

Minutes of the Regular Board Meeting of the Urban Redevelopment Authority of Pittsburgh, 412 Boulevard of the Allies, Pittsburgh, PA 15219, Lower Level Conference Room.

February 13, 2020 – 2:00 P.M., E.S.T.

Members Present: Williamson, Powell, Lavelle, Hirsh

Members Absent: Gainey

Staff Present: Walker, Flisram, Cummings, Nuemah, Clark, Smith Perry, Nemani-Stanger, Link, Kaminski, Wrenshall, Rubinstein, Wrenshall, Davidson, Edwards, Few, Mathews, Bohince, Fedorek, Kendall-Morris, Martinchich, Mitchell, Brooks, Saladna, Moses, Meier, Taylor and Schacht.

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

1. Roll Call

2. Public Comment

- a. Betty Lane, a Larimer Resident, was present. Ms. Lane stated that she has been a Larimer resident for forty-nine years. She and the Larimer residents are concerned about the condition of the Larimer School. She stated that the roof needs repaired. She believes that the condition of the school is dangerous. She also addressed the lack of homeownership in Larimer.
- b. Mary Turner, a Larimer Resident, was present. Ms. Turner stated that she has been a Larimer resident for 43 years. She addressed the need for homeownership to create future stability of the Larimer neighborhood.
- c. Mr. Williamson requested an update on the Larimer School project.
- d. Mr. Tom Cummings, Director of Housing, was present. Mr. Cummings addressed the Larimer residents' concerns.
- e. Ms. Celeste Scott, of Pittsburgh United, was present. Ms. Scott addressed the need of HOF funding. She stated that the HOF administrative budget had not been disclosed.
- f. Alethea Simms, President of Coalition of Organized Residents of East Liberty, was present. Ms. Simms addressed her concerns regarding the Penn Plaza resident relocation process.

3. General

- a. Approval of the Minutes of the Regular Board Meeting of January 16, 2020.

4. RFP's, RFQ's, and Bids

- a. Request for bids for East Liberty Penn Circle: Two-Way Conversion Site Preparation Contract No. 6 (East Liberty).
- b. Request for proposals (RFP) Construction Management and Construction Inspection Services for East Liberty Penn Circle: Two-Way Conversion Site Preparation Contract No. 6 (East Liberty).
- c. Request for qualifications (RFQ) Centre Avenue Round 2.
- d. Request for proposals (RFP) 1600 Broadway.
- e. Request for proposals (RFP) for Commercial Market Analysis in Lincoln Place.
- f. Centre Heldman Request for Interested Tenants (RFI).

5. Announcements

- a. The Economic Development Department, in partnership with CamoCustomz/Oasis Creative Spaces, would like to announce and present the concept design of the Greater Pittsburgh Coliseum re-boarding artwork to the board. The artists and URA Staff attended the January 16, 2020 Homewood Collaborative Meeting and the January 21, 2020 Homewood Community Meeting to show the community the concept design and it was met with positive feedback.
- b. Equitable Empowerment Program – expansion of program.
- c. Federal Opportunity Zones- Smart Growth Academy.
- d. Center for Innovation and Entrepreneurship Dashboard.

6. Homewood South – Givner Building

- a. Housing Opportunity Fund (HOF) Rental Gap Program (RGP) loan agreement with Operation Better Block, Inc. in the amount of \$120,000.
- b. Rental Housing Development and Improvement Program (RHDIP) loan agreement with Operation Better Block, Inc. in the amount of \$280,000.

- c. UDAG Program Income Fund (UPIF) loan agreement with Operation Better Block, Inc. in the amount of \$275,000.
- d. Community Development Investment Fund (CDIF) grant with Operation Better Block, Inc. in the amount of \$35,000.
- e. URA Streetface Program loan with Operation Better Block, Inc. in the amount of \$63,000.
- f. URA DCED Keystone Grant Award with sub-grantee Operation Better Block, Inc. in the amount of \$350,000.
- g. Final drawings, final evidence of financing, and authorization to execute a deed for the sale of Block 174-J, Lots 96 and 97, in the 13th Ward to Operation Better Block, Inc., or another entity to be formed, for \$1.00 plus costs.

Ms. Walker requested Board approval of the above items.

Ms. Jessica Smith Perry, the Center For Housing Opportunities Director presented that authorization is requested to enter into the above-mentioned loan and grant agreements with Operation Better Block, Inc. (OBB) for the acquisition and rehabilitation of 627 N. Homewood Avenue, better known as the James T. Givner Building, in the Homewood South neighborhood. The building will contain two (2) retail spaces on the ground floor which will be occupied by Dana's Bakery and Roux Orleans, a Caribbean restaurant. The second and third floors will include six (6) affordable, one-bedroom units. Four (4) of the units will be rented to tenants with incomes at or below 50% of area median income (AMI) and two (2) units will be rented to tenants with incomes at or below 80% AMI. All utilities, with the exception of tenants' electric, will be paid by the owner.

Historically, the Givner Building has been a key component of Homewood's Business District and formerly housed the WURP Radio Station, a barbershop, a dental office, and the Homewood-Brushton Revitalization & Development Corporation offices. The proposed redevelopment will complete the development of the key intersection of North Homewood Avenue and Kelly Street, and anchor a strategic section of the business district with the creation of the new affordable rental units and commercial spaces.

OBB will serve as the borrower, developer, HOF nonprofit applicant, service provider, and property manager for the project. Founded in 1970 to overcome neighborhood blight and deterioration, OBB's mission is to strategize, organize and mobilize, block by block, to benefit the Homewood community. This is accomplished through technical and community assistance provided to block associations, fostering youth development, participating in housing development efforts, and encouraging and supporting public and private investments to stimulate economic development in the community. Operation Better Block, Inc., is a nonprofit

organization with a mailing address of 801 North Homewood Avenue #A, Pittsburgh, PA 15208. Jerome M. Jackson is Executive Director.

The requested loans and grants will be used towards complete renovation of the building. This includes new interior finishes, furnishings, structural supports, and roofing as well as exterior improvements, door/window modifications, accessibility enhancements, and landscaping of the adjacent lot, etc. The adjoining vacant lot will be used for outdoor seating and/or supportive green space. The total cost of the redevelopment is budgeted at \$2,319,085. Approved MWBE and MWI narratives are on file for the project; final MWBE and MWI plans will be required prior to closing.

In October 2019, the Board approved OBB's proposal to purchase the three-story structure (Block 174-J, Lot 97) at 627 North Homewood Avenue and the vacant adjacent parcel (Block 174-J, Lot 96) at 625 N. Homewood Avenue for \$1.00 plus costs. The property, which contains a total land area of approximately 5,460 square feet, is owned by the City of Pittsburgh as Trustee for the Three Taxing Bodies (3TB) by virtue of Treasurer's Sale for tax delinquency. The eventual sale to OBB is contingent upon successful completion of the transfer to the URA from the City, now in process.

The approval of the URA RHDIP loan, CDIF grant and Streetface forgivable loan are subject to Part 58 approval from the U.S. Department of Housing and Urban Development (HUD).

On February 6, 2020 the HOF Advisory Board passed a motion to award this project an RGP loan in the amount of \$120,000.

