in the building, promoting independent living for those seeking their resources. Lemington Senior Development will provide and supervise a paid Service Coordinator to act as a liaison between the building's residents and the commercial tenants.

The project will offer 54 units –10 units will be rented to households with incomes at or below 30% AMI, 44 units will be rented to households with incomes at or below 50% AMI. The HOF gap funding and the LIHTC will restrict these units as affordable for 35 years. Additionally, the developer has secured a commitment of Project-Based Section 8 rental assistance through the Housing Authority of the City of Pittsburgh (HACP) to ensure long-term rental affordability.

The Borrower, Redo 1625 LP, is a Pennsylvania Limited Partnership consisting of the General Partnership made up of Ralph A. Falbo, Inc. (51% ownership) and AWK Development, Inc. (49% ownership).

Details of the development are as follows:

Developer:	Redo 1625 LP Michael Polite, Managing Partner 429 Fourth Avenue, Suite 2010 Pittsburgh, PA 15219
Property Location:	1625 Lincoln Avenue Lincoln-Lemington-Belmar Neighborhood

Ward: 12<sup>th</sup> Ward

Description: Adaptive reuse of former nursing home to create 54-units of affordable senior housing plus ancillary health and senior services.

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

General Contractor: Timbers Building Company  
2101 Ardmore Boulevard  
Pittsburgh, PA 15221

Total Development Costs: \$15,470,971

**URA FINANCING FOR REVIEW:**

URA UPIF Bridge Loan	\$436,000	3% interest; three year term
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**PERMANENT FINANCING SOURCES**

Redstone First Mortgage (construction and permanent)	\$ 4,600,000
HACP 2nd Mortgage	\$ 2,700,000
URA HOF Rental Gap Program Loan	\$ 650,000
Low Income Housing Tax Credit Equity	\$ 4,738,921
Deferred Development Fee	\$ 497,150
HACP 3rd Mortgage	\$ 1,284,900
East Liberty Family Health Care Center Grant	<u>\$ 1,000,000</u>
Total Permanent Financing:	\$ 15,470,971

RELRC Review: Approved at the October 2, 2019 RELRC Meeting.

M/WBE Review: MWBE Narrative has been approved. A Final M/WBE Plan must be approved prior to closing.

There was no discussion among the Members.

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

## RESOLUTION NO.314 (2019)

RESOLVED: That a bridge loan to Redo 1625 LP to provided short-term financing for the adaptive reuse of the former Lemington Home for the Aged, located at 1625 Lincoln Avenue in the Lincoln-Lemington-Belmar neighborhood, in an amount up to \$436,000, payable from the UDAG Program Income Fund (UPIF), is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

### 11. Strip District – 23 RR Associates, LLC

- a. Pittsburgh Development Fund (PDF) – Loan Agreement with 23RR Associates, LLC – \$2,000,000

Ms. Walker requested Board approval of the above item.

Mr. Cummings presented that authorization is requested to enter into a Pittsburgh Development Fund (PDF) loan agreement with 23RR Associates, LLC in the amount of \$2,000,000 to provide a subordinated, second mortgage loan for the construction of a multi-family housing project at the intersection of 23<sup>rd</sup> Street and Railroad Street in the Strip District. 23RR Associates, LLC is proposing to build a six-story, 215,885 square foot structure on approximately 1.44 acres of unimproved, riverfront land which will include 220 total rental units. The breakdown of units will consist of 126 co-living, micro, and studio units, 93 one-bedroom units, and one (1) two-bedroom unit located on the second through fifth floors. The ground floor will be reserved for various tenant amenities; management, leasing, and maintenance infrastructure; and 1,380 square feet of retail space with frontage on both 23rd Street and Railroad Street. The building will also capture 139 parking spaces (0.63x ratio) inside an underground secured garage.

As this is a multifamily building, common spaces are fundamental to the success of creating a sense of community. Therefore, the proposed development features “co-living” units for tenants who are looking for greater opportunities for socialization. Co-living areas are broken up into “neighborhoods” and each neighborhood is two stories and contains sixteen self-contained co-living units. Shared areas will contain a living room, dining room and larger kitchen, while individual renters still maintain access to their private bedroom, personal kitchen and bathroom. Further there will be certain amenities available to only co-living tenants such as furnished patios, conference areas, lounges, etc.

With other residential developments in proximity such as Edge 1909, the Cork Factory Lofts, and the Yards at Three Crossings, this development is not unique to surrounding uses. As a result, the development will reinforce the Central Business District as the site is approximately one mile away and is in walking distance of several local employers such as Apple, Uber, Facebook/Oculus, and Carnegie Robotics.

### 23RR Unit Characteristics

<u>Unit Type</u>	<u># of Units</u>	<u>Average Square Feet</u>	<u>Rent per Month</u>
Co-Living (Suite & Micro)	94	566	\$951 - \$1,159
Micro/Studio	32	527-566	\$865 - \$1,367
One-Bedroom	93	680	\$988 - \$1,691
Two-Bedroom	1	1,058	\$2,787
	220		

Details of the development are as follows:

Developer:	23RR Associates, LLC 2645 Railroad St., Suite 322 Pittsburgh, PA 15222
Sponsors:	Steel Street Capital Partners, LLC 2645 Railroad St., Suite 322 Pittsburgh, PA 15222  Oxford Development Company One Oxford Centre, Suite 4500 301 Grant Street Pittsburgh, PA 15219
General Contractor:	Rycon Construction Inc. 2501 Smallman Street, Suite 100 Pittsburgh, PA 15222
Architectural Firms:	WTW Architects 127 Anderson St., Suite 301 Pittsburgh, PA 15212
Location:	2239 Railroad St. Pittsburgh, PA 15222 Parcel #s 24-S-72 & 24-S-74
Ward:	2 <sup>nd</sup>
Description:	Pittsburgh Development Fund (PDF) loan for the construction of a multi-family housing development in the Strip District.
Authority Financing:	\$2,000,000 PDF Loan (Subordinated, Second Mortgage) – 36-month initial term with two

optional 12-month extensions (mirroring the M&T Bank construction loan), 4.0% interest rate.

Total Development Costs: \$52,412,073

Construction Financing Sources:	
M&T Bank Construction Loan	\$40,625,000
URA PDF Loan	\$ 2,000,000
23RR Manager, LLC	\$ 48,935
Employee Real Estate Construction Trust (ERECT)	\$ 2,730,593
ERECT Co-Participation Fund	\$ 1,321,255
Strategic Investment Fund (SIF) Partners	\$ 4,404,183
Highmark Specialty Real Estate Investment Trust	\$ 352,335
Steel Street Capital Partners, LLC	\$ 557,863
TBD Oxford Entity	<u>\$ 371,909</u>
<b>TOTAL DEVELOPMENT COMMITMENTS</b>	<b>\$ 52,412,073</b>

Real Estate Loan Review  
Committee Status:

Approved at the October 2, 2019 Real Estate  
Loan Review Committee meeting.

MWBE Review Status:

The MWBE and MWI narratives have been  
reviewed and approved by the MWBE  
program office. Final approved plans will be  
required prior to closing.

