

5. Center for Housing Opportunities
 - a. New Granada Square Apartments – Granada Apartments LP
 1. Housing Opportunity Fund (HOF) Rental Gap Program (RGP) Loan Agreement with Granada Apartments LP or a related entity, in an amount up to \$414,770 for the construction of a mixed-use affordable housing building with 40 new apartments and ground floor commercial retail space in the Middle Hill District
 2. Rental Housing Development Improvement Program (RHDIP) Loan Agreement with Granada Apartments LP for up to \$335,230.
 3. Community Development Investment Fund (CDIF) Grant Agreement(s) with Hill Community Development Corporation (Hill CDC) in the aggregate amount up to \$300,000 and a waiver of the CDIF administrative guidelines.
 4. UDAG Program Income Fund (UPIF) Commercial Loan Agreement with Granada Apartments LP for up to \$700,000.
 5. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 10-N, Lots 267, 268, 269, 270, 274, 275, 276, 278, 279, 280, 289, and 290, in the 5th Ward, to Granada Apartments LP, for \$125,000 plus costs.

Director's Report

The Hill CDC and CHN Housing Partners are the developers of the Granada Square Apartments, forming a single-purpose entity, Granada Apartments LP. The project will redevelop several vacant parcels of land into a five-story mixed-use commercial and residential building. The URA owns 12 of the parcels and the Hill CDC owns three.

In January 2020, the Board approved the proposal and execution of a disposition contract with Granada Apartments, LP, for the sale and redevelopment of Block 10-N, Lots 267, 268, 269, 270, 274, 275, 276, 278, 279, 280, 289, and 290, in the 5th Ward. The lots total approximately 21,207 square feet and are adjacent to the historic New Granada Theater on the block generally bounded by Centre Avenue, Wylie Avenue, Devilliers Street, and Erin Street in the Middle Hill District neighborhood.

The project is a 9% Low Income Housing Tax Credit (LIHTC) development that will provide a total of 40 affordable artist-preference housing units. Four (4) units will be rented to households with incomes at or below 20% Area Median Income (AMI), 17 units will be rented to households with incomes at or below 50% AMI, 15 units will be rented to households with incomes at or below

60% AMI, and the remaining four (4) units will be rented to households with incomes at or below 80% AMI. The developer has secured a commitment of Project-Based Section 8 rental assistance for 10 units through the Housing Authority of the City of Pittsburgh (HACP). The first floor will have 6,500 square feet of leasable commercial space fronting Centre Avenue.

Plans for the commercial space on the first floor of the New Granada Square Apartment building include a restaurant (1,995 square feet), and five (5) retail spaces (ranging between 694 and 939 square feet).

The project addresses goals and priorities detailed in the Greater Hill District Master Plan by honoring the historic and cultural legacy of the Hill District, providing quality rental housing choices, and bringing new commercial space into a primary business corridor for the Hill District. The project will be located next to the New Granada Theater and aims to bring back the cultural vibrancy of the area's past.

A waiver of the Community Development Investment Fund ("CDIF") program guidelines is being requested to provide a CDIF grant in excess of \$150,000 to the Hill CDC to invest in the project. The mixed-use nature of the project and overall project feasibility requires the additional investment.

Approval of final drawings, final evidence of financing, and authorization to execute a deed is contingent upon receipt and approval by URA staff of final drawings, construction costs, and final evidence of financing, and of City Council authorization to execute the disposition contract. Approval of URA loans is contingent on Part 58 approval by the U.S. Department of Housing and Urban Development ("HUD").

Details of the development are as follows:

Borrower:	Granada Apartments LP
Developer(s):	Hill CDC Marimba Milliones 2015 Centre Avenue, 2 nd Floor Pittsburgh, PA 15219 CHN Housing Partners Mike Bier 2999 Payne Avenue, 3 rd Floor Cleveland, OH 44414
Architect:	Perfido Weiskopf Wagstaff & Goettel (PWWG) 408 Boulevard of the Allies Pittsburgh, PA 15219
General Contractor:	Mistick Construction

1300 Brighton Rd.
Pittsburgh, PA 15233

Location: Approximately 2029 Centre Avenue, Middle Hill

Ward: 5th Ward

Description: Construction of a mixed-use, affordable housing building with 40 new apartments and 6,500 square feet of commercial retail space in the Middle Hill District.

Total Development Costs: \$16,007,698

URA Financing Sources:

\$414,770 - HOF RGP Loan, 0%, 40 years
*HOF Advisory Board approved this at their March 5, 2020 meeting.

\$335,230 - RHDIP Loan, 0%, 40 years

\$300,000 - CDIF Grant

\$700,000 - UPIF Commercial Loan, 3.5%, 20 years

\$1,750,000 Total URA

Other Financing Sources:

LIHTC Tax Credit Equity (Key Bank) \$11,464,853

HACP \$1,000,000

PHFA PHARE \$500,000

Deferred Developer Fee \$327,935

Commercial – PNC \$165,000

Commercial – Foundation Grant \$300,000

Commercial – Hill CDC reinvested
developer fee \$499,910

Total Other \$14,257,698

Program Benefit: Redevelops prominently located vacant lots along Centre Avenue in the Middle Hill District and adds needed affordable housing and commercial retail space in the community.

Real Estate Loan Review
Committee Status:

Presented and approved at the March 11, 2020
meeting.

MWBE Review:

MWBE Narrative has been approved. Full plan will
be reviewed and approved prior to closing.

RESOLUTION NO. ____ (2020)

RESOLVED: That a Rental Gap Program loan with Granada Apartments LP or a related entity, for the construction of a mixed-use affordable housing building with 40 new apartments and ground floor commercial retail space in the Middle Hill District, in the amount of \$414,770, payable from the Housing Opportunity Fund Rental Gap Program is hereby approved, and the Executive Director, Deputy Executive 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.

RESOLUTION NO. ____ (2020)

RESOLVED: That a loan with Granada Apartments LP or a related entity, for the construction of a mixed-use affordable housing building with 40 new apartments and ground floor commercial retail space in the Middle Hill District, in the amount of \$335,230, payable from the Rental Housing Development and Improvement Program (RHDIP) is hereby approved, and the Executive Director, Deputy Executive 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.

RESOLUTION NO. ____ (2020)

RESOLVED: That grant(s) with Hill Community Development Corporation (Hill CDC), for the construction of a mixed-use affordable housing building with 40 new apartments and ground floor commercial retail space in the Middle Hill District, in the aggregate amount of \$300,000, payable from the Community Development Investment Fund (CDIF) is hereby approved, and the Executive Director, Deputy Executive 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; and it is

RESOLVED FURTHER: That a waiver of the CDIF Administrative guidelines to provide a grant in excess of \$150,000 is hereby approved.

RESOLUTION NO. ____ (2020)

RESOLVED: That a loan with Granada Apartments LP or a related entity, for the construction of a mixed-use affordable housing building with 40 new apartments and ground floor commercial retail space in the Middle Hill District, in an amount of \$700,000, payable from the UDAG Program Income Fund (UPIF) is hereby approved, and the Executive Director, Deputy Executive 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.

RESOLUTION NO. ____ (2020)

RESOLVED: That the final drawings and evidence of financing submitted by Granada Apartments LP for the sale of Block 10-N, Lots 267, 268, 269, 270, 274, 275, 276, 278, 279, 280, 289, and 290, in the 5th Ward, in the amount of \$125,000 plus costs are hereby approved, and the Executive Director, Deputy Executive 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. Contingent upon receipt and approval by URA staff of final drawings and construction costs and final evidence of financing, as well as to City Council authorization to execute the disposition contract.