Details of the development are as follows:

Developer:	Operation Better Block, Inc.
Property Location:	627 N. Homewood Ave., Pittsburgh, PA 15208
Ward:	13 th
Description:	Acquisition and substantial rehabilitation of 627 N. Homewood Avenue, better known as the James T. Givner Building, in the Homewood South neighborhood to include six (6) affordable units and two (2) affordable commercial retail spaces.
General Contractor:	Nelcon Construction/Jalar Construction
Total Development Costs:	\$ 2,319,085
Proposed Development Sources:	
Committed Sources of Funds	
Equity (Developer)	\$ 32,000

Deferred Development Fee	\$	164,085
Other: PHFA ReCLAIM	\$	600,000
Other: Heinz Endowments	\$	125,000
Other: RK Mellon Foundation	\$	125,000
Other: Hillman Foundation	\$	150,000
Total Committed Sources of Funding	\$	1,196,085

Pending/Proposed Sources of Funds

<i>URA UDAG Program Income Fund (UPIF)</i>	\$	275,000
<i>URA Housing Opportunity Fund – Rental Gap Program (RGP)</i>	\$	120,000
<i>URA Rental Housing Development & Improvement Program (RHDIP)</i>	\$	280,000
<i>URA Community Development and Investment Fund (CDIF)</i>	\$	35,000
<i>URA Streetface Improvement Loan</i>	\$	63,000
<i>DCED Keystone Grant</i>	\$	350,000
Total Pending/Proposed Sources of Funding	\$	1,123,000

TOTAL PROJECT FINANCING	\$	2,319,085
--------------------------------	-----------	------------------

Authority Financing:**Loans:**

HOF RGP Loan of \$120,000 – 0% interest, cashflow

RHDIP Loan of \$280,000 – 0% interest, cashflow

UPIF Loan of \$275,000 – 2% interest, 20-year amortization, 20-year term, first lien position

Grants:

CDIF Grant - \$35,000

Streetface - \$63,000 (0% interest, forgivable after 5 years)

Keystone Communities - \$350,000

Program Benefit:

This development will rehabilitate 627 N. Homewood Ave. effectively creating two (2) new retail spaces and six (6) affordable residential rental units at a strategic location in Homewood's Business District.

Required Approvals:

The project was approved by the Real Estate Loan Review Committee (RELRC) on February 5. The

project was approved by the HOF Advisory Board on February 6, for a \$120,000 RGP loan.

M/WBE Review
Committee Status:

Approved MWBE and MWI narratives are on file for the project; final MWBE and MWI plans will be required prior to closing.

Jerome Jackson, of Operation Better Block, was present. Mr. Jackson acknowledged his staff for their hard work on this project. He stated that this project has been ongoing for the last six years. He thanked the Authority for their hard work. He acknowledged Action Housing for their role in this project.

Ms. Powell stated that this project is a great example of all the different types of programs that the Authority offers.

Mr. Williamson acknowledged Mr. Gainey's leadership.

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

RESOLUTION NO. 19 (2020)

RESOLVED: That a Rental Gap Program loan to Operation Better Block, Inc., for the rehabilitation of 627 N. Homewood Ave., better known as the James T. Givner Building, in the Homewood South neighborhood, in the amount of \$120,000, 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. 20 (2020)

RESOLVED: That a loan to Operation Better Block, Inc., for the rehabilitation of 627 N. Homewood Ave., better known as the James T. Givner Building, in the Homewood South neighborhood, in the amount of \$280,000, payable from the Rental Housing Development & 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, contingent upon Part 58 approval from HUD.

RESOLUTION NO. 21 (2020)

RESOLVED: That a loan to Operation Better Block, Inc., for the rehabilitation of 627 N. Homewood Ave., better known as the James T. Givner Building, in the Homewood South neighborhood, in the amount of \$275,000, 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. 22 (2020)

RESOLVED: That a grant to Operation Better Block, Inc., for the rehabilitation of 627 N. Homewood Ave., better known as the James T. Givner Building, in the Homewood South neighborhood, in the amount of \$35,000, 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, contingent upon Part 58 approval from HUD.

RESOLUTION NO. 23 (2020)

RESOLVED: That a Streetface Program forgivable loan to Operation Better Block, Inc., for the rehabilitation of 627 N. Homewood Ave., better known as the James T. Givner Building, in the Homewood South neighborhood, in the amount of \$63,000, 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 \$63,000 loan agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto, contingent upon Part 58 approval from HUD.

RESOLUTION NO. 24 (2020)

RESOLVED: That a Department of Community and Economic Development (DCED) subgrant with Operation Better Block, Inc. for the rehabilitation of 627 N. Homewood Ave., better known as the James T. Givner Building, for \$350,000, 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. 25 (2020)

RESOLVED: That the final drawings and evidence of financing submitted by Operation Better Block, Inc., for the sale of Block 174-J, Lots 96 and 97, in the 13th Ward, 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.

7. Garfield/Friendship – Montana Building

- a. Housing Opportunity Fund Rental Gap Program Loan Agreement in the amount of \$400,000 with Montana Development Corporation for the renovation and preservation of the Montana Building located at 5456 Penn 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) loan agreement with Montana Development Corporation (MDC) to provide combined construction/permanent financing for the renovation/preservation of the Montana Building, a 16-unit affordable building for individuals and families. Located at 5456 Penn Ave. in Garfield/Friendship, the Montana Building consists of eight (8) one-bedroom units, and eight (8) two-bedroom units. All 16 units are occupied by low-income households and rented at affordable rates.

The property has operated as an affordable apartment building since 1992 when MDC was incorporated as a nonprofit and purchased and renovated the property. MDC was formed by the Bloomfield-Garfield Corporation (BGC), Friendship Development Associates, Inc. (FDA) and East End Cooperative Ministries (EECM). FDA is no longer in existence and EECM is no longer an active member of MDC's Board of Directors. Coinciding with this renovation, MDC will restructure its Board. Garfield Community Land Trust (GCLT) will join the Board and will have a role in overseeing both the renovations and future management of the property.

After 28 years, the building needs additional rehabilitation. Most of the needed repairs are exterior, including the fire escapes, roof, masonry, repointing, and repainting. The building interior has been well maintained and units have been updated over the years. Minor interior repairs will be completed as part of the construction contract including common area electrical, new furnaces, and kitchen cabinets/countertops based on unit needs. The HOF funds being provided will ensure permanent affordability, with four (4) units to be rented to households with incomes at or below 30% AMI and twelve (12) units rented to households with incomes at or below 50% AMI.

At its February 6, 2020 meeting, the HOF Advisory board passed a motion to award this project a HOF RGP loan in the amount of \$400,000. The HOF RGP is intended to help fund the creation

of new affordable housing and/or preserve affordable housing citywide, specifically targeting households at or below 30 % AMI and 50% AMI.

Details of the development are as follows:

Developer:	Montana Development Corporation c/o Bloomfield-Garfield Corporation Rick Swartz, Executive Director
Property Location:	5456 Penn Avenue Garfield/Friendship
Ward:	8 th Ward
Council District:	9
Description:	The development consists of the renovation and preservation of 16 affordable rental units
General Contractor:	Shape Development Group
Total Development Costs:	\$ 675,246
Proposed Development Sources:	
URA HOF RGP loan	\$ 400,000
PNC Bank Loan	\$ 275,246
Total Proposed Development Financing	\$ 675,246
Authority Financing:	\$400,000 – HOF RGP Loan – 0% interest rate, 30-year term, cash-flow repayment
Program Benefit:	This development will preserve and ensure permanent affordability for 16 rental units in the Garfield/Friendship neighborhood.
HOF Advisory Board Review:	Approved at the HOF Advisory Board Meeting on February 6, 2020.
M/WBE Review Status:	The Developer's preliminary M/WBE narrative has received approval by URA's Performance and Compliance Department. A Final M/WBE Plan must be submitted by the Developer and approved by URA before financial closing.

Rick Swartz, Executive Director, of Montana Development Corporation c/o Bloomfield-Garfield Corporation, was present. Mr. Swartz stated that they are fortunate to own this building. He stated that the East End Cooperative Ministry purchased this building initially and was unwilling to sell it to the Bloomfield Garfield Corporation. He stated that they had doubts about the Bloomfield Garfield Corporation including affordable housing in developing the building. He stated that they were asked to form another 501c3 that will replace the East End Cooperative Ministry. He stated that the Garfield Land Trust will join as an equal partner on this project. He stated that the goal is to ensure that this building will provide affordable rental housing over the next fifty years. He stated that the HOF will assist in providing affordable rental housing for the next thirty to fifty years. He stated that all units are currently occupied.