Mr. Williamson noted that a support letter was received from Councilwoman Gross showing support of this project.

Carmen Brown asked about the AMI. Mr. Cummings answered that 5% of the units will be below 50% AMI and 10% below 80% AMI.

Brandon Guy, of Steel Street Capital Partners, LLC, was present. Mr. Guy stated explained the Area Medium Income of the units in this project.

Ms. Powell asked about the cost of the co living units and one-bedroom units. Mr. Guy stated that the co units will range from \$300 and up. He stated that the cheapest rent will be \$93 to \$95 a month and the most expensive will be between \$1,200 to \$1,500 a month.

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

## RESOLUTION NO.315 (2019)

RESOLVED: That a loan to 23RR Associates, LLC to provide a subordinated, second mortgage loan for the construction of a multi-family housing project at the intersection of 23<sup>rd</sup> Street and Railroad Street in the Strip District, in an amount up to \$2,000,000, payable from the Pittsburgh Development Fund (PDF), is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

### 12. Administrative – Pittsburgh Housing Development Corporation

- a. Appointment of Hala Nuemah to the Board of Pittsburgh Housing Development Corporation (three year term).
- b. Appointment of Oliver Beasley to the Board of the Pittsburgh Housing Development Corporation (three year term)
- c. Appointment of Stacey Klein to the Board of the Pittsburgh Housing Development Corporation (two year term)

Ms. Walker requested Board approval of the above item.

Mr. Cummings presented that Pittsburgh Housing Development Corporation (PHDC) is the not for profit 501 (c) 3 housing development affiliate of the Authority. PHDC is governed by a Board of Directors appointed by the Authority Board. Authorization is requested to make the following appointments:

Appointment(s):	Hala Neumah Chief Financial Officer Urban Redevelopment Authority (three year term)
	Oliver Beasley Policy Analyst Office of Mayor William Peduto City of Pittsburgh (three year term)
	Stacey Klein Executive Director, WBE 84-Lumber (two year term)

There was no discussion among the Members.

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

**RESOLUTION NO. 316 (2019)**

RESOLVED: That appointment of the following individuals to the Board of Pittsburgh Housing Development Corporation (PHDC) is hereby approved:

- Hala Neumah  
Chief Financial Officer  
Urban Redevelopment Authority  
(three year term)
- Oliver Beasley  
Policy Analyst  
Office of Mayor William Peduto  
City of Pittsburgh  
(three year term)
- Stacey Klein  
Executive Director, WBE  
84-Lumber  
(two year term)

13. Pittsburgh Housing Development Corporation First Amendment to UDAG Program Income Fund (UPIF) loan agreement to increase the loan (Line of Credit) by \$300,000 to \$500,000.

Ms. Walker requested Board approval of the above item.

Mr. Cummings presented that the Pittsburgh Housing Development Corporation ("PHDC") is the non-profit housing development arm of the URA that is experienced in affordable, for-sale home rehabilitation and resale. The PHDC closed on a UDAG Program Income Fund (UPIF) revolving line of credit from the URA in the amount of up to \$200,000 on August 16, 2016 to begin the acquisition of properties in targeted areas identified by staff as having a need of quality affordable for sale housing.

The line of credit has been used by the PHDC to acquire vacant and abandoned houses in several targeted areas in the City of Pittsburgh with the intention to rehabilitate and sell such homes to buyers with incomes at or below 120% of the area median income (AMI). Community partners



have been approached in Garfield, Homewood, Larimer, Upper Hill, Sheraden, Carrick, Mount Washington and the Hilltop neighborhoods, and these areas have been receptive to PHDC's engagement. To date, thirteen properties have been acquired under this line of credit, with four completed and sold, four in construction, and the remaining units in various stages of predevelopment.

Many of the units being considered by PHDC at this time need minimal rehabilitation work in order to make the units sellable, however, PHDC lacks the necessary upfront capital to swiftly proceed on construction work without soliciting private financing in what can be a lengthy process. The proposed amendment to the line of credit will provide additional funds to the Corporation to undertake minor rehabilitation work quickly and get units back on the market in a timely manner.

Requested Amended Terms of the Line of Credit are as follows:

Borrower:	Pittsburgh Housing Development Corporation 200 Ross Street Pittsburgh, PA 15219 Board President: Jerome Jackson
Amount:	\$500,000 (increase of \$300,000)
Interest Rate:	Two percent (2%) per annum
Term:	three (3) years
Source:	UDAG Program Income Fund (UPIF)
Repayment:	Upon sale or refinance of individual units
Maximum amount per unit:	\$100,000
Neighborhood:	Various
Description:	Line of Credit for the acquisition and renovation of vacant and abandoned properties for resale for homeownership
Program Benefit:	This development will help in the elimination of slum & blight.

Real Estate Loan Review

Committee Status:

To be presented at the November 6, 2019  
Real Estate Loan Review Committee.

There was no discussion among the Members.

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

**RESOLUTION NO. 317 (2019)**

RESOLVED: That a first amendment of the Loan Agreement (line of credit) with Pittsburgh Housing Development Corporation (PHDC), originally dated August 16, 2016, for an increase of up to \$300,000, for a total Agreement amount not to exceed \$500,000, payable from the UDAG Program Income Fund (UPIF) is hereby approved contingent on approval by the Real Estate Loan Review Committee, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a first amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

14. South Side Works – Soffer Entity Disposition Contract

- a. Amended and Restated Disposition Contract for the sale or long term lease of South Side Works Parcels D3a (currently a portion of Block 29-J, Lot 193), C1c (Block 29-J, Lot 130), and B3b Revised (currently a portion of Block 29-J, Lot 193), in the 16<sup>th</sup> Ward to Somera Road, Inc., Pittsburgh – SSW Waterfront, LLC or an affiliate.

Ms. Walker requested Board approval of the above item.

Mr. Nathan Clark, Director of Real Estate presented that the URA entered into a Contract for Disposition by Sale of Land for Private Redevelopment with the Soffer Organization on July 12, 1999. The Soffer Disposition Contract provided Soffer with exclusive rights to purchase and develop South Side Works' properties at a set price. The Soffer Disposition Contract was subsequently amended four times, and assigned several times to different Soffer controlled entities, most recently to SSW Waterfront, LLC in 2013. Soffer's development rights under the Soffer Contract for Disposition, as amended, expire in July, 2020. In recent years, the pace of development at the South Side Works has slowed and Soffer has been unable to move a large development forward on any of the three remaining major development parcels covered by the Soffer Disposition Contract (Parcels D3a, C1c, and B3b Revised). In late 2018 through early 2019, Somera Road, Inc. negotiated for the purchase of Soffer's South Side Work assets, and in June 2019, the URA consented to the assignment of Soffer's original Disposition Contract rights to Pittsburgh – SSW Waterfront, LLC, an entity controlled by Somera Road, Inc. ("Somera"). Somera has been negotiating with URA staff for a potential extension of development rights for the remaining South Side Works development parcels and, at this time, we are seeking authorization

to enter into an Amended and Restated Disposition Contract with Somera Road, Inc., or a related entity, for South Side Works Parcels D3a (containing 0.745 acres and currently a portion of Block 29-J, Lot 193), C1c (containing 0.247 acres and designated as Block 29-J, Lot 130), and B3b Revised (containing 1.714 acres and currently a portion of Block 29-J, Lot 193), in the 16th Ward.