5. Center for Housing Opportunities

b. Manchester Row

1. UDAG Program Income Fund (UPIF) loan agreement with Manchester Row House Renaissance, LLC in the amount of \$267,900.
2. Housing Opportunity Fund (HOF) For Sale Development Program (FSDP) grant agreement with Manchester Row House Renaissance, LLC in the amount of \$210,000.
3. Pittsburgh Housing Construction Fund (PHCF) grant agreement with Manchester Row House Renaissance, LLC in the amount of \$700,000.
4. HUD Upfront grant agreement with Manchester Row House Renaissance, LLC in the amount of \$360,000.
5. Housing Recovery Program-Developer (HRP-D) agreement with Manchester Row House Renaissance, LLC in the amount of \$270,000.
6. Rescission of Resolution Nos. 173, 174 and 175 (2018).

Director's Report

At its meeting of June 14, 2018, the Board approved final drawings, final evidence of financing and execution of a deed for the sale of Block 22-K, Lots 34, 38, 39, 132, 132A, 133, 133A, 134A, and 136, and Block 22-L, Lots 289 and 298B, in the 21st Ward, to Manchester Row House Renaissance, LLC. Since then, the proposed development has not changed but the development partners, development budget and requested Authority financing have changed. Authorization is now requested to approve the above loan and grant agreements in support of this scattered site housing rehabilitation for resale project. Resolutions regarding the previously approved 2018 financing plan are being rescinded.

The project development includes 1122, 1124, and 1126 Warlo Street, 1316 and 1318 Lake Street, and 1424, 1426, 1428, and 1430 Rush Street located in the Manchester neighborhood. The above properties were initially part of a rental housing portfolio known as Renaissance Apartments that was foreclosed upon by the HUD and deeded to the Authority in 2003. HUD Upfront grant funds in the amount of \$40,000 per unit are available to fund a portion of the project rehabilitation costs.

The balance of the Renaissance Apartments portfolio has been redeveloped into a mix of affordable and market-rate rental and for-sale housing units in several development phases. These nine (9) units were originally slated for demolition due to their alley way location and dilapidated condition. However, due to their historic nature, community residents and other

stakeholders requested that the units be preserved and rehabilitated as affordable for-sale homes in the community adding to the economic diversity in the neighborhood.

Manchester Citizens Corporation and local developer October Real Estate Holdings have formed a new, for-profit single-purpose entity, Manchester Row House Renaissance, LLC (MRHR), to renovate the deteriorated buildings into nine (9), single family, affordable for-sale residences. MRHR will rehabilitate and sell the homes to income-eligible buyers for homeownership. Three (3) of the homes will be sold to buyers with incomes at or below 80% AMI with the other six (6) units sold to buyers with incomes at or below 120% AMI.

Details of the development are as follows:

Developer:	Manchester Row House Renaissance, LLC
Non-Profit HOF Applicant:	Manchester Citizens Corporation
Property Locations:	1122, 1124, 1126 Warlo Street, 1316 & 1318 Lake Street and 1424, 1426, 1428, 1430 Rush Street
Ward:	21 st Ward
Description:	The development includes historic renovation and affordable resale of nine (9) single family townhomes for homeownership.
Architect:	Robert Baumbach 900 Middle Street Pittsburgh, PA 15212
General Contractor:	October Development 911 James St Pittsburgh, PA 15212
Total Development Costs:	\$2,695,724
Other Development Sources:	
Dollar Bank Loan	\$1,071,600
Deferred Costs	<u>\$ 86,224</u>
Total:	\$1,157,824

Authority Financing:

	\$267,900 -	UPIF Loan – 2% interest rate, 24-month term
	\$210,000-	HOF FSDP Grant
	\$700,000-	PHCF (Grant-Neighborhood Stabilization Program)
	<u>\$360,000-</u>	HUD Upfront Grant
Total URA financing:	\$1,537,900	

Authority Permanent Financing:

\$270,000- HRP-D Agreement

Property Address	Project Type	Anticipated Sale Price	Affordability To
1122 Warlo St	3br, 1ba	\$115,000	HH at or below 80% AMI
1124 Warlo St	3br, 1ba	\$115,000	HH at or below 80% AMI
1126 Warlo St	3br, 1ba	\$115,000	HH at or below 80% AMI
1316 Lake St	4br, 2ba	\$180,000	HH at or below 120% AMI
1318 Lake St	4br, 2ba	\$180,000	HH at or below 120% AMI
1424 Rush St	3br, 2 1/2 ba	\$180,000	HH at or below 120% AMI
1426 Rush St	3br, 2 1/2 ba	\$180,000	HH at or below 120% AMI
1428 Rush St	3br, 2 1/2 ba	\$180,000	HH at or below 120% AMI
1430 Rush St	3br, 2 1/2 ba	\$180,000	HH at or below 120% AMI

*An affordability deed restriction will be recorded for nine units for 99 years

Program Benefit:

This development will eliminate blight and increase affordable homeownership opportunities in a historic Pittsburgh neighborhood that has seen an increase in housing values.

HOF Advisory Board Review:

Approved at the March 5, 2020 meeting

Real Estate Loan Review

Committee Status:

Approved at the March 11, 2020 meeting

M/WBE Review

Committee Status:

MWBE Narrative approved. A final MWBE plan will be reviewed and approved prior to closing.

RESOLUTION NO. ____ (2020)

RESOLVED: That a loan with Manchester Row House Renaissance, LLC, for scattered site housing rehabilitation and resale project in the Manchester neighborhood, in an amount of up to \$267,900, payable from the UDAG Program Income Fund (UPIF) is hereby approved, and the Executive Director, Deputy Executive 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.

RESOLUTION NO. ____ (2020)

RESOLVED: That a For Sale Development Program (FSDP) grant with Manchester Row House Renaissance, LLC, for scattered site housing rehabilitation and resale project in the Manchester neighborhood, in an amount of up to \$210,000, payable from the Housing Opportunity Fund (HOF) For Sale Development Program (FSDP) is hereby approved, and the Executive Director, Deputy Executive 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. ____ (2020)

RESOLVED: That a grant with Manchester Row House Renaissance, LLC, for scattered site housing rehabilitation and resale project in the Manchester neighborhood, in an amount of up to \$700,000, payable from the Pittsburgh Housing Construction Fund (PHCF) is hereby approved, and the Executive Director, Deputy Executive 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. ____ (2020)

RESOLVED: That a HUD Upfront grant with Manchester Row House Renaissance, LLC, for scattered site housing rehabilitation and resale project in the Manchester neighborhood, in an amount of up to \$360,000, is hereby approved, and the Executive Director, Deputy Executive 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. ____ (2020)

RESOLVED: That an agreement with Manchester Row House Renaissance, LLC, for scattered site housing rehabilitation and resale project in the Manchester neighborhood, in an amount of up to \$270,000, payable from the Housing Recovery Program – Developer (HRP-D) is hereby approved, and the Executive Director, Deputy Executive 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. ____ (2020)

RESOLVED: That Resolution Nos. 173,174 and 175 of (2018) are hereby rescinded.