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

RESOLUTION NO. 26 (2020)

RESOLVED: That a Rental Gap Program loan to Montana Development Corporation, for the renovation and preservation of the Montana Building located at 5456 Penn Avenue., in the amount of \$400,000, 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, contingent upon an approved M/WBE Plan.

8. Homeowner Assistance Program (HAP) and Homeowner Assistance Program Plus (HAP+)
- a. Contract agreement with A to Z Contractors in the amount of \$300,000.
 - b. Contract agreement with Concrete Rose Construction in the amount of \$250,000.
 - c. Contract agreement with Spanbauer Construction in the amount of \$350,000.

Ms. Walker requested Board approval of the above items.

Ms. Smith Perry presented that 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 has been operating since June 2019. It 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 three (3) contractors for the HAP and HAP+ programs. The contractors and the requested contract amounts are as follows:

A to Z Contractors - \$300,000 - A to Z Contractors perform work citywide. They are estimated to complete between 10 to 12 home repair projects in 2020. The president of A to Z Contractors is Leif Johnson. Their office is located at 805 Fourth Ave, Coraopolis PA 15108.

Concrete Rose Construction - \$250,000 - Concrete Rose Construction performs work citywide. They are expected to complete between 8 to 10 home repair projects in 2020. The founder and CEO of Concrete Rose is Tina Daniels (412-235-2800). Concrete Rose Construction is a MWBE certified firm. Their office is located at 138 E Agnew Ave, Pittsburgh PA 15210.

Spanbauer Construction - \$350,000 - Spanbauer Construction performs work citywide. They are estimated to complete between 12 to 14 home repair projects in 2020. The owner is Michael Spanbauer. Their office is located at 3220 Forest Lane, Murrysville, PA 15668.

There was no discussion among the Members.

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

RESOLUTION NO. 27 (2020)

RESOLVED: That an agreement with A to Z Contractors, for the HAP and HAP+ programs, for an amount not to exceed \$300,000, payable from the 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. 28 (2020)

RESOLVED: That an agreement with Concrete Rose Construction, for the HAP and HAP+ programs, for an amount not to exceed \$250,000, payable from the 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. 29 (2020)

RESOLVED: That an agreement with Spanbauer Construction, for the HAP and HAP+ programs, for an amount not to exceed \$350,000, payable from the 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.

9. Middle Hill and Crawford-Roberts – Scattered Sites Development

- a. Proposal and form of contract for the sale of Block 9-M, Lot 133; Block 9-S, Lots 181 and 187; and Block 10-N, Lots 74, 76, 78, and 80, in the 3rd and 5th Wards, to the Housing Authority of the City of Pittsburgh for \$2,300 plus costs.

Ms. Walker requested Board approval of the above item.

Ms. ML Meier, of the Real Estate Department presented that the Housing Authority of the City of Pittsburgh (HACP) has selected the development team of Amani Christian Community Development Corporation (ACCDC), Bridging the Gap Development LLC (BTG), and Macedonia Development Corporation (MDC) to develop public housing units in the Hill District using the turnkey method of development for 22 residential scattered sites in the Middle Hill and Crawford-Roberts. The project encompasses 21 parcels along Cliff Street, Cassatt Street, Monaca Place, Rowley Street, and Devilliers Street, including fourteen (14) owned by HACP and the seven (7), listed above, that will be acquired from the URA.

The units will be constructed based on three (3) typical unit layout designs: four (4) two-bedroom units and sixteen (16) three-bedroom units, including three (3) UFA units. The typical building design includes 900 gross square feet for the two-bedroom units and 1,200 gross square feet for the three-bedroom units.

A total of 15 units will be affordable rentals owned by HACP. Seven residences located on Cliff Street will be offered for sale at completion and will be affordable to households with incomes at 80% AMI.

HACP will acquire the land, engage the ACCDC, BTG, and MDC team to construct the houses, and then take out the construction lender, anticipated to be PNC, at completion.

Authorization is requested to accept a proposal and enter into a disposition contract with HACP for the conveyance of Block 9-M, Lot 133; Block 9-S, Lots 181 and 187; and Block 10-N, Lots 74, 76, 78, and 80, in the 3rd and 5th Wards. The lots total approximately 22,175 square feet.

The project budget is approximately \$6.3 million. Approved MWBE and MWI narratives for the project are on file, and a final MWBE plan will be required prior to closing.

Prior to the sale of this property, the proposed development will again be presented to the URA Board for approval of final working drawings and evidence of financing and for authorization to execute the deed.

The HACP is a public-housing authority with a mailing address at 200 Ross Street, Pittsburgh, PA 15219. Caster D. Binion is the executive director.

Mr. Lavelle stated that this project has been ongoing for a number of years. He stated that the parties involved assisted in addressing community concerns and creative financing. He thanked HACP for their flexibility.

Richard Taylor, of Macedonia Development Corporation (MDC), was present. Mr. Taylor thanked Mr. Lavelle's for his leadership on this project and ensuring homeownership that is critical for the Hill District Community. He also thanked the HACP for their hard work.

Reverend Lee Walls, of Amani Christian Community Development Corporation (ACCDC), was present. Reverend Walls echoed Mr. Taylor's comments. He acknowledged Mr. Binion, the Executive Director of HACP for his leadership. He stated that there was a lot of community input. He stated that this is a good time to expand homeownership in the Hill District, Homewood and Larimer.

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

RESOLUTION NO.30 (2020)

RESOLVED: That the Redevelopment Proposal submitted by the Housing Authority of the City of Pittsburgh for the sale of Block 9-M, Lot 133; Block 9-S, Lots 181 and 187; and Block 10-N, Lots 74, 76, 78, and 80, in the 3rd and 5th Wards, and execution of a disposition contract by sale to Housing Authority of the City of Pittsburgh, for \$2,300 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 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.

10. Central Business District – 604 Liberty Avenue – Hitchhiker Brewing Company

- a. Proposal and form of contract for the sale of Block 1-D, Lot 183, in the 2nd Ward, to Hitchhiker Holdings, LLC, or an entity to be formed, for \$120,000 plus costs.

Ms. Walker requested Board approval of the above item.

Ms. Constance Mayer, of the Real Estate Department presented that authorization is requested to approve a redevelopment proposal and form of contract for the sale of 604 Liberty Avenue to Hitchhiker Holdings, LLC, or an entity to be formed, for \$120,000 plus costs.

604 Liberty Avenue is a small sliver of a building located next to Liberty News and across from Heinz Hall, with a unique vantage point onto 6th Street and the Roberto Clemente Bridge. The property is located within two blocks of Market Square. Hitchhiker Holdings, LLC is a Pittsburgh-based brewing company currently with two locations: one in Sharpsburg, a 15,000 square foot tap room that opened in 2017; and one in Mr. Lebanon, a 1,500 square foot tap room opened in 2014. Hitchhiker Holdings is proposing to redevelop 604 Liberty into a retail tap room for the brewing company. The company also plans to debut nitro-brewed cold coffee during daylight working hours. The strategic location at the intersection of Market Square and the Cultural District will provide another venue to showcase their brand and develop relationships with their neighboring businesses and the residents of Downtown.

Gary Olden of Hitchhiker Brewing held a public meeting hosted by Pittsburgh Downtown Partnership on January 22, 2020. Participants raised questions about design but had no further public comments.

Total estimated project costs are \$547,500, with cost of improvements to the property estimated at \$427,500. An approved preliminary MWBE Plan is on file.