The URA is contemplating entering into an Amended and Restated Disposition contract that calls for the conveyance of the remaining South Side Works properties via long term ground lease, with terms substantially as follows:

- B3b. If a closing on a fully entitled and financed development for all of Parcel B3b is completed by July 20, 2021, URA will enter into a 99-year ground lease on parcel B3b with annual payments of \$27,072/acre. If such a closing occurs by November 1, 2021, the URA will lease parcel B3b for annual payments of \$55,000/acre. If such a closing occurs by July 1, 2022 the URA will lease Parcel B3b for annual payments of \$91,615/acre.
- B3b. If the closing for B3b does not occur by July 1, 2022, the URA will have the right to issue an RFQ or RFP for Parcel B3b and D3a (if not already conveyed).
- B3b. The annual ground lease payments for Parcel B3b shall be adjusted every five (5) years, on the anniversary of execution, by a rate of 5%.
- D3a. If Somera receives Parcel B3b approval by July 1, 2022, Somera will have until October 12, 2023 to receive Final URA Board Approvals (authorization to execute deed) on Parcel D3. The annual lease payment for Parcel D32 on a 99 year lease will be \$27,072/acre until November 1, 2021 and shall increase to \$78,209/acre thereafter.
- D3a. The annual ground lease payments for Parcel D32 shall be adjusted every five (5) years, on the anniversary of execution, by a rate of 5%.
- C1c. Parcel C1c will be leased to Somera under a long-term lease (at a nominal amount with a purchase option). Somera will maintain and activate the parcel as a public oriented space that may include a farmer's market, dog park/amenity or public art.

The timelines above may be adjusted slightly because of delays in the approval process.

Somera has also committed to: (i) leading efforts to reinstitute the South Side Works Association (the "SSWA"); (ii) working with the SSWA, the URA, and other stakeholders to seek long-term funding sources for the maintenance and improvement of South Shore River Front Park, Tunnel Park, and other common areas; (iii) regular check-in meetings with relevant URA staff; and (iv) spending a minimum of \$1,000,000 within the public spaces of South Side Works on wayfinding, public art, and improvements to the town square and surrounding streetscape that create an interactive and communal environment.

Consistent with the URA's standard conveyance process, developments brought forth under the Amended and Restated Disposition Contract will be presented to this Board for approval of a Redevelopment Proposal Package, and again for approval of final working drawings and evidence of financing and for authorization to execute the deed.

Somera Road, Inc. and Pittsburgh – SSW Waterfront, LLC are Delaware corporations with an address of 280 Park Avenue, 5th Floor, New York, New York 10017.

Ian Ross, of Somera Road, Inc., was present. Mr. Ross stated that their general vision is to breath life back into this amazing little eco system on the Southside. He stated that this is a community effort. He stated that this project will bring retail back to the area.

Mr. Williamson noted that approval of this item will allow the Authority to change the option agreement from a purchase to a long term ground lease and generate ongoing sustainable income that can be reinvested in other projects.

Mr. Clark stated that any URA owned parcels will go through the Authority's disposition process including community outreach.

Ronell Guy, a Northside resident, was present. Ms. Guy was concerned about this project and requests more discussion about how the Authority disposes of public resources. Mr. Williamson explained what was being voted on today.

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

#### **RESOLUTION NO. 319 (2019)**

RESOLVED: That the amended Redevelopment Proposal submitted by Somera Road, Inc., Pittsburgh – SSW Waterfront, LLC or an affiliate for the sale or long term lease of South Side Works Parcels D3a (currently a portion of Block 29-J, Lot 193), C1c (Block 29-J, Lot 130), and B3b Revised (currently a portion of Block 29-J, Lot 193), in the 16<sup>th</sup> Ward, and execution of a restated disposition contract for the sale or lease of the property, are hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said disposition contract, and related documents to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **15. Hazelwood – Center of Life**

- a. Exclusive negotiations with Center of Life, or another entity to be formed, for a period of six months, with a possible six-month extension, for the sale of Block 56-B, Lot 345, in the 15<sup>th</sup> Ward.

Ms. Walker requested Board approval of the above item.

Mr. Clark presented that authorization is requested to enter into exclusive negotiations with Center of Life for the sale of a vacant residential structure (56-B, Lot 345) at 168 Hazelwood Avenue in Hazelwood. The property, which contains a total land area of approximately 3,360

square feet, is owned by the City as Trustee for the Three Taxing Bodies (3TB) by virtue of Treasurer's Sale for tax delinquency, and the eventual sale to Center of Life is contingent upon successful completion of the transfer to URA that is now in process.

Center of Life is a community empowerment organization dedicated to empowering youth and families to bring economic revitalization to Hazelwood. It plans to renovate the building, located across the street from its office and community space at 161 Hazelwood Avenue, into a group home. In the future, Center of Life plans to develop other vacant structures in the neighborhood for the same purpose.

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.

Center of Life is a nonprofit organization with a mailing address of 161 Hazelwood Avenue, Pittsburgh, PA 15207. Tim Smith is the Chief Executive Officer.

There was no discussion among the Members.

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

#### **RESOLUTION NO. 320 (2019)**

RESOLVED: That exclusive negotiations with Center of Life, or another entity to be formed for the sale of Block 56-B, Lot 345, in the 15<sup>th</sup> Ward, for a period of six (6) months with a possible six (6) month extension at the discretion of the Executive Director are hereby approved.

#### **16. Larimer – Urban Academy**

- a. Acquisition of publicly owned property known as Block 125-B, Lot 116-0-1, in the 12<sup>th</sup> Ward, for \$1.00 plus costs.

Ms. Walker requested Board approval of the above item.

Mr. Clark presented that authorization is requested to acquire the vacant land listed above which is owned by the City as Trustee for the Three Taxing Bodies ("3TB") by virtue of Treasurer's Sale for tax delinquency. The parcel is located at 6513 Meadow Street. The parcel contains approximately 11,291 square feet and will be acquired for \$1.00 plus costs using the Disposition funding source.

The parcel is being acquired for eventual conveyance to the Urban Academy of Greater Pittsburgh Charter School ("Urban Academy"). Originally founded in 1998 as the Urban League of Greater Pittsburgh Charter School, Urban Academy is the oldest charter school in the City of Pittsburgh. Urban Academy uniquely supports a focus on African American culture, traditions and

history, while teaching children a model of character education. Urban Academy also offers a state-of-the-art STEM center and a wide variety of extracurricular activities and clubs.

In 2016, Urban Academy moved into its current space, 437 Turret Street in Larimer. The school has outgrown the space and plans to purchase and build on the adjacent vacant lot for expansion of their campus.

There was no discussion among the Members.

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

**RESOLUTION NO.321 (2019)**

**RESOLVED:** That the acquisition of the publicly owned property known as Block 125-B, Lot 116-0-1, in the 12<sup>th</sup> Ward, for \$1.00, plus costs, payable from Disposition funding is hereby approved, and Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/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.