5. Center for Housing Opportunities

c. East Liberty Development, Inc. (ELDI) New Market Tax Credits

1. Amendment of Pittsburgh Development Fund loan agreement with ELDI in the amount of \$215,000.
2. Pittsburgh Housing Construction Fund grant agreement with ELDI in the amount of \$150,000.

Director's Report

At its meeting of May 9, 2019, the Board approved construction and permanent financing for the East Liberty New Markets Tax Credit (NMTC) Homeownership Project. The URA commitment included a Pittsburgh Development Fund (PDF) loan in the amount of \$1,500,000 and a Housing Recovery Program-Developer (HRP-D) agreement in the aggregate amount of \$570,000. On July 24, 2019, ELDI closed on the construction financing of the Homeownership Project. Authorization is now requested to approve the above loan increase and grant agreement in support of this scattered site housing rehabilitation for resale project.

The development consists of the new construction of eight (8) homes and the rehabilitation of 18 homes in highly distressed census tracts in East Liberty, Larimer and Garfield. Of the 26 total homes, 18 will be sold to low-income families. The project uses a mixed-income approach to create affordable homeownership opportunities in these neighborhoods. The project meets the home ownership goals of the community plans for East Liberty, Larimer and Garfield. This development also advances critical goals of the East Liberty/Larimer HUD Choice Neighborhoods Implementation Grant that is a comprehensive revitalization approach anchored by a \$30 Million HUD grant.

The project was awarded NMTC from Pittsburgh Urban Initiatives (PUI). PUI is an LLC affiliated with the URA. This community development entity (CDE) was created in order to apply for and facilitate NMTC deployment for projects and invest in low-income City of Pittsburgh neighborhoods. This is PUI and the URA's first for-sale housing NMTC development.

At the time of the NMTC closing, ELDI sourced approximately \$360,000 of required equity from an unsecured loan from First Commonwealth Bank. The repayment of the unsecured First Commonwealth Bank loan was expected to be sourced with a previously awarded Federal Home Loan Bank (FHLB)- Affordable Housing Program (AHP) grant to ELDI. It was later determined that there was an incompatibility between FHLB and NMTC program requirements. FHLB has since rescinded the grant commitment for the associated NMTC units, creating a \$360,000 funding gap in the NMTC construction financing. ELDI has requested assistance from the URA to retire the First Commonwealth Bank loan associated with NMTC Homeownership Units. ELDI NMTC units associated with First Commonwealth Bank debt are as follows: 208, 310, 519, and 521 N. Fairmont Street, 233 N. Aiken Avenue, and 331, 338, 348, 420, and 474 Enright Court.

The previously committed HRP-D deferred second mortgages in the aggregate amount up to \$570,000 to ELDI will assist ELDI in the resale of 18 units to future low-income owner occupants. The baseline requirement for NMTC program is that 20% of the units be sold to buyers with incomes at 80% or less of AMI. ELDI intends to sell 15 (57%) of the homes to buyers with incomes at or below 80% AMI. Three (3) of the units are intended to be sold to buyers with incomes above 80% AMI and below 120% AMI. All of the low-income homeowners will receive pre-purchase counseling, education and support that will help make them become successful homeowners.

Details of the development are as follows:

Developer:	East Liberty Development, Inc. (ELDI)
Property Locations:	701 and 729 N. Euclid Avenue 315, 317, 511 & 513 N. St. Clair Street 705 Chislett Street 5822 Rippey Street 5641 and 5708 Rural Street 208, 519, 521, 310 Fairmont Street 372, 474, 348, 338, 331, 326, 420, 476 Enright Court 27 Mayflower Street 121 Shetland Street 233 N. Aiken Avenue 708 Moga
Ward:	10 th , 11 th , 12 th Wards
Description:	Development loan increase and grant for the renovation and new construction of 26 homes associated with the ELDI NMTC Homeownership Program.
Architect:	<u>New Construction Homes</u> Benjamin Maquire Architect, LLC 1208 Mifflin Ave Pittsburgh, PA 15218 Midland Architecture 219 57 th Street, Studio F Pittsburgh, PA 15201 <u>Rehabilitated Homes</u> citySTUDIO 5150 Penn Avenue Pittsburgh, PA 15224

General Contractor: New Construction Homes
PWCampbell
Akator Construction, LLC

Rehabilitated Homes
Open Hand Ministries
Shape Development

Total Development Costs: \$8,048,000

Other Development Sources:

Tax Credit Equity -US Bank (0.81 /\$1.00)	\$2,211,300
Dollar Bank Loan	\$2,349,265
Neighborhood Allies Grant	\$500,000
ELDI Equity	\$219,607
ELHI (East Liberty Housing Inc) Equity	\$239,435
ELDI Loan (costs prior to 6-30-2017)	\$503,393
URA predevelopment loan	<u>\$160,000</u>
Total Other Financing	\$6,183,00

Previously Approved Authority Financing:

PDF Loan	\$1,500,000	(3%, 3-year term)
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Requested Authority Financing:

	\$150,000 -	PHCF Grant
	<u>\$215,000</u> -	PDF Loan Increase, 3%, 3-years
Total URA financing:	\$1,865,000	

Previously Approved Authority Permanent Financing:

Program Benefit: \$570,000-HRP-D
The project will add much needed affordable housing units to the East Liberty, Larimer and Garfield neighborhoods

Real Estate Loan Review

Committee Status: Loan increase and grant approved at the March 11, 2020 meeting

M/WBE Review

Committee Status: The final M/WBE plan was approved on July 23, 2019.

RESOLUTION NO. ____ (2020)

RESOLVED: That amendment of a Loan Agreement with East Liberty Development, Inc, dated July 24, 2019, for a scattered site for-sale housing development in the East Liberty, Garfield and Larimer neighborhoods, for an increase of up to \$215,000, for a total Agreement amount of \$1,715,000, payable from the Pittsburgh Development Fund (PDF) is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an amendment of loan agreement and related documents therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. ____ (2020)

RESOLVED: That a grant with East Liberty Development, Inc, for a scattered site for-sale housing development in the East Liberty, Garfield and Larimer neighborhoods, in an amount of up to \$150,000, payable from the Pittsburgh Housing Construction Fund (PHCF) is hereby approved, and the Executive Director, Deputy Executive 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.

5. Center for Housing Opportunities

- d. Homeowner Assistance Program (HAP) and Homeowner Assistance Program Plus (HAP+)
1. Agreement with McMeekin Construction in the amount of \$315,000.
 2. Agreement with Concrete Rose Construction in the amount of \$140,000.
 3. Agreement with Spanbauer Construction in the amount of \$280,000.
 4. Agreement with Low Country Building Solutions in the amount of \$140,000.

Director's Report

The main objective of the HOF Homeowner Assistance Program (HAP) is to provide financial and technical assistance to eligible borrowers for rehabilitating and improving residential owner-occupied properties citywide. Through HOF HAP, the URA provides deferred 0% interest loans and grants to assist low-income borrowers to: bring their homes into compliance with city codes; undertake energy efficiency improvements; and undertake eligible general property improvements. The homeowners must have annual household incomes at or below 50% AMI. The program, in operation since June 2019, was recently expanded to include HAP + which will service households with incomes above 50% AMI but below 80% AMI.

Authorization is requested to enter into contracts with four (4) contractors for the HAP and HAP+ programs. The contractors and the requested contract amounts are as follows:

Low Country Building Solutions- \$140,000 –The President of Low Country Building Solutions is Mona Minnie. Their office is located at 1455 Spring Garden Ave, Pittsburgh, PA 15212.