In the event Hitchhiker sells the property within 20 years of the URA-Hitchhiker closing, the URA will receive 5% of the sale price.

Prior to the sale of this property, the proposed development will again be presented to the URA Board for approval of final working drawings, evidence of financing and authorization to execute the deed.

Hitchhiker Holdings, LLC, is a Pennsylvania limited liability company with a mailing address of 290 Colonial Drive, Pittsburgh, PA 15216. Gary Olden and Serena Olden are Members, with 50% ownership each.

Gary Olden, of Hitchhiker, LLC, was present. Mr. Olden thanked all parties that are involved in this project. He stated that they are fortunate for the opportunity.

Mr. Lavelle asked if the air rights had been retained. Ms. Mayer stated that if the building is sold within twenty years the Authority would receive five percent of the sale price. Mr. Clark stated that the air rights matter is still under negotiation.

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

RESOLUTION NO.31 (2020)

RESOLVED: That the Redevelopment Proposal submitted by Hitchhiker Holdings, LLC, or an entity to be formed for the sale of Block 1-D, Lot 183, in the 2nd Ward, and execution of a disposition contract by sale to Hitchhiker Holdings, LLC, for \$120,000 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 said disposition contract and related documents to effectuate said sale, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

11. Middle Hill – Centre Avenue Exclusive Negotiations

- a. Exclusive negotiations with Amani Christian Community Development Corporation for a period of six (6) months for the sale of the following publicly owned parcels:

<u>Ward</u>	<u>Block and Lot</u>	<u>Address</u>	<u>Owner</u>
5 th	10-P-25*	2163 Centre Avenue	URA
5 th	10-P-26	0 Centre Avenue	URA
5 th	10-P-27	0 Centre Avenue	URA

- b. Exclusive negotiations with MOKA Art Gallery for a period of six (6) months for the sale of Block 10-L, Lot 56, 502 Soho Street, in the 5th Ward.
- c. Exclusive negotiations with Salon XO and Bridging the Gap Development for a period of six (6) months for the sale of the following publicly owned parcels:

<u>Ward</u>	<u>Block and Lot</u>	<u>Address</u>	<u>Owner</u>
5 th	10-K-1	0 Mahon Street	URA
5 th	10-K-2	10 Mahon Street	URA
5 th	10-K-3	0 Mahon Street	URA
5 th	10-K-4	2215 Centre Avenue	URA
5 th	10-K-5	0 Hallett Street	URA
5 th	10-K-6	2219 Centre Avenue	URA
5 th	10-K-7	2221 Centre Avenue	URA
5 th	10-P-119*	2209 Centre Avenue	CITY
5 th	10-P-120	2221 Centre Avenue	URA
5 th	10-P-121	2213 Centre Avenue	URA
5 th	10-P-122-A	2217 Centre Avenue	URA

- d. Exclusive negotiations with Studio Volcy for a period of six (6) months for the sale of the following publicly owned parcels:

<u>Ward</u>	<u>Block and Lot</u>	<u>Address</u>	<u>Owner</u>
5 th	10-K-8	2223 Hallett Street	URA
5 th	10-K-9	10 Hallett Street	URA
5 th	10-K-10	12 Hallett Street	URA
5 th	10-K-11	14 Hallett Street	URA
5 th	10-K-12	16 Hallett Street	URA
5 th	10-P-121-5	2223 Centre Avenue	URA
5 th	10-P-122*	2225 Centre Avenue	URA
5 th	10-P-124	2227 Centre Avenue	URA
5 th	10-P-125	2229 Centre Avenue	URA
5 th	10-P-126	2233 Centre Avenue	URA
5 th	10-P-127	2235 Centre Avenue	URA
5 th	10-P-128*	2239 Centre Avenue	URA

- e. Exclusive negotiations with The Sankofa Group for a period of six (6) months for the sale of the following publicly owned parcels:

<u>Ward</u>	<u>Block and Lot</u>	<u>Address</u>	<u>Owner</u>
5 th	10-P-102	0 Centre Avenue	URA
5 th	10-P-104	0 Centre Avenue	URA
5 th	10-P-105	0 Centre Avenue	URA
5 th	10-P-106	2156 Centre Avenue	URA
5 th	10-P-107	0 Centre Avenue	URA
5 th	10-P-108	0 Centre Avenue	URA
5 th	10-P-154	0 Hemans Street	URA
5 th	10-P-155	0 Hemans Street	URA
5 th	10-P-156	0 Hemans Street	URA
5 th	10-P-158	2154 Hemans Street	URA
5 th	10-P-159	0 Festus Way	URA
5 th	10-P-159-A	0 Hemans Street	URA
5 th	10-P-160	0 Hemans Street	URA
5 th	10-P-161	0 Hemans Street	URA
5 th	10-P-165	0 Hemans Street	URA
5 th	10-P-192-B	2141 Elmore Street	URA
5 th	10-P-192-D	14 Elmore Street	URA
5 th	10-P-196	2137 Rose Street	URA
5 th	10-P-203	0 Rose Street	URA
5 th	10-P-204	0 Kirkpatrick Street	URA
5 th	10-P-205	0 Kirkpatrick Street	URA
5 th	10-P-206	0 Kirkpatrick Street	URA
5 th	10-P-207	0 Kirkpatrick Street	URA
5 th	10-P-208	0 Kirkpatrick Street	URA

- f. Exclusive negotiations with Thomas Boyd for a period of six (6) months for the sale of the following publicly owned parcels:

<u>Ward</u>	<u>Block and Lot</u>	<u>Address</u>	<u>Owner</u>
5 th	10-P-113	2174 Centre Avenue	URA
5 th	10-P-113-A	2176 Centre Avenue	URA
5 th	10-P-113-B*	2178 Centre Avenue	URA
5 th	10-P-113-C	2173 Hemans Street	URA

*Designates structure

Ms. Walker requested Board approval of the above items.

Bethany Davidson and Julie Edwards, of the Real Estate Department presented that in July 2019, the URA released a Request for Qualifications (RFQ) seeking multiple developers to purchase and redevelop any portion of 170 publicly owned parcels along the Centre Avenue Corridor in the Middle Hill neighborhood. The goal of the RFQ was to select developers to work to implement uses and further concepts articulated by the community as described in the 2015 Centre Avenue Corridor Redevelopment and Design Plan and the 2011 Greater Hill District Master Plan. Central to the plans are the following priorities:

- Creating opportunities for minority and local developers;
- Revitalizing Centre Avenue as the neighborhood's primary retail, institutional and cultural node as well as a strong residential neighborhood;
- Building upon the African American cultural legacy;
- Creating family-friendly housing without displacement;
- Fostering economic empowerment; and
- Producing comprehensive sustainability and quality design.

In order to lower barriers and encourage responses from local developers, small businesses, and existing community institutions, several resources were made available to interested respondents, including the URA's new Neighborhood Initiatives Fund and the pilot of the Equitable Empowerment Fund. Education and technical assistance were provided through the Building CapaCITY development series and Neighborhood Allies Shared Real Estate program.

Responses were due on October 17, 2019. The URA received 11 responses. A technical review committee reviewed and evaluated the responses received, solicited community input, and is recommending six (6) projects advance to a six-month period of Exclusive Negotiations. These projects comprise 55 URA-owned parcels, including four (4) structures, and one (1) city-owned structure, totaling 103,692 square feet. The remaining 116 parcels will be subsequently re-released in a second round of the Centre Avenue RFQ.

MWBE narratives are on file for all the projects.