**17.     Allentown – Pittsburgh Housing Development Corporation**

- a.       Acquisition of publicly owned properties known as Block 3-P, Lot 273; Block 3-R, Lot 321; and Block 14-C, Lot 6, in the 18<sup>th</sup> Ward, for \$1.00 plus costs.

Ms. Walker requested Board approval of the above item.

Mr. Clark presented that authorization is requested to acquire the three parcels listed above which are owned by the City as Trustee for the Three Taxing Bodies (3TB) by virtue of Treasurer's Sale for tax delinquency. All three parcels are located at 800, 919, and 924 Eureka Street in the Allentown neighborhood, and contain vacant structures. Together the parcels contain approximately 9,777 square feet. They will be acquired for \$1.00 plus costs using LLEA and/or Residential Land Reserve Fund as the funding source.

The properties are slated to be conveyed to the Pittsburgh Housing Development Corporation (PHDC) for renovation and resale as single-family owner-occupied housing units.

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

There was no discussion among the Members

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

**RESOLUTION NO.322 (2019)**

RESOLVED: That the acquisition of the publicly owned property known as Block 3-P, Lot 273; Block 3-R, Lot 321; and Block 14-C, Lot 6, in the 18<sup>th</sup> Ward, for \$1.00, plus costs, payable from LLEA and/or the Residential Land Reserve Fund is hereby approved, and Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/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.

**18. Redevelopment Assistance Capital Program (RACP) Grants with Previous Awards**

- a. Amendment of previously approved resolutions to file applications with and enter into Contracts with the State Budget Office for Redevelopment Assistance Capital Program (RACP) grants to increase the grant amounts.
- b. Amendment of previously approved resolutions to enter into Subgrant Agreements for the RACP grants with Subgrantees and to Contract for Administrative Fees to increase grant amounts.
- c. Amendment of previously-approved resolutions to enter into Cooperation Agreements with the City of Pittsburgh concerning the applications and grants to increase grant amounts.

Ms. Walker requested Board approval of the above items.

Ms. Nemani Stanger presented the following projects have received award letters from the State Office of the Budget for RACP Grants for additional RACP funding which requires the URA to increase the RACP awards in previously approved Resolutions:

- (1) 119 Sixth Street Multiplex Development - \$2.75 Million RACP  
Core & shell improvements to prepare for future reuse.  
Subgrantee: Pittsburgh Trust for Cultural Resources or related entity  
Neighborhood: Central Business District  
Council District: 6  
Amend resolutions 37, 38 & 39 from 2018 for \$750k to increase to \$2.75 Million.  
Rescind resolutions 322, 323, & 324 from 2018 for \$1M.
- (2) Homewood Coliseum - \$1.5 Million RACP  
Necessary repairs to preserve & stabilize the Coliseum.  
Subgrantee: None at this time; reserve the right to subgrant to a related entity.

Neighborhood: Homewood

Council District: 9

Amending resolutions 34, 35, & 36 from 2018 for \$1 Million to increase by another \$500,000 for a total of \$1,500,000 in RACP funds.

(3) Former Homewood School - \$1,500,000 RACP

This 3-phase project will include design, new athletic field, paths, storm water management, pool, play features, stage & plaza.

Subgrantee: City of Pittsburgh or related entity

Neighborhood: Homewood

Council District: 9

Amending resolutions 343, 344, 345 from 2018 for \$1 Million to increase by another \$500,000 for a total of \$1.5 Million in RACP funds.

(4) Hunt Armory Recreational Facility - \$3 Million RACP

This 7-phase project will include ice arena & stable, gun shed shell, administrative building, garage, and pedestrian & green assets on Emerson Street.

Subgrantee: None at this time; reserve the right to subgrant to PEIDC, a related entity.

Neighborhood: Shadyside

Council District: 8

Amending resolutions 346, 347, & 348 from 2018 for \$2 Million to increase by another \$1 Million for a total of \$3 Million in RACP funds.

(5) Larimer School Redevelopment - \$2 Million RACP

Project to include renovations to the auditorium & gymnasium spaces of the currently vacant former school.

Subgrantee: Housing Authority of the City of Pittsburgh or related entity

Neighborhood: Larimer

Council District: 9

Amending resolutions 30, 31, & 32 from 2018 for \$1 Million to increase by another \$1 Million for a total of \$2 Million in RACP funds. Also amending Resolution 31 to add a subgrantee.

(6) Museum Lab, Children's Museum of Pittsburgh - \$2 Million RACP

Renovations to the former Library adjacent to the Children's Museum.

Subgrantee: Children's Museum of Pittsburgh or related entity

Neighborhood: Allegheny Center

Council District: 1

Amending resolutions 70, 71, & 72 from 2018 for \$1 Million to increase by another \$1 Million for a total of \$2 Million in RACP funds.

(7) New Granada Theater II - \$3 Million RACP

Interior restoration of this historic structure for retail, event and office space.

Subgrantee: Hill Community Development Corporation or related entity



Neighborhood: Hill District

Council District: 6

Amending resolutions 355, 356, & 357 from 2018 for \$2 Million to increase by another \$1 Million for a total of \$3 Million in RACP funds.

- (8) Oliver Bath House Rehabilitation - \$2 Million RACP  
Renovations of public restrooms, bathing facilities, ADA accessibility, sidewalks, and lighting.  
Subgrantee: City of Pittsburgh or related entity  
Neighborhood: South Side  
Council District: 3  
Amending resolutions 358, 359, & 360 from 2018 for \$2 Million to increase by another \$1 Million for a total of \$2 Million in RACP funds.
- (9) Produce Terminal & Smallman Public Space Improvement-Strip District - \$6 Million RACP  
Full interior renovation & systems upgrade to meet LEED Silver status. This historic building will be used as mixed-use space featuring a food market, office & retail space.  
Subgrantee: Produce Terminal Holdings, LLC or related entity  
Neighborhood: Strip District  
Council District: 7  
Amending resolutions 396, 397, & 398 from 2018 for \$4 Million to increase by another \$2 Million for a total of \$6 Million in RACP funds.
- (10) Stevens Elementary School Redevelopment - \$1.5 Million RACP  
Renovations of this former school to include a multipurpose community space, new elevator, lighting and technology infrastructure.  
Subgrantee: City of Pittsburgh or related entity  
Neighborhood: West End  
Council District: 2  
Amending resolutions 374, 375, & 376 from 2018 for \$2 Million to increase by another \$500,000 for a total of \$2.5 Million in RACP funds.

There was no discussion among the Members

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

#### **RESOLUTION NO. 323 (2019)**

RESOLVED: That Resolution Nos. 37,38 and 39 of (2018) are hereby amended, to increase the Grant amount from \$750,000 to \$2,750,000.

#### **RESOLUTION NO.324 (2019)**

RESOLVED: That Resolution Nos. 322, 323 and 324 of (2018) are hereby rescinded.

**RESOLUTION NO. 325 (2019)**

RESOLVED: That Resolution Nos. 34, 35 and 36 of (2018) are hereby amended, to increase the Grant amount from \$500,000 to \$1,500,000.