Concrete Rose Construction - \$140,000 - The Founder and CEO of Concrete Rose is Tina Daniels (412-235-2800). Concrete Rose Construction is a M/WBE certified firm. Their office is located at 138 E Agnew Ave, Pittsburgh, PA 15210.

Spanbauer Construction - \$280,000 - The Owner is Michael Spanbauer. Their office is located at 3220 Forest Lane, Murrysville, PA 15668.

McMeekin Contracting, Inc - \$315,000 – The Owner is Joseph McMeekin. Their office is located at 59 Verona Road, Pittsburgh, PA 15235.

RESOLUTION NO. ____ (2020)

RESOLVED: That an agreement with McMeekin Construction to provide financial and technical assistance to eligible Borrowers for rehabilitating and improving residential owner-occupied properties citywide, in an amount of up to \$315,000, payable from the Housing Opportunity Fund (HOF) Homeowner Assistance Program (HAP) and Homeowner Assistance Program Plus (HAP+) is hereby approved, and the Executive Director, Deputy Executive 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. ____ (2020)

RESOLVED: That an agreement with Concrete Rose Construction to provide financial and technical assistance to eligible Borrowers for rehabilitating and improving residential owner-occupied properties citywide, in an amount of up to \$140,000, payable from the Housing Opportunity Fund (HOF) Homeowner Assistance Program (HAP) and Homeowner Assistance Program Plus (HAP+) is hereby approved, and the Executive Director, Deputy Executive 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. ____ (2020)

RESOLVED: That an agreement with Spanbauer Construction to provide financial and technical assistance to eligible Borrowers for rehabilitating and improving residential owner-occupied properties citywide, in an amount of up to \$280,000, payable from the Housing Opportunity Fund (HOF) Homeowner Assistance Program (HAP) and Homeowner Assistance Program Plus (HAP+) is hereby approved, and the Executive Director, Deputy Executive 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. ____ (2020)

RESOLVED: That an agreement with Low Country Building Solutions to provide financial and technical assistance to eligible Borrowers for rehabilitating and improving residential owner-occupied properties citywide, in an amount of up to \$140,000, payable from the Housing Opportunity Fund (HOF) Homeowner Assistance Program (HAP) and Homeowner Assistance Program Plus (HAP+) is hereby approved, and the Executive Director, Deputy Executive 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.

5. Center for Housing Opportunities

e. Residential Façade Program Guideline Revisions

1. Amendment of Program Guidelines

Director's Report

The Residential Façade Program (RFP) is an existing program originally intended to improve the physical appearance of the homes within the boundaries of six (6) designated neighborhoods in the city. The program was targeted to property owners with residential properties in areas where other significant residential public investments had recently occurred. However, the eligible program areas haven't changed in more than five years; therefore, the Program Guidelines are being amended to encompass the entire City. This program is available to income eligible City homeowners within a one block or 400-foot radius of an eligible URA, Pittsburgh Housing Development Corporation (PHDC), or community development corporation (CDC) led community development initiative.

Highlights of the program parameters are:

1. Grants will now be tiered based on income eligibility. Previously, the program did not have income guidelines. The maximum program grant amount and required homeowner contribution are scaled based on household income. The chart below is based on a total residential façade program grant project of \$10,000.

Area Median Income	50% to 80%	80% to 100%	100% to 120%
Client Minimum Contribution	20% Or \$2,000	35% Or \$3,500	50% Or \$5,000
URA Maximum Contribution	80% Or \$8,000	65% Or \$6,500	50% Or \$5,000
Total Project Financing	\$10,000	\$10,000	\$10,000
Project Gap	\$0	\$0	\$0

2. Exterior improvements should preserve the original building design and be sympathetic to the architectural character of the surrounding neighborhood. Eligible improvements can include:
 - a. restoration of architectural details,
 - b. replacement of deteriorated or in-efficient windows,
 - c. cleaning and re-pointing brick, painting, removing or repairing awnings,
 - d. replacement or upgrades of porches, gutter and downspout repair/replacement, lighting, etc.

The revised program guidelines are attached.

RESOLUTION NO. ____ (2020)

RESOLVED: That the amended Residential Façade Program Guidelines are hereby approved.

5. Center for Housing Opportunities

f. Housing Opportunity Fund COVID 19 Program

1. Authorize \$300,000 from the Demonstration Program Housing Opportunity Fund (HOF) 2019-line item to be used for a new program to help households who are struggling to pay housing expenses due to COVID-19.
2. Amend Contract Agreements with the Urban League of Greater Pittsburgh to increase the existing contract by \$300,000 from \$400,000 to \$700,000.
3. Approval of program guidelines.

Director's Report

Authorization is requested to use \$300,000 of the Demonstration Program funding to create a new program to help households who are struggling to pay housing expenses due to COVID-19. Authorization is also requested to enter into the above-mentioned contract amendment with the Urban League of Pittsburgh for the administration of the program.

Due to many businesses closing during COVID-19, the number of families experiencing a housing crisis has increased. Therefore, the creation of a new program to target households affected by the loss of wage related to COVID-19 will help to serve families affected by work closures. The Urban League of Pittsburgh is currently one of four Program Administrators for the existing Housing Stabilization Program. Beginning March 23, 2020, they will begin to operate and staff the new COVID-19 program modeled after the Housing Stabilization Program.

The Urban League of Greater Pittsburgh is a comprehensive social service/civil rights organization in Southwestern Pennsylvania. The Urban League has extensive experience working with diverse populations and currently operates numerous programs including a rental assistance program and Children, Youth, and Family services programs. The President of the Urban League of Greater Pittsburgh is Esther Bush (412-227-4802). The offices are located at 610 Wood Street, Pittsburgh, PA 15222.

HOF Advisory Board Review: Approved via an emergency conference call on March 17, 2020.

M/WBE Review Committee Status: Total per household project costs will be less than \$250,000; therefore, this program is not subject to the URA's M/WBE review process. The Urban League of Greater Pittsburgh is still encouraged to make good faith efforts to be inclusive and equitable with their hiring practices.

RESOLUTION NO. _____ (2020)

RESOLVED: That the reallocation of \$300,000 from the Demonstration Program Housing Opportunity Fund (HOF) 2019-line item to a new program to help households who are struggling to pay housing expenses due to COVID-19 is hereby approved.

RESOLUTION NO. _____ (2020)

RESOLVED: That an amendment of the Agreement(s) with Urban League of Greater Pittsburgh for an increase of up to \$300,000, for a total Agreement(s) amount not to exceed \$700,000, is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute an amendment(s) therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION _____ (2020)

RESOLVED: That approval of the program guidelines is hereby approved.

6. Real Estate

a. Federal North – W North Avenue

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

Director's Report

At its meeting on March 14, 2019, the URA Board approved a revised redevelopment proposal submitted by Garden Theater Block, LLC (TREK Development Group and Q Development) for the sale and redevelopment of portions of the "Garden Theater Block" in the Central North Side neighborhood, including properties located along West North and Federal Streets, and authorized execution of a disposition contract with Garden Theater Block, LLC.

Authorization is now requested to approve an amended redevelopment proposal and to execute a deed for the conveyance of the property. Garden Theater Block, LLC will acquire the remaining approximately 20,125-square-foot portion of the Garden Theater Block for \$109,328, which is the balance of the previously approved purchase price.