Amani Christian Community Development Corporation (Amani) is proposing a catalytic project utilizing three (3) parcels. Amani seeks to construct an 18,000 square foot mixed-use building across the site. There would be 4,500 square feet per each of four floors, with the first floor being commercial space and the upper three floors being 12 affordable residential units (4 one-bedroom and 8 two-bedroom). This project will transform a vacant site into a much-needed professional, commercial space for a community business and/or an entrepreneur to lease and allow then to market their products or services in a revitalized part of Centre Avenue with growth potential. The site will provide 12 affordable units of housing where there is a much needed demand. As low-income and moderate-income households struggle to find quality housing to meet their needs, this project will be part of the solution.

MOKA Art Gallery and House of Culture is a contemporary art/music studio and gallery that shares the rich cultural legacy of jazz and art that originated in the Hill District. To accomplish this resurgence, the organization develops exhibitions, studio practices, artist talks, cultural exchanges, artist residencies, and art classes. The Gallery provides a place for artists and musicians to share their expertise with the Hill District community. MOKA provides five distinct areas of program development and exhibition space for artist's educational component of music and art. A gift shop features local and national artistic creations. MOKA will transform the vacant lot behind the gallery into a green space for community music and art enjoyment. The park will be an extension of MOKA's art and music.

Salon XO and Bridging the Gap Development (Salon XO) proposes to rehabilitate the existing structure at 2209 Centre Avenue into a new upscale salon with a spa and wellness center on the first floor and up to six (6) apartments above (4 two-bedroom and 2 one-bedroom) which will accept housing choice vouchers and rents of 50% AMI, plus indoor and outdoor workshop space for community events. Salon XO plans to include an apprenticeship program and advanced services such as one-on-one meetings, community workshops, and family therapy.

Studio Volcy, LLC plans to redevelop the site into Rhythm Square: a mixed-use development with gallery space, micro-restaurants, live-work space, and affordable housing units. Site features include an outdoor courtyard and off-street vehicle and bicycle parking available to residents and commercial tenants. The two warehouse structures at 2225 and 2239 Centre Avenue will be renovated as part of the development project. The Centre Builders Lumber Supply warehouse will be an adaptive reuse project featuring 3-4 micro-restaurants, a bar, a shared event space, and indoor and outdoor seating. The Home Improvement warehouse will be renovated into commercial space which will become the new headquarters for Studio Volcy Design & Development.

The Sankofa Group, Inc. (Sankofa) plans to develop the site in two phases: Sankofa Square and Sankofa Estates. Sankofa Square is located on the property fronting Centre Avenue and will include the construction of a three-story commercial structure and parking lot. Sankofa Estates is located on Hemans and Rose Streets. Sankofa is proposing an 8 - 12 unit mixed-income, multi-family development which will include on-site parking and open floor plans.

Thomas Boyd has operated Big Tom's Barber Shop in the Hill District for 14 years. During this time, he has been renting this location. He has a strong and loyal clientele that has provided him with consistent revenues. Mr. Boyd seeks to purchase 2178 Centre Ave – the former Hamm's Barber Shop - and the adjacent lots. Mr. Boyd would rehabilitate the first floor and relocate his existing business to that building and include a waiting room lounge space and a flex space with a separate entrance. The upper two floors are tentatively scheduled to be renovated as 2, two-bedroom apartments that would be marketed as affordable to 50-80% AMI households. The adjacent lots would be used for outdoor deck/lounge space that would be utilized by the community at times and at other times be utilized by neighborhood home-based businesses for pop-up sales and demonstrations.

Amani Christian Community Development Corporation is a Pennsylvania nonprofit corporation with a mailing address of P.O. Box 7192, Pittsburgh, PA 15213. Reverend Lee Walls is the Executive Director.

MOKA Art Gallery is a Pennsylvania nonprofit corporation with a mailing address of 2297 Centre Avenue, Pittsburgh, PA 15219. Charlotte Ka and Errol Reynolds are the co-founders.

Salon XO Pittsburgh DBA Salon XO is a limited liability corporation with a mailing address of 1901 Centre Avenue, Suite 104, Pittsburgh, PA 15219. Monica Tillman-Smith is the owner-operator. Bridging the Gap Development, LLC is a Pennsylvania limited liability corporation with a mailing address of 1435 Bedford Avenue Pittsburgh, PA 15219. Derrick Tillman is President & CEO.

Studio Volcy, LLC is a Pennsylvania limited liability corporation with a mailing address of 7711 Waverly Street, Pittsburgh, PA 15211. Alicia Volcy is Chief Design Officer/Owner. Riccardy Volcy is Chief Construction Officer.

The Sankofa Group, Inc. is an S Corporation with a mailing address of 1801 Centre Avenue, Suite 305, Pittsburgh, PA 15219. Irv Williams is Principal and Managing Member.

Thomas Boyd is a sole proprietorship with a mailing address of P.O. Box 53043, Pittsburgh, PA 15219. Thomas Boyd is the owner-operator.

Reverend Lee Walls, of Amani Christian Community Development Corporation, was present. Reverend Walls thanked the Authority Board for bringing their vision to this project. He stated that this is an eighteen thousand square foot building that consists of four floors. He stated that the first floor will be commercial space and the upper floors will consist of four one bedroom and eight two bedrooms apartments. He stated that he is a lifelong Hill District resident. He stated that bringing back a sense of revitalization to the neighborhood is a goal of his. He thanked Councilman Lavelle Ms. Walker and the Authority staff for their leadership. He thanked Neighborhood Allies for their hard work.

Errol Reynolds and Charlotte Ka, of the MOKA Art Gallery, were present. Mr. Reynolds stated that they are "creating a vehicle that we can all ride in". He stated that they had waited four **and a**

half years to put together this project. He thanked the Authority the Hill CDC and the Hill District Federal Credit Union for their assistance with this project. He stated that "it is never too late to chase your dreams". Ms. Ka stated that they are grateful that they were able to rehabilitate this building that was to be demolished. She stated that they are working on a painting currently.

Monica Tillman-Smith, of Salon XO, was present. Ms. Smith thanked the Authority, Ms. Walker and Councilman Lavelle utilizing small businesses in the revitalization of Centre Avenue. She also thanked the Authority staff for answering her questions. She thanked her brother, Derek Tillman for his support. She explained all the services that Salon XO has to offer. She acknowledged the architect they are using for this project.

Alicia Volcy, of, Studio Volcy, LLC, was present. Ms. Volcy stated that she is not originally from Pittsburgh and came here because of the opportunities. She stated that she came to Pittsburgh through the UDream Program.

Irv Williams, of the Sankofa Group, Inc., was present. Mr. Williams thanked everyone for this opportunity. He thanked his family for their support. He explained the plans for his development.

Thomas Boyd, a sole proprietor, was present. Mr. Boyd stated that his barbershop has been in the neighborhood for fifteen years. He stated that the Centre Avenue corridor has been going through some rough times. He stated that they are ready to redevelop this area. He thanked the Ms. Walker and Mr. Lavelle for the opportunity.

Glenn Grayson, Jr., of Neighborhood Allies, was present. Mr. Grayson thanked the Authority Board, Ms. Walker for the opportunity. He stated that the focus today is the legacy and ownership of the various projects being presented. He prays that "this will continue".

Mr. Lavelle highlighted what Bethany Davidson spoke about. He stated that this is the first time that the Authority has had all MWBE respondents for these projects. He congratulated all the respondents and the Authority Staff and Ms. Walker for their hard work.

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

RESOLUTION NO. 32 (2020)

RESOLVED: That exclusive negotiations with Amani Christian Community Development Corporation, for the sale of the following publicly owned properties, for a period of six (6) months, is hereby approved:

<u>Ward</u>	<u>Block and Lot</u>	<u>Address</u>	<u>Owner</u>
5 th	10-P-25	2163 Centre Avenue	URA

5 th	10-P-26	0 Centre Avenue	URA
5 th	10-P-27	0 Centre Avenue	URA

RESOLUTION NO. 33 (2020)

RESOLVED: That exclusive negotiations with MOKA Art Gallery, for the sale of Block 10-L, Lot 56, 502 Soho Street, in the 5th Ward, for a period of six (6) months, is hereby approved.