**RESOLUTION NO. 326 (2019)**

RESOLVED: That Resolution Nos. 34, 35 and 36 of (2018) are hereby amended, to increase the Grant amount from \$500,000 to \$1,500,000.

**RESOLUTION NO. 327 (2019)**

RESOLVED: That Resolution Nos. 343, 344 and 345 of (2018) are hereby amended, to increase the Grant amount from \$500,000 to \$1,500,000.

**RESOLUTION NO. 328 (2019)**

RESOLVED: That Resolution Nos. 346, 347 and 348 of (2018) are hereby amended, to increase the Grant amount from \$2,000,000 to \$3,000,000.

**RESOLUTION NO. 329 (2019)**

RESOLVED: That Resolution Nos. 30, 31 and 32 of (2018) are hereby amended, to increase the Grant amount from \$1,000,000 to \$2,000,000, and Resolution No. 31 of (2018) to add a subgrantee.

**RESOLUTION NO. 330 (2019)**

RESOLVED: That Resolution Nos. 70, 71, and 72 of (2018) are hereby amended, to increase the Grant amount from \$1,000,000 to \$2,000,000.

**RESOLUTION NO. 331 (2019)**

RESOLVED: That Resolution Nos. 355, 356, and 357 of (2018) are hereby amended, to increase the Grant amount from \$2,000,000 to \$3,000,000.

**RESOLUTION NO. 332 (2019)**

RESOLVED: That Resolution Nos. 358, 359, and 360 of (2018) are hereby amended, to increase the Grant amount from \$1,000,000 to \$2,000,000.

### **RESOLUTION NO. 333 (2019)**

RESOLVED: That Resolution Nos. 396, 397, and 398 of (2018) are hereby amended, to increase the Grant amount from \$4,000,000 to \$6,000,000.

### **RESOLUTION NO. 334 (2019)**

RESOLVED: That Resolution Nos. 374, 375, and 376 of (2018) are hereby amended, to increase the Grant amount from \$2,000,000 to \$2,500,000.

#### **19. Increment Financing Administrative Fee Update**

- a. Revision of the administrative fee amounts and timing in the guidelines the for Tax Increment Financing (TIF), Transit Revitalization Investment Districts (TRID), and Parking Tax Diversion (PTD) programs.

Ms. Walker requested Board approval of the above item.

Ms. Nemani Stanger presented that in an effort to make the tax diversion programs more consistent, the URA is seeking authorization to change the amounts and timing of administrative fees for potential borrowers. This adjustment better aligns the URA's fees with the administrative oversight required in these complex financings and is similar to that of Allegheny County's Department of Economic Development. In addition, this new fee structure will better offset the fixed costs incurred for increment-based funding that does not include a borrowing.

Specific changes include:

- The reduction in the application fee for TIF and TRID submissions from \$7,500 to \$2,500.
- The addition of a URA Solicitor Fee for up to \$15,000 for TIF, TRID and PTD programs.
- The revision of the TIF Plan Preparation Fee from \$7,500 to \$20,000.
- The addition of a TRID Plan Preparation Fee from \$7,500 to \$20,000.
- The revision of the Issuance Fee for TIF, TRID and PTD borrowings from 1% to 2%.
- The revision of the Annual Administrative Fee for TIF, TRID and PTD programs to \$25,000 per year (with the rate for years 6-20 determined at closing).

There was no discussion among the Members.

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

## **RESOLUTION NO. 335 (2019)**

**RESOLVED:** That revision of the administrative fee amounts and timing in the guidelines for Tax Increment Financing (TIF), Transit Revitalization Investment Districts (TRID), and Parking Tax Diversion (PTD) programs are hereby approved.

### **20. City's Edge – MidPoint Capital**

- a. Urban Development Fund (UDF) Loan not to exceed \$150,000 to Midpoint Capital or related entity for pre-development costs related to the City's Edge Development.

Ms. Walker requested Board approval of the above item.

Mr. Tom Link, Director of the Center for Innovation and Entrepreneurship presented that this is a 90 – day term loan to Midpoint Capital for predevelopment costs associated with the City's Edge project.

Loan terms:

- Earlier of 90 days or City's Edge project financing closing
- 4.5% interest rate
- 2% closing fee and \$350 application fee
- Personal guarantee of P Nathaniel Boe, Esq. and other corporate guarantees as appropriate.

P Nathaniel Boe, Esquire.  
President & CEO  
MidPoint Group of Companies, Inc.

Mr. Williamson stated that there has been a lot of discussion about this project.

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

## **RESOLUTION NO.336 (2019)**

**RESOLVED:** That a loan to Midpoint Capital or related entity for pre-development costs related to the City's Edge Development, for an amount not to exceed \$150,000, payable from the Urban Development Fund (UDF) is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

21. Scattered Sites Engineering Services

- a. Agreement for As-Needed Engineering Services with SAI Consulting Engineers, Inc. (SAI) for an amount not to exceed \$150,000.
- b. Agreement for As-Needed Engineering Services with DLZ Pennsylvania, LLC (DLZ) for an amount not to exceed \$150,000.
- c. Agreement for As-Needed Engineering Services with The Gateway Engineers, Inc. (Gateway) for an amount not to exceed \$150,000.
- d. First Amendatory Agreement with ms consultants, inc. for an increase of \$25,000.00 for a new total amount not to exceed \$175,000.

Ms. Walker requested Board approval of the above item.

Mr. Charles Miller, of the Engineering and Construction Department presented that 1, 2. and 3. Authorization is requested to enter into Agreements for As-Needed Engineering Services with SAI, DLZ and Gateway each for an amount not to exceed \$150,000.

The services could include geotechnical, structural, civil and electrical, as well as, sustainability planning/management services.

The RFP was posted on Public Purchase and the URA website. Twenty-seven Proposals were received on August 23, 2019. SAI, DLZ and Gateway were determined to have the best proposals based upon the criteria listed in the RFP.

SAI's proposed M/WBE participation on the project includes AWK Consulting Engineers, Inc. (MBE), Monaloh Basin Engineers (WBE), Moore Design Associates (WBE), and Santangelo & Lindsay, Inc. (WBE).

SAI Consulting Engineers, Inc. is located at 1350 Penn Avenue, Suite 300, Pittsburgh, PA 15222 and Richard B. Kauffman, P.E. is Vice President.

DLZ is an MBE firm. DLZ's proposed M/WBE participation on the project includes Skelly & Loy (WBE).

DLZ is located at 300 Bursca Drive, Suite 301, Bridgeville, PA 15017 and Vickie Wildeman, P.E. is Vice President.

Gateway's proposed M/WBE participation on the project includes Ackenheil Engineers, Inc. (WBE), Sci-Tek Consultants, Inc. (MBE), Navarro & Wright Consulting Engineer, Inc. (MBE), and Santangelo & Lindsay (WBE).

Gateway is located at 100 McMorris Road, Pittsburgh, PA 15205 and Daniel S. Deiseroth, P.E. is Principal/President.

The funding source(s) for these agreements will be based upon specific work assignments.

4. Authorization is requested to amend the December 29, 2018 Agreement with ms consultants, inc. (ms) by \$25,000.00 to provide engineering services at 601 N. Homewood Avenue and various properties located throughout the City of Pittsburgh.