The plans for the property include reuse and restoration of the existing structures on Federal Street and development of a five-story rental apartment building with ground floor retail space on the current vacant lots. The amended plan includes working with the community on activating the vacant lots until development progresses, consolidating the parcels with the Garden Theater (Block 23-L, Lot 83), and moving forward with city approval processes to get the new structure built.

The redeveloper will return to the Board for approval of final drawings and final evidence of financing prior to beginning construction.

In total, the project will encompass 56 rental apartments. Development costs are estimated at approximately \$17.2 million. MWBE and MWI Narratives are on file for the project and a final MWBE Plan will be required prior to the start of construction.

This authorization is subject to execution by the developer of a reverter deed that URA will record if construction has not started by a URA mandated date retain and certain.

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

RESOLUTION NO. _____ (2020)

RESOLVED: That the amended Redevelopment Proposal submitted by Garden Theater Block, LLC for the sale of Block 23-L, Lots 76, 78, 79, 87, 89, 90, 91, and 92 in the 22nd Ward, and execution of a disposition contract by sale to Garden Theater Block, LLC, for \$109,328, are hereby approved, contingent upon final staff approval of all submittals, and the Executive Director, Deputy Executive Director and/ or Chief Financial Officer, on behalf of the Authority, is hereby authorized to execute a disposition contract, deed 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.

6. Real Estate

b. Chateau – Esplanade

1. Option for the sale of Block 7-E, Lot 30, and Block 7-F, Lots 2, 10, 20, and 25, in the 21st Ward, to Esplanade Partners, LP or another entity to be formed, for \$1,500,000 plus costs.

Director's Report

At its meeting of December 13, 2018, the Board authorized exclusive negotiations with Millcraft Investments, Inc., Esplanade Partners, LP, or another entity to be formed for approximately 5.59 acres owned by the URA along the Ohio River just north of the Rivers Casino and the West End Bridge in Chateau. Since that meeting, Millcraft has completed significant due diligence on a major redevelopment project including: purchase option agreements in place for adjacent properties, continued environmental assessment work, preliminary zoning and permit discussions, pro forma refinement, programming, design, and community engagement.

Including the URA-owned parcels and adjacent site control, the proposed redevelopment project will transform an approximately 15-acre site of brownfield and former industrial properties into a mixed-use development with a wide variety of uses, with health and wellness as a central theme. Proposed uses include a hotel, residences, restaurants and other retail, a Ferris wheel, and a man-made lagoon or other water features, along with additional amenities including improvements to the Three Rivers Heritage Trail and recreational boating opportunities.

Preliminary plans call for approximately 100,000 square feet of experiential and destination restaurant and retail space at ground level surrounding and focusing on large public open spaces. The open space will include a large promenade for public events and outdoor dining including features such as public art, lagoon, lake and/or water fountains, etc. On the other side, the Heritage Trail will be relocated closer to the river and widened. Public amenities will be added to improve the experience of trail users. The river's edge will be enhanced and restored to a natural condition, with invasive vegetation removed.

Also planned for the site will be the addition of a boat marina offering approximately 150 slips for local and transient users, as well as a small houseboat community. A condominium building will house an estimated 123 for-sale units, with an integrated 163 car parking garage. An approximately 199- room full-service hotel will abut an aquarium and event center that are projected to generate an estimated one million visitors a year to the project and surrounding area. A grand staircase will lead to the roof of the aquarium, which will contain a large public plaza and Ferris wheel. The grand staircase can also function as amphitheater seating for live performance events on the adjacent promenade.

Approximately 246 rental apartments are planned, with 20% targeted to occupants at 50% AMI to address the affordable housing initiatives of the City of Pittsburgh. A public parking garage

with an estimated 730 parking spaces will sit beneath an office tower that will add an estimated 240,000 square feet of office space to the market. The size, type and uses of the buildings as well as the amenities of the project are still conceptual and subject to change.

The project budget is approximately \$528 million, including approximately \$88 million in public infrastructure costs for which TRID funding is being sought.

Authorization is requested to give Esplanade Partners, LP, or another entity to be formed an option to purchase Block 7-E, Lot 30, and Block 7-F, Lots 2, 10, 20, and 25, for \$1,500,000 plus costs, exercisable by submission of an acceptable redevelopment proposal package by September 19, 2021.

Esplanade Partners, LP, is a Pennsylvania limited partnership with a mailing address of 380 Southpointe Blvd., Suite 400, Canonsburg PA 15317. Esplanade Management LLC is the General Partner.

RESOLUTION NO. _____ (2020)

RESOLVED: That the execution of an option agreement with Esplanade Partners, LP or another entity to be formed, to acquire Block 7-E, Lot 30, and Block 7-F, Lots 2, 10, 20, and 25, in the 21st Ward, for \$1,500,000 plus costs, is hereby approved, and Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority is authorized to execute an option agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

6. Real Estate

c. Homewood – Kelly Street Property Donation

1. Acquisition, via donation, and execution of a deed or deeds for Block 125-F, Lot 239, and Block 125-G, Lot 13, in the 12th Ward from UPMC Presbyterian Shadyside for \$1 plus costs.

Director's Report

UPMC Presbyterian Shadyside owns a medical clinic and office building and an adjoining vacant parcel at 6714 Kelly Street in Homewood. The property, located just east of 5th Avenue and next to two additional vacant URA-owned parcels, contains a total land area of 14,175 square feet and is now surplus for UPMC. We are requesting authorization to acquire the property via donation for \$1 plus costs for potential housing-related redevelopment using Strategic Site Acquisition funds.

UPMC Presbyterian Shadyside is a Pennsylvania nonprofit with a mailing address at 600 Grant Street, Floor 60, Pittsburgh, PA 15219.

RESOLUTION NO. _____ (2020)

RESOLVED: That the acquisition, via donation, of publicly owned properties known as Block 125-F, Lot 239, and Block 125-G, Lot 13, in the 12th Ward, for \$1 plus costs, payable from Strategic Site Acquisition funds is hereby approved, and the Executive Director, Deputy Executive Director and/ or Chief Financial Officer, on behalf of the Authority, is authorized to execute a deed(s) and all documents required for said acquisition(s), and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

6. Real Estate

d. Citywide – BuildingBlocks Web Mapping and Data Application

1. Agreement with OpportunitySpace, Inc., dba Tolemi, for its BuildingBlocks cloud-based web application in an amount not to exceed \$25,000.

Director's Report

The URA implemented BuildingBlocks in early 2017 in an effort to equip staff with analytical tools to guide decision making and inform policy decisions at the Authority. Tolemi is a Boston-based “smart city” data analytics company that provides tools specializing in delivering mapping, visualizations, and advanced analytics.

The URA has already utilized Tolemi’s BuildingBlocks program to combine its own internal data with information from City of Pittsburgh departments of Finance, PLI, and Planning; Western Pennsylvania Regional Data Center; PA Spatial Data Access; US Census Bureau; and more to create an interface that gives staff the flexibility to investigate areas of interest at a deeper level, all instantly and in one place.

Since 2017, the URA has used BuildingBlocks as a tool to help guide strategic planning on property acquisition, identify nuisance properties, and provide real estate market level analysis. In 2020, the URA will continue to utilize BuildingBlocks for such processes. The 2020 road map also includes increased reporting functionality for staff as well as additional engagement between Tolemi and small staff groups across various URA departments, with the intention of finding gaps and pain-points in workflows where data and effective reporting may be helpful Authority-wide.