RESOLUTION NO. 34 (2020)

RESOLVED: That exclusive negotiations with Salon XO and Bridging the Gap Development, for the sale of the following publicly owned properties, for a period of six (6) months, is hereby approved:

<u>Ward</u>	<u>Block and Lot</u>	<u>Address</u>	<u>Owner</u>
5 th	10-K-1	0 Mahon Street	URA
5 th	10-K-2	10 Mahon Street	URA
5 th	10-K-3	0 Mahon Street	URA
5 th	10-K-4	2215 Centre Avenue	URA
5 th	10-K-5	0 Hallett Street	URA
5 th	10-K-6	2219 Centre Avenue	URA
5 th	10-K-7	2221 Centre Avenue	URA
5 th	10-P-119	2209 Centre Avenue	CITY
5 th	10-P-120	2221 Centre Avenue	URA
5 th	10-P-121	2213 Centre Avenue	URA
5 th	10-P-122-A	2217 Centre Avenue	URA

RESOLUTION NO. 35 (2020)

RESOLVED: That exclusive negotiations with Studio Volcy, for the sale of the following publicly owned properties, for a period of six (6) months, is hereby approved:

<u>Ward</u>	<u>Block and Lot</u>	<u>Address</u>	<u>Owner</u>
5 th	10-K-8	2223 Hallett Street	URA
5 th	10-K-9	10 Hallett Street	URA
5 th	10-K-10	12 Hallett Street	URA
5 th	10-K-11	14 Hallett Street	URA
5 th	10-K-12	16 Hallett Street	URA
5 th	10-P-121-5	2223 Centre Avenue	URA
5 th	10-P-122	2225 Centre Avenue	URA
5 th	10-P-124	2227 Centre Avenue	URA
5 th	10-P-125	2229 Centre Avenue	URA
5 th	10-P-126	2233 Centre Avenue	URA
5 th	10-P-127	2235 Centre Avenue	URA

5th 10-P-128 2239 Centre Avenue URA

RESOLUTION NO. 36 (2020)

RESOLVED: That exclusive negotiations with Sankofa Group, for the sale of the following publicly owned properties, for a period of six (6) months, is hereby approved:

<u>Ward</u>	<u>Block and Lot</u>	<u>Address</u>	<u>Owner</u>
5 th	10-P-102	0 Centre Avenue	URA
5 th	10-P-104	0 Centre Avenue	URA
5 th	10-P-105	0 Centre Avenue	URA
5 th	10-P-106	2156 Centre Avenue	URA
5 th	10-P-107	0 Centre Avenue	URA
5 th	10-P-108	0 Centre Avenue	URA
5 th	10-P-154	0 Hemans Street	URA
5 th	10-P-155	0 Hemans Street	URA
5 th	10-P-156	0 Hemans Street	URA
5 th	10-P-158	2154 Hemans Street	URA
5 th	10-P-159	0 Festus Way	URA
5 th	10-P-159-A	0 Hemans Street	URA
5 th	10-P-160	0 Hemans Street	URA
5 th	10-P-161	0 Hemans Street	URA
5 th	10-P-165	0 Hemans Street	URA
5 th	10-P-192-B	2141 Elmore Street	URA
5 th	10-P-192-D	14 Elmore Street	URA
5 th	10-P-196	2137 Rose Street	URA
5 th	10-P-203	0 Rose Street	URA
5 th	10-P-204	0 Kirkpatrick Street	URA
5 th	10-P-205	0 Kirkpatrick Street	URA
5 th	10-P-206	0 Kirkpatrick Street	URA
5 th	10-P-207	0 Kirkpatrick Street	URA
5 th	10-P-208	0 Kirkpatrick Street	URA

RESOLUTION NO. 37 (2020)

RESOLVED: That exclusive negotiations with Thomas Boyd, for the sale of the following publicly owned properties, for a period of six (6) months, is hereby approved:

<u>Ward</u>	<u>Block and Lot</u>	<u>Address</u>	<u>Owner</u>
5 th	10-P-113	2174 Centre Avenue	URA
5 th	10-P-113-A	2176 Centre Avenue	URA
5 th	10-P-113-B	2178 Centre Avenue	URA
5 th	10-P-113-C	2173 Hemans Street	URA

12. Approval to establish a current slate of Economic Development services consulting firms.
13. Approval to establish a current slate of Urban Design services consulting firms.

Ms. Walker requested Board approval of the above items.

Ms. Susheela Nemani-Stanger, Director of the Center for Community & Economic Development presented that authorization is requested to establish the below-listed firms to the approved slates of Economic Development and Urban Design professionals to be used by the URA over the next three years. A Request for Qualifications (RFQ) was sent and advertised widely, as well as posted on the URA and Public Purchase websites, in order to solicit interest from qualified firms. A selection committee comprised of URA staff from the Economic Development Department, as well as representation from the Department of City Planning, reviewed the responses and made recommendations. Firms were evaluated primarily on their stated qualifications, previous relevant experience, knowledge of economic development and urban design practices, and minority/women business participation.

The URA received responses from 30 economic development firms and 34 urban design firms. Of these submissions, the selection committee selected 24 economic development firms and 34 urban design firms to be qualified for inclusion on the slate:

Economic Development

BAE Urban Economics, Inc.
Downtown Redevelopment Services, LLC
Economic Development Assistance Consortium
ECONorthwest
EDR Group
Fourth Economy Consulting
HR&A Advisors
Ninigret Partners, LLC
Place Main Advisors, LLC
Thomas P. Miller and Associates, LLC
Toole Design Group, LLC
Urban Partners
4ward Planning, Inc.
And Access, LLC
Econsult Solutions, Inc.
Environmental Design Group, LLC
Herbert, Rowland & Grubic, Inc.
Neighborhood Playbook (Yard & Co)
PGAV
RKG Associates
Rita Farrell Consulting

SB Friedman & Company
Stantec
Strategic Economics

Urban Design

Downtown Redevelopment Services, LLC
E. Holdings, Inc
Merritt Chase, LLC
UpStudio Landscapes, LLC
Buchart Horn, Inc.
Camiros
Carter van Dyke Associates
Design Collective, Inc.
Egret & Ox Planning, LLC
Environmental Design Group, LLC
EvolveEA
Floura Teeter Landscape Architects
H3 Studio Inc.
Mahan Rykiel
Mithun, Inc.
MKSK, Inc.
Neighborhood Playbook (Yard&co)
Omnes
over,under
Pashek+MTR, Ltd
Rothschild Doyno Collaborative Company
SmithGroup
Spackman Mossop Michaels, LLC
Stantec
Strada Architecture LLC
Studio Gang Architects
Urban Design Associates
Utile, Inc.
Wallace Roberts & Todd, LLC
WXY architecture + urban design

Depending upon expertise, firms on the slates will be invited to respond to Request for Proposals (RFP). The proposal responses will be evaluated according to criteria such as fees, support of URA MBE/WBE strategy, and specific qualifications and/or factors pertinent to the particular RFP.

There was no discussion among the Members.