Under this Amendatory Agreement, ms consultants, inc. will perform engineering services at 601 N. Homewood Avenue to design upgrades to create a more marketable and leasable condition to 601 N. Homewood Ave. Currently, two adjoining buildings exist on the property. A portion of the building facing Hamilton Avenue is to remain and the portion of the building adjacent to Salik's is to be demolished. A new façade will be designed for the portion of the building that will remain. ms' work will also address the design needed for general lighting upgrades, storefront and window replacement and roof repairs; preparation of permit drawings and specifications; and attendance at project meetings.

The total amount of the Agreement after this Amendment will not exceed \$175,000.

ms consultants, inc. is located at 333 Rouser Road, Coraopolis, PA 15108 and Mr. Michael Kratofil is the Chief Operating Officer.

Funding for this Amendatory Agreement will be from Leased land, Disposition Proceeds, and/or Industrial Land Reserve Fund.

There was no discussion among the Members.

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

#### **RESOLUTION NO.337 (2019)**

RESOLVED: That an agreement with SAI Consulting Engineers, Inc. for as-needed engineering services, in the amount of \$150,000, funding will be based upon specific work assignments, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/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.338 (2019)**

RESOLVED: That an agreement with DLZ Pennsylvania, LLC (DLZ) for as-needed engineering services, in the amount of \$150,000, funding will be based upon specific work assignments, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/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.339 (2019)**

RESOLVED: That an agreement with The Gateway Engineers, Inc. (Gateway) for as-needed engineering services, in the amount of \$150,000, funding will be based upon specific work assignments, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/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. 340 (2019)**

RESOLVED: That an amendment of the Agreement with ms consultants, inc., originally dated December 29, 2018, for an increase not to exceed \$25,000, for a total Agreement amount not to exceed \$175,000, payable from the Leased land, Disposition Proceeds, and/or Industrial Land Reserve Fund is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

#### **22. Scattered Sites Environmental Engineering Services**

- a. Agreement for As-Needed Environmental Engineering Services with Civil and Environmental Consultants, Inc. (CEC) for an amount not to exceed \$150,000.
- b. Agreement for As-Needed Environmental Engineering Services with Collective Efforts, LLC for an amount not to exceed \$150,000.
- c. Agreement for As-Needed Environmental Engineering Services with EnviroTrac, Ltd., for an amount not to exceed \$150,000.

Ms. Walker requested Board approval of the above items.

Mr. Miller presented that 1. 2. and 3. Authorization is requested to enter into Agreements for As-Needed Environmental Engineering Services with CEC, Collective Efforts, and EnviroTrac each for an amount not to exceed \$150,000.

The work could include the following environmental engineering services: Phase I and II Environmental Assessments, Asbestos Containing Material (ACM) Assessments, ACM Sampling, ACM Remediation Monitoring, Lead Based Paint Sampling, Lead Based Paint Remediation Monitoring, Soil Sampling, Field and Laboratory Testing, and Environmental Remediation Project Management Services.

The RFP was posted on Public Purchase and the URA website. Twelve Proposals were received on August 27, 2019. CEC, Collective Efforts, and EnviroTrac were determined to have the best proposals based upon the criteria listed in the RFP.

CEC's proposed M/WBE participation on the project includes Sci-Tek Consultants, Inc., (MBE) Cosmos Technologies, Inc. (MBE), Urban Terrain, LLC (WBE), and Collective Efforts, LLC (WBE).

CEC is located at 333 Baldwin Road, Pittsburgh, PA 15205 and Greg Quatchak is Founding Principal.

Collective Efforts is a WBE firm. Collective Efforts' proposed M/WBE participation on the project includes Cosmos Technologies, Inc. (MBE).

Collective Efforts is located at 462 Perry Highway, 2<sup>nd</sup> Floor, Pittsburgh, PA 15229 and Tammi Halapin, PE is Principal.

EnviroTrac's proposed M/WBE participation on the project includes Davis Contracting Service (MBE), Home Team Properties, LLC (MBE), Cosmos Technologies, Inc. (MBE), Kress Contracting (WBE), and LCG Supplies, Inc. (WBE).

EnviroTrac is located at 176 Thorn Hill Road, Warrendale, PA 15086 and Joseph Byrnes, LEP, PG is President/CEO.

The funding source(s) for these agreements will be based upon specific work assignments.

There was no discussion among the Members.

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



#### **RESOLUTION NO.341 (2019)**

RESOLVED: That an agreement with Civil and Environmental Consultants, Inc. (CEC) for as-needed environmental engineering services, in the amount of \$150,000, funding will be based upon specific work assignments, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/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.342 (2019)**

RESOLVED: That an agreement with Collective Efforts, LLC for as-needed environmental engineering services, in the amount of \$150,000, funding will be based upon specific work assignments, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/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.343 (2019)**

RESOLVED: That an agreement with EnviroTrac, Ltd for as-needed environmental engineering services, in the amount of \$150,000, funding will be based upon specific work assignments, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/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.

#### **23. 412 Boulevard of the Allies**

- a. Agreement with Information Technologies Services for the design and installation of a system to secure access to the URA's new office at 412 Boulevard of the Allies in an amount not to exceed \$22,000.
- b. Agreement with Information Technologies Services for the design and installation of a secured access system within the 412 Boulevard of the Allies elevators to control floor access in an amount not to exceed \$20,000.

Ms. Walker requested Board approval of the above items.

Mr. Robert Rubinstein, Director of Special Project presented that in September 2018 the URA, City of Pittsburgh (City), and the Housing Authority of the City of Pittsburgh (HACP) purchased 412 Boulevard of the Allies, formerly known as 420 Boulevard of the Allies. 412 Boulevard of the Allies is a 9-story, approximately 150,000 sq. ft., office building in Pittsburgh's Central Business

District. The building was purchased to allow for the relocation of the occupants of the John P. Robin Civic Building including the URA, City departments, and HACP. The relocation to a larger, newly-renovated facility will allow these entities 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 URA is expected to relocate to our new office on the 8<sup>th</sup> and 9<sup>th</sup> floors of 412 Boulevard of the Allies by the end of 2019. The URA will be moving in advance of the City and HACP, and the lower floors of the building are expected to be vacant for several months. It is recommended that security be in place ahead of the move to secure access to the building in order to ensure the safety of URA staff and visitors.

Authorization is requested to enter into agreement with Information Technology Services (ITS) for the design and installation of secured access in an amount not to exceed \$22,000. When the URA and our partners purchased the building, a security system including access control at the building's entrance and security camera system was already in place. ITS was the contractor for the original installation. Under this agreement ITS will connect secured access to the URA floors at the 8<sup>th</sup> and 9<sup>th</sup> stairwell and 9<sup>th</sup> floor lobby. In addition, ITS will install a video intercom system in the internal vestibule at the 1<sup>st</sup> floor lobby door. This video intercom system will utilize the existing video cameras and connect to the reception desks on the 8<sup>th</sup> and 9<sup>th</sup> floors. This will allow staff to see and speak to visitors and release the lock from the reception area allowing the lobby doors to be locked throughout the day.