The 2020 cost of \$25,000 to utilize Tolemi allows for the URA to have unlimited staff users and includes continuing development and hosting of a land pricing model used by the Real Estate Department.

The funding source for this item is Inventory Management Fund.

OpportunitySpace, Inc., is a Massachusetts corporation with an address of 76 Summer Street, Third Floor, Boston, MA 02110. Andrew Kieve is Co-founder and CEO.

RESOLUTION NO. ____ (2020)

RESOLVED: That an agreement with OpportunitySpace, Inc., dba Tolemi, for its BuildingBlocks cloud-based web application, for an amount of up to \$25,000, payable from the Inventory Management Fund is hereby approved, and the Executive Director, Deputy Executive 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. Center for Innovation and Entrepreneurship

a. Business Loan Programs: Consolidation and New Program (Pittsburgh Business Fund) Guidelines

1. Consolidation of Pittsburgh Business Growth Fund, Urban Development Fund, and Enterprise Zone Revolving Loan Fund under a new business loan program: Pittsburgh Business Fund.
2. Approval of the Pittsburgh Business Fund guidelines.

Director's Report

The URA operates business loan programs in support of new business start-up and business expansion across the city of Pittsburgh.

The Pittsburgh Business Growth Fund, Urban Development Fund, and Enterprise Zone Revolving Loan Fund have operated over the past 20+ years as core lending programs, lending between \$30,000 - \$500,000 to Pittsburgh small businesses for working capital, equipment, FF&E, and real estate needs.

The authorization here is to combine these programs under one banner—the Pittsburgh Business Fund.

This will create greater efficiency internally and externally by reducing the number of programs offered—improving market clarity and streamlining internal processes.

Pittsburgh Business Fund program highlights:

Amount: Up to \$500,000

Interest rate: 5.5% (fixed, annual)

Closing fee: 3% of loan amount

Matching requirements: Minimum 10% equity.

As with current programs, a monthly loan closing report will be provided to the Board.

With this authorization, the URA will offer three core business loan programs:

- Micro Enterprise Loan Fund (loans up to \$30,000 for micro business enterprises)
- Pittsburgh Business Fund
- Pittsburgh Entrepreneur Fund (technology - based business loan program)

RESOLUTION NO. _____ (2020)

RESOLVED: That the consolidation of the Pittsburgh Business Growth Fund, Urban Development Fund and the Enterprise Zone Revolving Loan Fund to form the Pittsburgh Business Fund is hereby approved.

RESOLUTION NO. _____ (2020)

RESOLVED: That the Pittsburgh Business Fund guidelines are hereby approved.

7. Center for Innovation and Entrepreneurship

- b. Streetface and Storefront Renovation Programs - consolidation and new program (Façade Renovation Program)
 - 1. Consolidation of existing Streetface and Storefront Renovation Programs under single facade program: Façade Renovation Program.
 - 2. Approval of Façade Renovation Program guidelines.

Director’s Report

The URA has operated two core Façade renovation programs over the past several years:

- Streetface Renovation Program
- Storefront Renovation Program

The Streetface Renovation Program provides up to \$30,000 in forgivable loans to full façade renovation projects in 20 designated Mainstreet business districts across the City of Pittsburgh.

The Storefront Renovation Program provides up to \$5,000 matching grants to storefront improvement projects available to any storefront in the City of Pittsburgh.

This authorization combines the two façade programs under one program banner. This will lead to improved internal process efficiency, market clarity, and program sustainability.

The newly consolidated Façade Renovation Program will have the following characteristics:

Grant product line	Notable change from current program
Amount: Up to \$5,000 grants Fees: \$350 application fee (total project cannot exceed \$25,000)	Increase in application fee from \$250 - \$350
Eligible uses: Signage, general façade improvements, lighting, and accessibility, subject to design guidelines	None
Two (2) application rounds annually – subject to availability of funds. 2020 dates: June 1 and October 1	No longer rolling applications
Pre-application assistance: Pre-application information sessions (one per round), FAQ sheet, and webinar on URA web site	Currently no formal pre-application assistance beyond staff one-on-one with applicants on a rolling, on demand basis
On-line application: Yes; Upload materials to URA web site	Currently paper and email

Eligible applicants: City of Pittsburgh small businesses with less than 10 employees, less than \$500,000 annual revenue, priority given to projects in highly distressed census tracts (if limited funding availability to service applications)	Eligible applicants: Every City of Pittsburgh small business regardless of location or characteristics of business
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Loan Product line	Notable change from current program
Amount: Up to \$30,000 deferred loans Interest rate: 0% for projects in CDBG eligible census tracts. 3%, interest only for 5 years, for projects in non CDBG eligible census tracts. Repayment Term: Sooner of 5 years or sale/refinance of subject property. Collateral: Mortgage on subject property. 3% closing fee.	No longer forgivable loans Increase closing free from 2% to 3%
Eligible uses: Full building façade restoration as per design guidelines. Must demonstrate catalytic positive change in a neighborhood business district	Same
Geographic boundaries: Citywide, terms subject to CDBG vs non CDBG eligible census tracts.	Eliminate geographic boundaries
Rolling applications	Same
Pre-application assistance: Side by side with SRP - Pre-application information sessions (one per round), FAQ sheet, and webinar on URA web site—hopefully reduce staff time working with individual applicants on a rolling, on demand basis.	Currently no formal pre-application assistance beyond staff one on one with applicants on a rolling, on demand basis
On-line application: Yes. Upload materials to URA web site	Currently paper and email
Eligible applicants: full façade commercial and/or mixed - use renovation projects.	Same

RESOLUTION NO. _____ (2020)

RESOLVED: That the consolidation of the Streetface and Storefront Renovation Programs to form the Façade Renovation Program is hereby approved.

RESOLUTION NO. _____ (2020)

RESOLVED: That the Façade Renovation Program guidelines are hereby approved.

7. Center for Innovation and Entrepreneurship

- c. Appointment of Greg Flisram, URA Executive Director, to the Governing Board of Directors of Pittsburgh Urban Initiatives, LLC.

Director's Report

Pittsburgh Urban Initiatives, LLC (PUI) is a Certified Development Entity for the purposes of deploying Federal New Markets Tax Credits. PUI employs a Governing Board of Directors to execute its work.

This authorization fills a vacancy on PUI's Governing Board created by the departure of Robert Rubinstein.

RESOLUTION NO. _____ (2020)

RESOLVED: That the appointment of Greg Flisram, URA Executive Director, to the Governing Board of Directors of Pittsburgh Urban Initiatives, LLC (PUI), is hereby approved.

8. Economic Development

a. Redevelopment Assistance Capital Program (RACP) Grants

1. Submission of applications and enter into contracts with the PA Office of the Budget for RACP grants.
2. Subgrant Agreements for the RACP grants with subgrantees and to contract for Administrative Fees.
3. Cooperation Agreements with the City of Pittsburgh concerning the applications and grants.

Director's Report

The following projects have received award letters from the PA Office of the Budget for RACP Grants:

(1) ACH Clear Pathways Art Center - \$1,500,000 RACP

The ACH Clear Pathways Art Center through the ACH Clear Pathways organization intends to use the RACP funds to rehabilitate the Kaufmann Center, located at 1825 Centre Ave, Pittsburgh, PA 15219, into an Arts Center. The total project cost is expected to be at least \$3,000,000.