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

RESOLUTION NO. 38 (2020)

RESOLVED: That approval to establish a current slate of the following Economic Development services consulting firms is hereby approved:

- BAE Urban Economics, Inc.
- Downtown Redevelopment Services, LLC
- Economic Development Assistance Consortium
- ECONorthwest
- EDR Group
- Fourth Economy Consulting
- HR&A Advisors
- Ninigret Partners LLC
- Place Main Advisors, LLC
- Thomas P. Miller and Associates, LLC
- Toole Design Group, LLC
- Urban Partners
- 4ward Planning Inc.
- And Access, LLC
- Econsult Solutions, Inc.
- Environmental Design Group, LLC
- Herbert, Rowland & Grubic, Inc.
- Neighborhood Playbook (Yard & Co)
- PGAV
- RKG Associates
- Rita Farrell Consulting
- SB Friedman & Company
- Stantec
- Strategic Economics

RESOLUTION NO. 39 (2020)

RESOLVED: That approval to establish a current slate of the following slate of Urban Design services consulting firms is hereby approved:

- Downtown Redevelopment Services, LLC
- E. Holdings, Inc
- Merritt Chase LLC
- UpStudio Landscapes, LLC
- Buchart Horn, Inc.
- Camiros
- Carter van Dyke Associates
- Design Collective, Inc.
- Egret & Ox Planning, LLC
- Environmental Design Group, LLC
- EvolveEA
- Floura Teeter Landscape Architects
- H3 Studio Inc.
- Mahan Rykiel
- Mithun, Inc.
- MKSK, Inc.
- Neighborhood Playbook (Yard&co)
- Omnes
- over,under
- Pashek+MTR, Ltd
- Rothschild Doyno Collaborative Company
- SmithGroup
- Spackman Mossop Michaels, LLC
- Stantec
- Strada Architecture LLC
- Studio Gang Architects
- Urban Design Associates
- Utile, Inc.
- Wallace Roberts & Todd, LLC
- WXY architecture + urban design

14. Downtown

- a. First amendatory agreement with RIG Consulting, Inc (RIG) for an increase of \$40,000, for a new total agreement amount not to exceed \$150,000.

Ms. Walker requested Board approval of the above item.

Mr. Marty Kaminski, Engineering and Construction Director presented that in July 2019, the URA entered into an agreement with RIG for construction management and construction inspection (cm/ci) services for the Forbes Avenue Sidewalk Widening, Fourth Avenue Street Lighting, and 412 Boulevard of the Allies Vault Abandonment projects.

Per the URA's original request for proposals (RFP) for the referenced cm/ci services, it was stated that the three construction projects would be constructed concurrently. However, this did not occur as proposed, with the projects running more in sequence rather than concurrently, resulting in less overlap time. This has resulted in the need for additional cm/ci time on the project.

The total amount of the agreement after the amendment will not exceed \$150,000.

RIG Consulting, Inc. is a certified woman-owned business with a mailing address of 100 Ryan Court, Suite Pittsburgh, PA 15205. Ms. Sharmon Winters is the founder.

The funding source for this agreement is Firstside TIF Proceeds.

There was no discussion among the Members.

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

RESOLUTION NO. 40 (2020)

RESOLVED: That a first amendment of the Agreement with RIG Consulting, Inc. (RIG), for the Forbes Avenue Sidewalk Widening, Fourth Avenue Street Lighting, and 412 Boulevard of the Allies Vault Abandonment projects, for an increase of up to \$40,000, for a total Agreement amount not to exceed \$150,000, payable from the Firstside TIF Proceeds 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 first amendment therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

15. Larimer

- a. Agreement for Larimer Site Preparation Contract No. 1a. with Brentzel Excavation, LLC d/b/a BREX Enterprises, Inc. for \$777,857.92.

Ms. Walker requested Board approval of the above item.

Mr. Kaminski presented that authorization is being requested to enter into an Agreement with Brentzel Excavation, LLC d/b/a: Brex Enterprises, Inc. for the construction improvements at

Larimer Playground and Village Green in Larimer. The project was publicly bid and bids were opened on February 6, 2020. Three (3) bids were received for the work. Brentzel Excavation, LLC d/b/a BREX Enterprises was the lowest responsible bidder.

The construction includes clearing and selective demolition, concrete sidewalks, permeable pavers, installation and fabrication of benches, ornamental fencing, tree transplanting, new trees, shrubs, gabion walls, relocation and reinstallation of a pavilion, and seeding.

Award of this contract is subject to the approval of HUD.

Brentzel Excavation, LLC d/b/a: BREX Enterprises is located at 2 Main Street STE A, Irwin, PA 15642 and Alicia Brentzel is the President.

The funding sources for this agreement are Larimer Project Funds including HUD Choice Neighborhoods funds, 2018 Paygo Funds, and/or other Funds.

There was no discussion among the Members.

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

RESOLUTION NO.41 (2020)

RESOLVED: That an agreement with Brentzel Excavation, LLC d/b/a BREX Enterprises, Inc. for the construction improvements at Larimer Playground and Village Green in Larimer, for an amount of \$777,857.92, payable from Larimer Project Funds including HUD Choice Neighborhoods funds 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. Contingent upon HUD approval.

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. Amendment of Resolution No. 238 (2017) to add the Deputy Executive Director and Chief Financial Officer to execute contracts and agreements for amounts not to exceed \$10,000.00, (a) upon supporting documentation establishing that: (i) all laws and regulations have been fully complied with in selecting the contracting party, including applicable competitive bidding procedures; (ii) the contracting party is qualified legally and experientially to perform the contract/agreement; (iii) the compensation to be paid to the contracting party is fair, reasonable, and competitive; and (iv) it is in the best interests of the Authority to enter into the contract/agreement, and (b) upon legal review.

RESOLUTION NO. 42 (2020)

RESOLVED: That Resolution No. 238 (2017) is hereby amended, to add the Deputy Executive Director and Chief Financial Officer to execute contracts and agreements for amounts not to exceed \$10,000.00, (a) upon supporting documentation establishing that: (i) all laws and regulations have been fully complied with in selecting the contracting party, including applicable competitive bidding procedures; (ii) the contracting party is qualified legally and experientially to perform the contract/agreement; (iii) the compensation to be paid to the contracting party is fair, reasonable, and competitive; and (iv) it is in the best interests of the Authority to enter into the contract/agreement, and (b) upon legal review.

2. Amendment of Resolution No. 239 (2017) to add the Deputy Executive Director and Chief Financial Officer to execute contracts and agreements for amounts not to exceed \$20,000.00, (a) upon supporting documentation establishing that: (i) all laws and regulations have been fully complied with in selecting the contracting party, including applicable competitive bidding procedures; (ii) the contracting party is qualified legally and experientially to perform the contract/agreement; (iii) the compensation to be paid to the contracting party is fair, reasonable, and competitive; and (iv) it is in the best interests of the Authority to enter into the contract/agreement, and (b) upon legal review.

RESOLUTION NO. 43 (2020)

RESOLVED: That Resolution No. 239 (2017) is hereby amended, to add the Deputy Executive Director and Chief Financial Officer to execute contracts and agreements for amounts not to exceed \$20,000.00, (a) upon supporting documentation establishing that: (i) all laws and regulations have been fully complied with in selecting the contracting party, including applicable competitive bidding procedures; (ii) the contracting party is qualified legally and experientially to perform the contract/agreement; (iii) the compensation to be paid to the contracting party is fair, reasonable, and competitive; and (iv) it is in the best interests of the Authority to enter into the contract/agreement, and (b) upon legal review.

3. Furbee and Associates, LLC

- a. Amendment of Agreement with Furbee and Associates, LLC dated October 28, 2019 for consultant services, for an increase not to exceed \$30,000, for a total agreement amount of \$45,000.

RESOLUTION NO.44 (2020)

RESOLVED: That amendment of the Agreement with Furbee and Associates, LLC, dated October 28, 2019 for an increase of up to \$30,000, for a total Agreement amount not to exceed \$45,000, is hereby approved, and the Executive Director, Director of Finance 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.

4. Upper Hill

- a. Certificate of Completion for Pittsburgh Housing Development Corporation for Block 27-B, Lot 204, in the 5th Ward (residential renovation – 912 Anaheim Street).