This contract will be funded through ARF and/or General Fund.

Authorization is also requested to enter into an agreement with ITS for an amount not to exceed \$20,000 for the design and installation of a secured access system within the 412 Boulevard of the Allies commonly owned elevators to control floor access. This will ensure that visitors to the building cannot access vacant or unmonitored areas of the building without permission.

This contract will be fronted by the General Fund to be repaid through common area note proceeds. The URA's portion of the cost is approximately \$4,625.

Information Technologies Services is a Pennsylvania Corporation with a mailing address of 631 Idlewood Avenue, Carnegie, PA 15106.

Jason D. Whitfield, RCDD  
Information Technologies Services  
631 Idlewood Avenue  
Carnegie, PA 15106  
Office (412) 505-8499  
[www.itscorp.net](http://www.itscorp.net)

There was no discussion among the Members.

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

**RESOLUTION NO.344 (2019)**

RESOLVED: That an agreement with Information Technologies Services for the design and installation of a system to secure access to the URA's new office at 412 Boulevard of the Allies, in the amount of \$22,000, payable from ARF and/or General Fund, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/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.

**RESOLUTION NO.345 (2019)**

RESOLVED: That an agreement with Information Technologies Services for the design and installation of a secured access system within the 412 Boulevard of the Allies elevators to control floor access, in the amount of \$20,000, payable from ARF and/or General Fund, is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/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 .

24. Hill District

- a. Preliminary approval of Interger Lower Hill Initial Phase, LLC (or an affiliated entity) as a redeveloper for the take down of all or portions of Parcels A1 (Block 2-C, Lot 403), A2 (Block 2-C, Lot 301), B1 (Block 2-C, Lot 405), B2 (Block 2-C, Lot 303), 3 (Block 2-C, Lot 298), and 4 (Block 2-C, Lot 400), in the 3rd Ward, designated by the redeveloper as "Parcel B" ("Take Down Tract #8").
- b. Preliminary approval of a Conceptual Development Plan for the take down of all or portions of Parcels A1 (Block 2-C, Lot 403), A2 (Block 2-C, Lot 301), B1 (Block 2-C, Lot 405), B2 (Block 2-C, Lot 303), 3 (Block 2-C, Lot 298), and 4 (Block 2-C, Lot 400), in the 3rd Ward, designated by the redeveloper as "Parcel B" ("Take Down Tract #8").
- c. Preliminary approval of Interger Lower Hill Initial Phase, LLC (or an affiliated entity) as a redeveloper, and of Lower Hill District Conservancy, a to-be-formed planned community association, for the take down of portions of Parcels A1 (Block 2-C, Lot 403) and A2 (Block 2-C, Lot 301), in the 3rd Ward, designated by the redeveloper as "Parcel B1" ("Take Down Tract #9").

- d. Preliminary approval of a Conceptual Development Plan for the take down of portions of Parcels A1 (Block 2-C, Lot 403) and A2 (Block 2-C, Lot 301), in the 3rd Ward, designated by the redeveloper as "Parcel B1" ("Take Down Tract #9").
- e. Pittsburgh Development Fund (PDF) Loan Commitment with Interger Lower Hill Initial Phase LLC or a related entity, in an amount up to \$1,000,000.
- f. Authorization to seek amendments to documentation pertaining to the Lower Hill LERTA District and Lower Hill LERTA Cooperation Agreement.
- g. Authorization to amend the Lower Hill LERTA Declaration of Restrictive Covenants.

#### Director's Report

To be presented at the meeting.

Mr. Williamson acknowledged the intention of making amends regarding the Hill District Community as a result of mishandled decisions that were made on the Lower Hill development. He gave a background of the Lower Hill property development. He gave an overview of what the various projects will entail moving forward with this development.

Mr. Lavelle stated that the questions regarding project funding came about with the lack of community input. He stated that he had been engaged with this process for the last nine years.

Mr. Clark presented an overview of the developments.

Phyllis Ghafoor, a resident of, the Hill District, was present. Ms. Ghafoor stated that she had not intended to attend this type of meeting. She stated that she is offended as a senior resident that has recently been displaced. She is requesting more engagement of the community. She is against the vote today and requested more time to review.

Mr. Williamson noted that the items presented today are preliminary, and that there will be future actions that will be presented and voted on by the Authority Board as well as the SEA Board and City Council.

Kevin Acklin, of the Pittsburgh Penguins, was present. Mr. Acklin thanked everyone for attending this meeting. He stated that the process for the various projects of this development will be long and complicated. He stated that they have had community meetings. He stated that the timeline for the projects require a process that will start today. He stated that they will submit to the DRP with the Hill CDC that will be a part of the timeline. He noted the website Lowerhillredevelopment.com that consists of the public presentations that led up to this meeting. He stated that they are committed to this development. He explained the developments. He stated that the thirty million-dollar ten year tax abatement underway half of

that amount will be contributed back to the Authority. He stated that the Pittsburgh Penguins will lend against the thirty million dollars.

Carol Hardeman, of HDCG, was present. Ms. Hardeman stated that she is speaking on behalf of the residents of the Hill District that had been displaced. She suggested putting the 30% or 40% AMI back on the table. She stated that they have been waiting for years for this development.

Brandon McFarlane, Regional Housing Legal Services, was present. Mr. McFarlane stated that large grandiose ideals and statements are being put forward about the benefits of this development. He asked what it is in it for the Pittsburgh Penguins. Mr. Acklin answered that option rights had been granted to the Pittsburgh Penguins ten years ago. He stated that the area is being used for parking and they are moving ahead in their commitment to rebuild that part of the City. He stated that in terms of community interest, the 50% is being invested in the middle and upper Hill District that was negotiated by the Authority several years ago.

Carl Redwood, of the Hill District Citizen Group, was present. Mr. Redwood is requesting affordable housing units for Low Hill for families at 50% AMI or below. He stated that there is not one single unit that meets the community plan guidelines. Currently, the plan is for 50% to 60% AMI with project-based vouchers. He stated that most residents and the seniors on a fixed income in their community cannot afford the units. He asked why is the project based vouchers are being cut off at 50% AMI. He questioned the one-million-dollar loan from the Pittsburgh Development Fund for affordable housing.

Ms. Jessica Smith Perry, the Authority's HOF Director stated that project-based Section 8 vouchers will go below 50% AMI. She stated that the intent of the Developer will be to apply with HACP for project based and operating and brick and mortar subsidies for this development that will require them to rent based on the HACP award. Ms. Hardeman stated that if you use project-based subsidy for eight or more units then you are required to follow certain rules. She stated that if you use project-based vouchers after the property is developed then you don't have to pay. Mr. Cummings stated that HUD 221(d)(4) will be used for the first mortgage and does not require affordability but does require a payment of prevailing wage.

Ronell Guy stated that the properties historically were 100% affordable. She stated that currently, what is replacing those properties is not affordable for individuals who had been misplaced to return. She stated that 2/3 of the individuals that lived on the Hill can no longer afford. She stated that the quality is no longer there as well.