ACH Clear Pathways has also been awarded a Neighborhood Initiative Fund grant that will be used for the ACH Clear Pathways Art Center.

Subgrantee: ACH Clear Pathways or related entity

Neighborhood: Hill District

Council District: 6

Contact Information:

Ms. Tyian Battle

Executive Director

ACH Clear Pathways

510 Heldman Street

Pittsburgh, PA 15219

412-815-0271

(2) District Fifteen, version beta – Pittsburgh Multi-Modal Parking Facility \$1,000,000 RACP

The District Fifteen RACP project through the Vision on Fifteenth, LLC intends to develop a mixed-use building that will include a 120,000 square foot parking garage/multi-modal transportation facility (featuring approximately 375 parking spaces, substantial bike storage space, 12 EV car charging stations and a bike/electric scooter sharing program).

The land is currently used as a parking lot at the corner of 15th and Smallman Streets in the Strip District near the Veterans Bridge.

This development is part of the Buncher Co.'s \$450 Million Riverfront Landing complex in the Strip District. Specifically, the RACP funds will be used to construct the parking garage and multi-modal transportation facility. The total project cost for the RACP scope is expected to be at least \$8.5 Million.

Subgrantee: Vision on Fifteenth, LLC or related entity

Neighborhood: Strip District

Council District: 7

Contact Information:

Mr. Tim Quinn

General Counsel

Burns Scalo Real Estate

965 Greentree Road, Suite 400

Pittsburgh, PA 15220

412-458-6348

tquinn@burnsscalo.com

RESOLUTION NO. _____ (2020)

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 ACH Clear Pathways Art Center_project, is hereby approved, and the Executive Director, Deputy Executive 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 ACH Clear Pathways Art Center_project, is hereby approved, and the Executive Director, Deputy Executive 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. _____ (2020)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to ACH Clear Pathways or related entity, for the ACH Clear Pathways Art Center_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, Deputy Executive 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. _____ (2020)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the ACH Clear Pathways Art Center project is hereby approved, and the Executive Director, Deputy Executive 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. ____ (2020)

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 District Fifteen, version beta – Pittsburgh Multi-Modal Parking Facility project, is hereby approved, and the Executive Director, Deputy Executive 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 District Fifteen, version beta – Pittsburgh Multi-Modal Parking Facility project, is hereby approved, and the Executive Director, Deputy Executive 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. ____ (2020)

RESOLVED: That a Redevelopment Assistance Capital Program (RACP) subgrant to Vision on Fifteenth, LLC or related entity, for the District Fifteen, version beta – Pittsburgh Multi-Modal Parking Facility 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, Deputy Executive 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. ____ (2020)

RESOLVED: That a cooperation agreement with the City of Pittsburgh for the Redevelopment Assistance Capital Program (RACP) application and grant for the District Fifteen, version beta – Pittsburgh Multi-Modal Parking Facility project is hereby approved, and the Executive Director, Deputy Executive 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.

9. Engineering and Construction

a. Beechview

1. Agreement for 1601 Broadway Avenue Demolition and Site Grading Contract with Dore and Associates Contracting, Inc. for \$129,675.

Director's Report

Authorization is being requested to enter into an Agreement with Dore and Associates Contracting, Inc. for the demolition and site grading of 1601 Broadway Avenue in Beechview. The project was publicly bid and bids were opened on February 25, 2020. Three bids were received for the work; Dore and Associates Contracting, Inc. was the lowest responsible bidder.

The work will include, but is not limited to, rodent extermination, demolition, brick/block/concrete crushing and/or removal, site void filling, site clearing, water/sanitary disconnections, sidewalk and pavement repair, stormwater management, grading, and seeding of the disturbed areas.

Dore and Associates Contracting, Inc. is located at 900 Harry S. Truman Parkway, Bay City, MI 48706; Arthur M. Dore is the President/Owner.

The funding sources for this agreement are 2010 City Bond – Beechview and 2012 City Bond.

RESOLUTION NO. ____ (2020)

RESOLVED: That an agreement with Dore and Associates Contracting, Inc., for the demolition and site grading of 1601 Broadway Avenue in Beechview, for an amount of \$129,675, payable from 2010 City Bond – Beechview and 2012 City Bond is hereby approved, and the Executive Director, Deputy Executive 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.

9. Engineering and Construction

b. Citywide

1. Amended agreement with Sci-Tek Consultants, Inc. (Sci-Tek) for lead-based paint inspection and analytical services, for an increase amount of \$75,000 with a total amount of \$145,000.
2. Amended agreement with Professional Service Industries, Inc. (PSI) for lead-based paint inspection and analytical services, for an increase amount of \$75,000 with a total amount of \$145,000.

Director's Report

Authorization is being requested to enter into Amended agreements with PSI, and Sci-Tek to provide, on an as-needed basis, trained and certified personnel and equipment to conduct Risk Assessment inspections for the presence of lead-based paint prior to renovations and to perform the Final Clearance Dust Wipe Sampling and Analytical Services after completion of the lead-based paint abatement portion of the project.

A Request for Proposals was publicly advertised for the work on Public Purchase and five (5) proposals were received on February 14, 2020. PSI & Sci-Tek submitted the best proposals for the work.

PSI is located at 850 Poplar Street, Pittsburgh, PA 15220; William Nicastro is the Department /Laboratory Manager.

Sci-Tek is located at 655 Rodi Road Suite 303, Pittsburgh, PA 15235; Charles Toran Jr. is the President.

The funding sources for these agreements are to be made from various housing programs.

RESOLUTION NO. ____ (2020)

RESOLVED: That an amendment of the Agreement with Sci-Tek Consultants, Inc. (Sci-Tek), dated on July 28, 2016, for an increase of up to \$75,000, for lead based paint inspection and analytical services, for a total Agreement amount not to exceed \$145,000, is hereby approved, and the Executive Director, Deputy Executive 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.

RESOLUTION NO. ____ (2020)

RESOLVED: That an amendment of the Agreement with Professional Service Industries, Inc. (PSI), dated on August 27, 2016, for an increase of up to \$75,000, for lead based paint inspection and analytical services, for a total Agreement amount not to exceed \$145,000, is hereby approved, and the Executive Director, Deputy Executive 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.

10. Finance

- a. 2020-2021 Community Development Block Grant (CDBG) cooperation agreement with the City of Pittsburgh for an amount up to \$4,316,800.
- b. 2020 PAYGO cooperation agreement with the City of Pittsburgh for an amount up to \$1,210,280.
- c. 2020-2021 HOME Cooperation Agreement with City of Pittsburgh for an amount up to 2,320,553.

Director's Report

Authorization is requested to enter into a Cooperation Agreement with the City of Pittsburgh for the transfer of up to \$4,316,800 in Community Development Block Grant (CDBG) funds; up to \$1,210,280 in City PAYGO Funds; and up to \$2,320,553 in Federal HOME funds to the URA.

Funds will be used to provide direct support of efforts and programs that encourage housing rehabilitation and construction, new business creation and expansion, Larimer Choice, management and maintenance of properties, and major development. The programs utilize a comprehensive approach to working with commercial areas throughout the City to support revitalization efforts.