RESOLUTION NO. 45 (2020)

RESOLVED: That issuance of a Certificate of Completion to Pittsburgh Housing Development Corporation for Block 27-B, Lot 204, in the 5th Ward, and return of the Good Faith Deposit (residential renovation – 912 Anaheim Street) are hereby approved, and the Executive Director or the Director of Finance/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.

5. Troy Hill

- a. Certificate of Completion for Riverbend Properties, LLC for Lot 6 in the H. J. Heinz Company Plan (Block 24-H, Lot 138, in the 24th Ward) (commercial redevelopment).

RESOLUTION NO. 46 (2020)

RESOLVED: That issuance of a Certificate of Completion to Riverbend Properties, LLC for Block 24-H, Lot 138, in the 24th Ward, and return of the Good Faith Deposit (commercial redevelopment) are hereby approved, and the Executive Director or the Director of Finance/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.

6. Strip District

- a. Dedication of a portion of Block 9-D, Lot 200, in the 2nd Ward.

RESOLUTION NO. 47 (2020)

RESOLVED: That Dedication of a portion of Block 9-D, Lot 200, in the 2nd Ward is hereby approved.

7. Perry South – Flocker Way

- a. Acquisition of the following publicly owned properties for \$1.00 plus costs using Leased Land, Strategic Site Acquisition, and/or other available sources:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
25	22-D-159	0 N Charles Street
25	22-D-166	0 N Charles Street
25	22-D-175	1935 N Charles Street

RESOLUTION NO. 48 (2020)

RESOLVED: That the acquisition of the following publicly owned properties, for \$1.00 plus costs, payable from Leased Land, Strategic Site Acquisition, and/or other available sources, is hereby approved, and the Executive Director, Deputy Executive Director and/ or Chief Financial Officer, on behalf of the Authority, is authorized to execute all documents required for said acquisition, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto:

<u>Ward</u>	<u>Block/Lot</u>	<u>Address</u>
25	22-D-159	0 N Charles Street
25	22-D-166	0 N Charles Street
25	22-D-175	1935 N Charles Street

8. Larimer

- a. Amendment of Resolution 123 of 2018, which authorized the acquisition of certain publicly owned properties in the 12th Ward for \$1.00 plus costs, payable from Larimer Project Funds including an internal UDAG loan, to add City Bond 2013, City Bond 2014, PAYGO 15-26, and other available sources to the funding sources.

RESOLUTION NO. 49 (2020)

RESOLVED: That Resolution No. 123 (2018) is hereby amended, to add City Bond 2013, City Bond 2014, PAYGO 15-26, and other available sources to the funding sources.

9. 2016 HOME Funds

- a. Reallocation of up to \$29,619.00 from the Pittsburgh Housing Construction Fund (PHCF) line item to the Rental Housing Development and Improvement Program (RHDIP) line item.

RESOLUTION NO. 50 (2020)

RESOLVED: That reallocation of up to \$29,619.00 of the 2016 HOME Fund Pittsburgh Housing Construction Fund (PHCF) line item allocation to the Rental Housing Development and Improvement Program (RHDIP) line item is hereby approved.

10. 2017 HOME Funds

- a. Reallocation of up to \$100,000.00 from the 2017 Home Fund Pittsburgh Housing Construction Fund (PHCF) line item to the Rental Housing Development and Improvement Program (RHDIP) line item.

RESOLUTION NO. 51 (2020)

RESOLVED: That reallocation of up to \$100,000.00 of the 2017 HOME Fund Pittsburgh Housing Construction Fund (PHCF) line item allocation to the Rental Housing Development and Improvement Program (RHDIP) line item is hereby approved.

11. 2017-2018 CDBG Funds

- a. Reallocation of up to \$3,280 from the 2017-2018 CDBG Fund Pittsburgh Housing Construction Fund (PHCF) line item to the Rental Housing Development and Improvement Program (RHDIP) line item

RESOLUTION NO. 52 (2020)

RESOLVED: That reallocation of up to \$3,280 of the 2017-2018 CDBG Fund Pittsburgh Housing Construction Fund (PHCF) line item allocation to the Rental Housing Development and Improvement Program (RHDIP) line item is hereby approved.

12. 2018-2019 CDBG Funds

- a. Reallocation of up to \$150,000 from the Pittsburgh Housing Construction Fund (PHCF) line item to the Rental Housing Development and Improvement Program (RHDIP) line item.

RESOLUTION NO. 53 (2020)

RESOLVED: That reallocation of up to \$150,000 of the 2018-2019 CDBG Fund Pittsburgh Housing Construction Fund (PHCF) line item allocation to the Rental Housing Development and Improvement Program (RHDIP) line item is hereby approved.

13. Home Improvement Loan Program (HILP)

- a. Reallocation of up to \$400,000 from the Home Improvement Loan Program (HILP) Indenture to the Housing Assistance Program (HAP).

RESOLUTION NO. 54 (2020)

RESOLVED: That reallocation of up to \$400,000 of the Home Improvement Loan Program (HILP) Indenture to the Housing Assistance Program (HAP) is hereby approved.

14. Pittsburgh Housing Construction Fund (PHCF)

- a. Waiver of the PHCF administrative guidelines to award a grant of \$50,000 to the Bloomfield Garfield Corporation for the rehabilitation of 5213 Gem Way.

RESOLUTION NO. 55 (2020)

RESOLVED: That a Waiver of the PHCF administrative guidelines to award a grant of \$50,000 to the Bloomfield Garfield Corporation for the rehabilitation of 5213 Gem Way is hereby approved.

15. Residential Façade Program

- a. Approval of Nancy Schaefer to receive a Residential Façade Program grant. Ms. Schaefer is an employee of the City of Pittsburgh, Public Safety Department.

RESOLUTION NO. 56 (2020)

RESOLVED That approval of Nancy Schaefer, an employee of the City of Pittsburgh, Public Safety Department to receive a Residential Façade Program grant is hereby approved.

16. Amendatory agreement with Franklin Interiors for furnishing and installation of open office system furniture for an increase of \$8,000, for a total amount not to exceed \$424,050. Funding for this agreement is City Note funds and ARF

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

RESOLUTION NO. 57 (2020)

RESOLVED: That amendment of Agreement with Franklin Interiors, for furnishing and installation of open office system furniture, for an increase of \$8,000, for a total amount of up to \$424,050, payable from City Note funds and the Administrative Revolving Fund (ARF) 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.

17. Hunt Armory- Multimodal Transportation Grant

- a. Ratification of submission of and application to the Department of Community and Economic Development (DCED) for a Multimodal Transportation Grant for the Hunt Armory Redevelopment Project, in the amount of \$500,000.
- b. Subgrant Agreement with Mosites Company for the Department of Community and Economic Development (DCED) Multimodal Grant, for the Hunt Armory Redevelopment Project, in an amount of \$500,000, and to Contract for an Administrative Fee.

RESOLUTION NO. 58 (2020)

RESOLVED: That application to the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) for a Multimodal Transportation Grant for the for the Hunt Armory Redevelopment Project, for an amount not to exceed \$500,000, is hereby ratified, 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 Multimodal Transportation Grant from the Commonwealth of Pennsylvania Department of Community and Economic Development (DCED) for the for the Hunt Armory Redevelopment Project, for an amount not to exceed \$500,000, is hereby ratified, 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. 59 (2020)

RESOLVED: That a Department of Community and Economic Development (DCED) Multimodal Grant subgrant with Mosites Company for the Hunt Armory Redevelopment 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, Deputy Executive Director or Chief Financial Officer, on behalf of the Authority, is authorized to execute a subgrant agreement and an administrative fee agreement therefor, and the Secretary or Assistant Secretary is authorized to attest the same and affix the seal of the Authority thereto.

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


Assistant Secretary