Mr. Williamson stated that the current commitment if they forward with the existing obligations of various units available at 20% AMI, 50% to 80% AMI, 2 ½ percent at 60% AMI and 2 ½ % at 50% AMI for seven years. He stated that if we move forward with the current agreement and not push to amend, this is what will stand. He stated that what is being currently considered is more than doubling the length of affordability from seven to twenty years.

Ms. Smith Perry stated that once project-based vouchers are included in the development then individuals at 20% to 30% can use those vouchers.

Mr. Lavelle stated that Mr. Redwood's point is requesting clarity in the language.

Marimba Millones, President of, the Hill CDC, was present. Ms. Millones stated to the Media that this is a very serious project that has had generational impacts on this neighborhood. She stated that they have been laboring over this development for decades. She asked the Media to dive into the nuance of conversations such as this and stop casting this as the "community versus the Pittsburgh Penguins". She asked the Media to cast this meeting as an important conversation that requires time and space to deliberate. She stated that this project is long overdue. She feels that transparency is important when hundreds of millions of dollars are being invested into a private entity that are now being utilized. She is happy with the current development. She stated that it is the various Boards and elected Official's responsibility to assure the proper levels of transparency. She is requesting a different process. She feels frustrated attending meetings that are not productive. She is requesting more community input before items are voted on. She asked about the timeline in reviewing the documentation. Mr. Williamson stated that a lot of the narrative is contained in the Development Agreement that has been public for years. He stated that the Term Sheet currently available presents the new commitments that did not exist prior to today. He stated that there was no change to the Option Agreement, but they are following the steps required by the Option Agreement and additional measures that the Pittsburgh Penguins are committing to.

Mr. Acklin stated that there are conditions that the Board is assigning to the initial vote. There would also be a secondary process at the SEA as a joint owner.

Ms. Millones requested a process, moving forward to avoid the lack of access to items before they are voted on. Mr. Williamson stated that historically, the Board Agenda is posted forty-eight hours in advance. Ms. Millones is requesting some more time for review of the documentation just presented at today's meeting before the Authority Board votes on them. She asked what the Hill District Conservancy Community Association is. Mr. Clark believes that it is an organization formed by the owners of Block that contains open space. Ms. Millones asked about the details of the amendments to Lower Hill LERTA item and other documents. Mr. Williamson stated that the amendments that need drafted will reflect the commitments made in the Term Sheet. Mr. Williamson explained the purpose of the amendments. She asked if Air Rights are on the table. Mr. Williamson answered in the negative. She asked for the total amount of subsidy. Mr. Acklin said that as of today, Block B, the housing project will cost \$90,000,000 to construct, and the proposed subsidy as of today is \$1,000,000 and the rest is through loans and private capital. He stated that Block E project is at \$120,000,000 to construct, and the proposed subsidy as of today is \$3,000,000, plus Parking Tax Diversion revenue at \$1,000,000 a year. Ms. Millones stated that the area has critical needs and asked how they are being addressed. She feels that new and creative solutions can result if given a chance.

Mr. Lavelle addressed two projects that the public didn't have enough information about. He feels that at some point this project must move forward. He feels that the community should have an opportunity to review the documentation. He requested a Special Board Meeting. He requested updated documentation and explanation of the process. He acknowledged the bad deal the community had been handed. He addressed other concerns.

Ms. Guy spoke of the lack of support from various entities.

Mr. Williamson stated that the Authority Board has an obligation to create a process that will rebuild the community's trust. He agreed with Mr. Lavelle on postponement of the vote for another week. Mr. Williamson motioned to postpone the vote for a date to be determined with no fewer than three days' notice. Ms. Powell requested more clarity of the Authority's responsibility to the public.

#### AGENDA "B"

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

1. Lawrenceville- 346

- a. Certificate of Completion for Richard and Paula Kowalecki, for Block 25-D, Lot 203, in the 6<sup>th</sup> Ward (sideyard - 3339 Ligonier Street).

#### **RESOLUTION NO. 346 (2019)**

RESOLVED: That issuance of a Certificate of Completion to Richard and Paula Kowalecki, for Block 25-D, Lot 203, in the 6<sup>th</sup> Ward, and return of the Good Faith Deposit (sideyard - 3339 Ligonier Street).are hereby approved, and the Executive Director, Interim Executive Director, Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute said Certificate of Completion, and the Secretary or the Assistant Secretary is authorized to attest same and affix the seal of the Authority thereto.

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

- a. Approval of Darche Rolan to receive a Down Payment Closing Cost Assistance Deferred Loan. Ms. Rolan is an employee of the Housing Authority of the City of Pittsburgh.

#### **RESOLUTION NO. 347 (2019)**

RESOLVED: That approval of Darche Rolan, an employee of the Housing Authority of the City of Pittsburgh to receive a Down Payment Closing Cost Assistance Deferred Loan is hereby approved.

- b. Approval of Michael Honza to receive a Down Payment Closing Cost Assistance Deferred Loan. Mr. Honza is an employee of the City of Pittsburgh Fire Department.

**RESOLUTION NO. 348 (2019)**

RESOLVED: That approval of Michael Honza, an employee of the Housing Authority of the City of Pittsburgh Fire Department to receive a Down Payment Closing Cost Assistance Deferred Loan is hereby approved.

3. Assistant Secretary

- a. Appointment of Matt Santiago and Daniel Grantham as an Assistant Secretary's for the Authority.

**RESOLUTION NO. 349 (2019)**

RESOLVED: That appointment of Matt Santiago and Daniel Grantham as Assistant Secretary's for the Authority is hereby approved.

4. Adoption of Policy for Administration of Change Orders to Construction and Demolition Contracts: -

- a. The Executive Director shall approve change orders to contracts, awarded for \$500,000 or less, for an amount not to exceed 25% of the contract price or \$50,000, whichever is less.

**RESOLUTION NO. 350 (2019)**

RESOLVED: That the Executive Director shall approve change orders to contracts, awarded for \$500,000 or less, for an amount not to exceed 25% of the contract price or \$50,000, whichever is less is hereby approved.

- b. The Executive Director shall approve change orders to contracts awarded in excess of \$500,000, for an amount not to exceed 10% of the contract price.

**RESOLUTION NO. 351 (2019)**

RESOLVED: That the Executive Director shall approve change orders to contracts awarded in excess of \$500,000, for an amount not to exceed 10% of the contract price is hereby approved.



5. Amendment of Resolution No. 96 of (2019) to increase the Professional Service Agreement with Mt. Lebanon Office Interiors Inc. amount from \$103,740 to \$110,000.

**RESOLUTION NO. 352 (2019)**

RESOLVED: That Resolution No. 96 of (2019) is hereby amended, to increase the Professional Service Agreement with Mt. Lebanon Office Interiors Inc. amount from \$103,740 to \$110,000.

6. Agreement with Furbee Associates LLC for consulting services, for an amount of up to \$15,000.00.

**RESOLUTION NO. 353 (2019)**

RESOLVED: That an agreement with Furbee Associates LLC for consulting services, for an amount of \$15,000, payable from the Administrative Revolving Fund (ARF), is hereby approved, and the Executive Director, Interim Executive Director, Deputy Director, Interim Deputy Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

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

  
Assistant Secretary