RESOLUTION NO. _____ (2020)

RESOLVED: That a 2020-2021 Cooperation Agreement with the City of Pittsburgh, for the provision of Community Development Block Grant (CDBG) funds to the Authority in an amount up to \$4,316,800, is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 41 (2020)

RESOLVED: That a 2020 Cooperation Agreement with the City of Pittsburgh, for the provision of Paygo funds to the Authority in an amount up to \$1,210,280, is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

RESOLUTION NO. 42 (2020)

RESOLVED: That a 2020-2021 Cooperation Agreement with the City of Pittsburgh, for the provision of HOME funds to the Authority in an amount up to \$2,320,553, is hereby approved, and the Executive Director, Deputy Executive Director and/or Chief Financial Officer, on behalf of the Authority, is authorized to execute an agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

11. Executive

- a. Adoption of the 2020 Administrative Budget.

Director's Report

A report will be made at the meeting.

RESOLUTION NO. _____ (2020)

RESOLVED: That the 2020 Administrative Budget, as presented to the Board, is hereby approved; and it is

RESOLVED FURTHER: That the Executive Director is hereby authorized to adjust individual line items, provided that such adjustments do not exceed the total amount approved.

AGENDA "B"

1. LEGAL

a. Clark Hill PLC

Agreement with Clark Hill PLC, for legal services regarding the Lamar Advertising litigation matter, for an amount up to \$40,000.

b. Modification of URA Funding Guidelines related to COVID-19.

2. CENTER FOR INNOVATION AND ENTREPRENEURSHIP

a. Allocation of up to \$100,000 from UDF-PBGF state repay to the Façade Renovation Program.

2. REAL ESTATE

a. Fairywood

1. Rescission of Resolutions 431, 432, and 433, all of 2018, which approved Fourth River Development LLC's proposal for the sale and redevelopment of a portion of Block 70-E, Lots 300 and 352, and Block 107-H, Lot 100, in the 28th Ward and approved an option and a right of first refusal to the remainder.

b. Uptown

1. Acquisition of publicly owned property adjacent to Lot F (Block 2-H, Lot 108 in the 3rd Ward) (vacation of portions of Colwell Street and Our Way).

c. East Liberty

1. Certificate of Completion for Baum Grove, LP, for Block 84-E, Lot 118 (now known as 84-E, Lot 116), in the 8th Ward, and authorization to return the Good Faith Deposit (5860-5880 Baum Boulevard – commercial redevelopment).

3. ECONOMIC DEVELOPMENT

a. Centre Avenue Revitalization

1. Grant application for the Appalachian Regional Commission (ARC) Partnerships and Workforce and Economic Revitalization (POWER) grant

- for \$1,000,000 for workforce development and training opportunities in the Centre Avenue corridor.
 - 2. Grant agreement with ARC for a POWER in an amount up to \$1,000,000.
 - 3. Subgrant agreement for the ARC Power grant funding with Hill CDC and/or an entity to be named.

- b. Broad Street
 - 1. Department of Conservation and Natural Resources' (DCNR) Community Conservation Partnership Program (C2P2)
 - i. Grant application for a DCNR C2P2 grant for an amount up to \$250,000 for the construction of Broad Street Plaza.
 - i. Grant agreement with DCNR for a C2P2 grant in an amount up to \$250,000 for construction of Broad Street Plaza.
 - 2. American Association of Retired Persons' (AARP) Community Challenge Grant
 - i. Grant application for an AARP Community Challenge grant for an amount not to exceed \$11,000 for the construction of Broad Street Plaza.
 - ii. Grant agreement with AARP or related entity for a Community Challenge in an amount not to exceed \$11,000.

- d. Fairywood
 - 1. Grant application for DCED Business in Our Sites funding for an amount up to \$4,000,000 for the development of the Industrial Highway at Mazette Road project.
 - 2. Grant agreement with DCED for Business in Our Sites funding in an amount not to exceed \$4,000,000.
 - 3. Subgrant and administrative fee agreement for the Business in Our Sites funding with an entity to be named, for an amount not to exceed \$4,000,000.

- e. Tax Diversion Program Guidelines
 - 1. Amendment of Transit Revitalization Investment District (TRID) Guidelines to include, among other things, an updated indemnification letter, and a commitment letter
 - 2. Amendment of Tax Increment Financing (TIF) Guidelines to include, among other things, an updated indemnification letter, and a commitment letter
 - 3. Amendment of the Parking Tax Diversion (PTD) Guidelines to include, among other things, an updated indemnification letter, and a commitment letter.

- f. Neighborhood Initiatives Fund (NIF) Program
 - 1. Amendment of Program Guidelines for the Neighborhood Initiatives Fund (NIF) to limit area eligibility to CDBG eligible areas.
 - 2. Amendment of Program Guidelines for NIF to reduce eligible uses under Tier 1 grants, and to reduce Tier 1 grants from under \$20,000 to under \$15,000.
 - 3. Amendment of Program Guidelines to allow for a portion of the grant to be used for Administrative cost, in an effort to assist organizations affected by COVID-19.

- g. Authorization (or Ratification) to submit a grant application and enter into related grant contract with the U.S. Department of Commerce for an Economic Development Administration Public Works grant of up to \$3M for stormwater and related improvements on the Lower Hill site.
 - i. Subgrant Agreement with entities to be determined.
 - ii. Fee Agreement with PAR and/or a related entity.

3. CENTER FOR HOUSING OPPORTUNITIES

- a. Sunset Downtown Upper Floors Life Safety Program and reallocation of remaining program funds to the Pittsburgh Development Fund.
 - Eliminate the Downtown Upper Floors Life Safety Program, which was originally designed to promote downtown residential development for mixed-use buildings located within the City’s Golden Triangle. The program was capitalized with Pittsburgh Development Fund (PDF) funds. The program provided loans for life safety improvements that are necessary to create residential living spaces in vacant upper floors. Eligible improvements included: second means of egress; windows; sprinkler systems; fire separation from the first-floor commercial space; fire/smoke alarm systems and notifications; fire proofing of stairwells; installation or renovation of elevators. To date, the URA has closed one program since its inception. The program has not attracted developer/borrowers due to the debt repayment and program requirements. Remaining program funds will be returned to the PDF.

- b. Lawrenceville CLT
 - 1. Waiver of the Pittsburgh Housing Construction Fund (PHCF) program guidelines to issue a predevelopment loan in excess of 50% of predevelopment costs.

- c. Dollar Bank
 - 1. Amendment of the existing Pittsburgh Home Rehabilitation Program (“PHRP”) loan underwriting and loan servicing agreement with Dollar Bank to include underwriting and servicing of the HAP+ Program and to extend the term of the Agreement to December 31, 2022.

- d. Down Payment & Closing Cost Assistance Program
 - 1. Down Payment & Closing Cost Assistance loan to Cruz Wagner, an employee of the City of Pittsburgh.
 - 2. Down Payment & Closing Cost Assistance loan to Nancy Reis, an employee of the Urban Redevelopment Authority of Pittsburgh.

- e. City's Edge
 - 1. Rescission of Resolution Number 212 (2019) as amended by Resolution Number 432 (2019) which had authorized a HOF Rental Gap Program loan in the amount of \$1,000,000.

4. FINANCE

- a. Ratification of amendment of Resolution No. 8 (2019) to increase the amount of the 2018-2019 Paygo Cooperation Agreement with the City of Pittsburgh from \$3,340,320 to \$3,590,320 to add funds for the Childcare Microfinance Program.

- b. Agreement with Oracle NetSuite for a comprehensive CRM, financial management and project management system, for five years, for an amount not to exceed \$80,000 per year, with additional cost of migrating data from current systems.